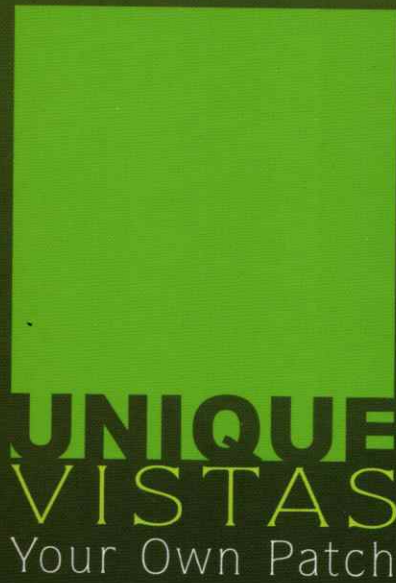


AGREEMENT FOR SALE



BLDG. NO. 5



Luxury that
Transcends beyond
Home



Builders & Developers

SHREE DEVELOPERS

(UNIQUE SHANTI DEVELOPERS LLP)

Harsh Plaza, 1st Floor, Poonam Vihar Complex, Sector 2, Mira Road (East), Thane-401107.

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mira Road, on this
____ day of _____ 20__

BETWEEN

M/S. SHREE DEVELOPERS, a Proprietorship Firm, through its Proprietrix Smt. Madhu Harshad Doshi, through her Constituted Attorney Shri. Dilesh C. Shah, having its office at Harsh Plaza, 1st Floor, Poonam Vihar, Sector 2, Mira Road (East), Thane, hereinafter called and referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its respective heirs, executors, administrators and assigns) of the **FIRST PART**

AND

SHRI./SMT./M/S. _____

having address at _____

hereinafter referred to as "**THE ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the **SECOND PART**.

WHEREAS M/s. D. Dayabhai & Co., were the owner of land bearing Gut No. 59/A, Hissa No.16/B/1/1/1, admeasuring 4200 sq. meters, Gut No.59/A, Hissa No. 16/B/2/1/1, admeasuring 11153 sq.meters, Gut No.59/A, Hissa No.2/B, admeasuring 30030 sq.meters, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter jointly and collectively referred to as the "**Said Larger Property**" for the sake of brevity and convenience).

AND WHEREAS The Addl. Collector and Competent Authority, Thane had declared the said larger property as surplus vacant land under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly, the larger property transferred in the name of Maharashtra Housing & Area Development Authority.

AND WHEREAS in the premises aforesaid, the Maharashtra Housing & Area Development Authority became the Owner of the Said Larger Property.

AND WHEREAS The Maharashtra Housing & Area Development Authority had decided to implement a housing project and to develop the larger property in joint venture by adopting Swiss Challenge Method with the approval of State Government Housing Department.

AND WHEREAS By a Letter Ref. No. Allotment/1107/Case No. 186/HSG, dated 17th May, 2007, the State Government of Maharashtra (Housing Department) had accepted the proposal submitted by Maharashtra Housing & Area Development Authority to develop the said larger property in joint venture by adopting the Swiss Challenge Method.

AND WHEREAS Pursuant to the permission given by the State Government through Housing Department vide Letter Ref. No. Allotment/1107/ Case No.186/HSG, dated 17th May, 2007, the Maharashtra Housing & Area Development Authority, through its Regional Board namely Konkan Housing & Area Development Board had invited tenders for competitive bids in the open market on Swiss Challenge Method.

AND WHEREAS the Promoter was one of the highest bidder of Swiss Challenge Method and accordingly, Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority had passed a Resolution No. 6285, dated 22nd November, 2007 to accept the proposal of the Promoter to implement the housing scheme for developing an area admeasuring 42023 sq. meters forming the portion of the Said Larger Property through the Builder herein in joint venture.

AND WHEREAS By a Joint Venture Agreement, dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009, the Maharashtra Housing & Area Development Authority had allowed the Promoter to develop an area admeasuring 42023 sq. meters forming the portion of the Said Larger Property in joint venture.

AND WHEREAS By a Supplementary Agreement of Joint Venture, dated 11th September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, the Maharashtra Housing & Area Development Authority had granted additional area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane to the Promoter herein.

AND WHEREAS In the premises aforesaid, the Promoter is entitled to develop an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A, Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter referred to as the "**Said Property**" for the sake of brevity and convenience).

AND WHEREAS Pursuant to the development proposal submitted by the Promoter through its Architect M/s. Archetype Consultants (I) Pvt. Ltd., the City of Thane Municipal Corporation had approved the Layout Plan of the Said Property, more particularly described in the **First Schedule** hereunder written and accordingly, the City of Thane Municipal Corporation had sanctioned the plan of Sale Building Nos. 3, 4 and 5, consisting of Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Twenty Ninth Floors, Sale Building Nos. 2, consisting of Lower Ground + Stilt + First to Twenty Eight Floors, Sale Building No. 1, consisting of Lower Ground + Stilt + First Floor, MHADA Building Nos. 1 to 7, consisting of Part Ground + Part Stilt + 1 to 30 Floors and MHADA.

AND WHEREAS The City of Thane Municipal Corporation had issued Commencement Certificate under V.P. No. S-04/0019/ 10/TMC/TDD/1430/15, dated 10th June, 2015 to the Builder herein to commence with the construction of the buildings in the layout of the said property. The Thane Municipal Corporation has thereafter issued further revised Commencement Certificate under V.P. 504/0019/10-TMC/TDD/2399/ A dated 16th November, 2017. Copy of the Commencement Certificate is annexed and marked as **Annexure – 'A'**

AND WHEREAS MHADA Building Nos. 1 to 7, consisting of Part Ground + Part Stilt + 1 to 30 Floors and MHADA, consisting of Part Ground + Part Stilt + 1 to 26 Floors to be constructed in the layout of the said property are to be allotted by the Promoter to Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority and as such, the Promoter herein has to construct the said buildings at its own cost and expenses and to handover the possession of the same to the Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority in consideration of development rights granted to the Promoter by the Maharashtra Housing & Area Development Authority as per the terms of Agreement for Joint Venture, dated 13th August, 2009 and Supplemental Agreement of Joint Venture, dated 11th September, 2014, executed by and between the parties thereto in respect of the Said Property.

AND WHEREAS The Promoter had availed the loan from Oriental Bank of commerce vide Mortgage dated 15th May, 2017, registered with the office of the Sub- Registrar of Assurance at Thane under Serial No.

TNN7-6561-2017 dated 15th May,2017. The Promoter has repaid all outstanding amounts due under the term loan facility sanctioned by the OBC Bank in respect of the credit Facility availed under the sanction and interest thereon.

AND WHEREAS Accordingly, the OBC bank has issued no dues certificate dated 10/05/2019 to the Promoter and subsequently re-conveyance deed has been executed between the Promoter & others with Oriental Bank of Commerce dated 21/06/2019 which was registered with the office of the Sub- Registrar of Assurance at Thane under Serial No. TNN10-5363-2019 dated 21/06/2019, related to the said property. The copy of No Dues Certificate have been annexed hereto and marked as **Annexure 'B'**.

AND WHEREAS the Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct the said project to be known as "**UNIQUE VISTAS**" in different Phases. The Promoter has proposed to construct Building Nos. 1,2 and 3 consisting of 3 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA Component as PHASE I**, Building Nos. 4,5,6 and 7 consisting of 4 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA Component as PHASE II**, Building No. 3 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE III**, Building No. 4 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE IV**, Building No. 5 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE V**, Building No. 1 consisting of 1 building (Lower Ground + upper Stilt + Podium+ First to Forty- Five Floors) of **Sale Component as PHASE VI**, Building No. 2 consisting of 1 building (Lower Ground + upper Stilt +Podium+ First to Forty- Five Floors) of **Sale Component as PHASE VII**. The Promoter shall construct on the project land in accordance with the permissions and sanctions granted by the authorities concerned and shall sell the Apartments in the Sale Buildings to the prospective Allottees thereof. The Copy of the Layout of the Project Land is annexed herewith.

AND WHEREAS the proposed Podium and Common Amenities of the entire Layout shall be completed as and when the last phase of the entire Layout is completed.

AND WHEREAS the Allottee is offered an Apartment bearing number _____, admeasuring _____ Sq. ft. (Rera Carpet Area) i. e. equivalent to _____ sq. meters along with enclosed balcony admeasuring _____sq. ft which is equivalent to _____sq. mts. Total usable area admeasuring _____sq. ft which is equivalent to _____sq. mtrs on the _____ floor of the said Sale **Building No. 5** in **PHASE V** of the Project known as "**UNIQUE VISTAS**", (herein after referred to as the said "**Building**"), by the Promoter.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architect.

AND WHEREAS the Promoter has registered the Project under the Provisions of the Act with the Real Estate Regulatory Authority at Thane bearing No. **P51700005345** and authenticated copy is attached in **Annexure 'C'**;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Joint Venture Agreement, dated 13th August, 2009 and Supplementary Agreement of Joint Venture, dated 11th September, 2014, the Promoter has sole and exclusive right to sell the Apartments in the Sale Buildings to be constructed by the Promoter on the project land and to enter into Agreements with the Allottee(s) of the Apartments and to receive the lumpsum sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. 10 Folds (Architects & Consultants) and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter. have been annexed hereto and marked as **Annexure 'D'**.

AND WHEREAS the authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'E'**.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure 'F'**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'G'**.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure 'H'**.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee/s has applied to the Promoter for allotment of an Apartment No. _____ on _____ floor in Building No. 5 in **PHASE V** of the Said Project.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. _____/- (Rupees _____) only, being part payment of the lumpsum sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the lumpsum sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Thane (M. Corp). Thane bearing No. **P51700005345**

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of the said Apartment with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and condition set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment alongwith a covered /Conventional/Mechanised car parking spaces. Parking number shall be allotted at the time of Possession.

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

1. The Promoter has proposed to construct the said project to be known as "**UNIQUE VISTAS**" in different Phases. The Promoter has proposed to construct Building Nos. 1,2 and 3 consisting of 3 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA Component** as **PHASE I**, Building Nos. 4,5,6 and 7 consisting of 4 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA**

Component as **PHASE II**, Building No. 3 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE III**, Building No. 4 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE IV**, Building No. 5 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE V**, Building No. 1 consisting of 1 building (Lower Ground + upper Stilt + Podium+ First to Forty-Five Floors) of **Sale Component as PHASE VI**, Building No. 2 consisting of 1 building (Lower Ground + upper Stilt + Podium +First to Forty-Five Floors) of **Sale Component as PHASE VII**, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

The proposed Podium and Common Amenities of the entire Layout shall be completed as and when the last phase of the entire Layout is completed.

- i. a (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No _____ of the carpet area admeasuring _____ Sq. ft. (Rera Carpet Area) i. e. equivalent to _____ sq. meters along with enclosed balcony admeasuring _____sq. ft which is equivalent to _____sq. mts. Total usable area admeasuring _____sq. ft which is equivalent to _____sq. mtrs on _____ floor in the Building No. 5 in **PHASE -V** (hereinafter referred to as "**the Apartment**") as shown in the Floor plan thereof hereto annexed and marked **Annexures 'I'**
- (ii) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s stilt/podium/puzzle/covered /Conventional/Mechanised car parking spaces bearing Nos _____ for the lumpsum consideration of Rs. _____/- including the proportionate price of the common areas and facilities appurtenant to the premises and more particularly described in the Second Schedule. The car Parking Plan is annexed and Marked as **Annexure - J**



- l (b) The total aggregate lumpsum consideration amount for the apartment including stilt / podium / puzzle / covered / Conventional / Mechanised car parking spaces is thus Rs. _____/-

- l (c) The Allottee/s has paid on or before execution of this agreement a sum of Rs _____/- (Rupees _____ only) (not exceeding 10% of the total lumpsum consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs _____/- (Rupees _____) in the following manner: -
 - i. Amount of Rs. _____/- (Rupees _____) (not exceeding 30% of the total lumpsum consideration) to be paid to the Promoter after the execution of Agreement.
 - ii. Amount of Rs. _____/- (Rupees _____) (not exceeding 45% of the total lumpsum consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
 - iii. Amount of Rs. _____/- (Rupees _____) On or before completion of the Lower Ground 1, 2 and 3 (i.e. 5% of consideration amount)
 - iv. Amount of Rs. _____/- (Rupees _____) On or before completion of the Third Slab.(i.e. 2% of consideration amount)
 - v. Amount of Rs. _____/- (Rupees _____) On or before completion of the Sixth Slab. .(i.e. 2% of consideration amount)
 - vi. Amount of Rs. _____/- (Rupees _____) On or before completion of the Ninth Slab. .(i.e. 2% of consideration amount)
 - vii. Amount of Rs. _____/- (Rupees _____) On or before completion of the Twelfth Slab. .(i. e. 2% of consideration amount)

- viii. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Fifteenth Slab.(i.e. 2% of consideration amount)
- ix. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Eighteenth Slab. .(i.e. 2% of consideration amount)
- x. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Twenty-First Slab. .(i.e. 2% of consideration amount)
- xi. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Twenty-Fourth Slab .(i.e. 2% of consideration amount)
- xii. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Twenty-Seventh Slab .(i.e. 2% of consideration amount)
- xiii. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Thirty - First Slab. .(i.e. 2% of consideration amount)
- xiv. Amount of Rs. _____/- (Rupees _____
_____) On or before completion of
the Thirty- First Slab i.e. not exceeding 70% of the total
consideration to be paid to the Promoter.
- xv. Amount of Rs _____/- (Rupees _____
_____) (not exceeding 75%
of the total lumpsum consideration) to be paid to the Promoter
on or before completion of the walls, internal plaster, floorings
doors and windows of the said Apartment.
- xvi. Amount of Rs _____/- (Rupees _____
_____) not exceeding 80%
of the total lumpsum consideration) to be paid to the Promoter
on or before completion of the Sanitary fittings, staircases, lift
wells, lobbies up to the floor level of the said Apartment.
- xvii. Amount of Rs _____/- (Rupees _____
_____) not exceeding 85%
of the total lumpsum consideration) to the Promoter on or
before completion of the external plumbing and external plaster,

elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

- xviii. Amount of Rs _____/- (Rupees _____) (not exceeding 95% of the total lumpsum consideration) to be paid to the Promoter on or before completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- xix. Balance Amount of Rs _____/- (Rupees _____) 5% of the total lumpsum consideration) i.e.100% of the total lumpsum consideration to be paid to the Promoter against and at the time of handing over of the possession of the Apartment to the Allottee/s on or after receipt of occupancy certificate or completion certificate.
- l (d) The Total consideration price of excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, which is implemented by Government of India (applicable w.e.f. from 1st July, 2017) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.
- l (e) The Total Price above is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/ or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- l (f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s

by discounting such early payments@ 6% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoter.

- 1 (g) The Allottee/s shall pay all other amounts and moneys becoming due and payable as per the terms and conditions of this Agreement on their respective due dates without fail and without any delay or default as time in respect of the said payments is of the essence of the contract. The Promoters will forward to the Allottee/s intimation of the Promoters having carried out the aforesaid work to the E- mail ID and at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of instalments as per such intimation by e-mail or by courier at the address of the Allottee/s given in these presents. The Allottee/s, in case of delay or default shall be liable to pay to the Promoters monthly compounded interest on amount due at _____% p.a. till the amount is paid to the Promoter.
- 1 (h) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause I(a) of this Agreement.
- 1 (i) The Promoters shall always have a right to get the benefits of additional F.S.I ,Fungible F.S.I and any additional development rights that they may be entitled to in future for construction on

the Said Property from Thane Municipal Corporation ("TMC"), amend Layout and also to put up additional structures/buildings as may be permitted by the Thane Municipal Corporation and other competent authorities; such structures/buildings will be the sole property of the Promoters alone and the Allottee/s shall not be entitled to raise any objection or claim any abatement in the price of the said Apartment agreed to be acquired by him/her/them

- I (j) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
 - 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
 - 2.2 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause I (c) herein above. ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 50,023 square meters only and Promoter has planned to utilize Floor Space Index of 3.00 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based

on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.00 as proposed to be utilized by him on the project land in the said Project and Allottee/s has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to

adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of lumpsum sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in **Annexure 'K'**, annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee/s on or before _____ day of _____ 20____. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of-

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

- 7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice) and the Promoter shall give possession of the Apartment to the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/s agree(s) to pay the

maintenance charges as determined by the Promoter or association of Allottee/s, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee/s intimating that the said Apartments are ready for use and occupancy:
- 7.3 **Failure of Allottee/s to take possession of Apartment:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 7.1 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence/office/show-room/shop/godown, for residential purpose or for carrying on any industry or business. He shall use the parking space only for purpose of keeping or parking vehicle.
9. The Allottee/s along with other Allottee(s) of Apartments in the building shall join in forming and registering the society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or

membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organization of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- 9.1 The Promoter shall, within three months of the registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoter and/or the Owners in the said structure of the Building or Wing in which the said Apartment is situated.
- 9.2 The Promoter shall, within three months of the Federation/apex registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Federation/apex body all the right, title of the Promoter and/or the owner in the Project land on which the building with multiple wings or Building are constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The

Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter provisional further monthly contribution of Rs _____ per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favor of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:
- (i) Rs. _____ for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - (ii) Rs. _____ for formation and registration of the Society or Limited Company/Federation/ Apex body.
 - (iii) Approx. Rs. _____ for proportionate Share of taxes and other charges/levies in respect of the Society or Limited Company/ Federation/ Apex body
 - (iv) Rs. _____ for deposit towards provisional advance contribution towards outgoings of Society or Limited Company/ Federation/ Apex body.
 - (v) Rs. _____ (Rupees _____) towards Infrastructure Charges
11. The Allottee/s shall pay to the Promoter a sum of Rs _____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/ Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to

the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATION AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee/s as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite right to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project:
- iii. The said project is free from all encumbrances, charges, claim and demands of whatsoever nature.
- iv. The litigations pending with respect to the project land are as follows:
 - (1) Reg. Civil Suit No. 667 of 2013 before Court of the Civil Judge (Senior Division) Thane
 - (2) Civil Writ Petition No. 7531 of 2012 before the Hon'ble Bombay High Court
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect

to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. As per the Development Control Regulations the Promoter is entitled to consume the entire FSI of the layout and make any changes without the permission of the allottee. further, the for Thane Region in force from time to time and in compliance with the terms and conditions imposed by Regulatory Authorities, to obtain Occupation Certificate and Completion Certificate and shall be entitled to avail of all benefits that may arise from time to time from the said properties, including all benefits arising out of such Scheme of Government, local body or public authorities and to deal with the same as the Promoter may deem fit and proper
- vii. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. So long as each of the Apartments/ covered /Conventional/ Mechanised car parking spaces in the said building is /are not separately assessed for municipal taxes and water taxes etc. the Allottee/s shall pay to the Promoters or to the society when formed, a proportionate share of the municipal taxes and water taxes etc assessed on the whole building, such proportion to be determined by the Promoters on the basis of the area of each Apartment / covered /Conventional/Mechanised car parking spaces in the said building. The Allottee/s along with the other Apartment holders will not require the Promoters to contribute a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Apartments which are not sold

- and disposed off by the Promoters. The Promoters will also be entitled to refund of the Municipal taxes on account of the vacancy of such Apartments.
- ix. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- x. At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rate, charges and taxes and other monies, levies, imposition, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or her authority and shall take care while

carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- viii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all

reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

- xiii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**
- After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.
18. **BINDING EFFECT**
- Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this

Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection there with including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreement, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/
SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulation made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, on _____ after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mira Road District Thane.



- 26. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
- 27. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

_____ Name of Allottee/s

_____ (Allottee's Address)

Notified Email ID: _____

M/S. SHREE DEVELOPERS
 Harsh Plaza, 1st Floor, Poonam Vihar,
 Sector 2, Mira Road (East), Thane,
 Notified Email ID: sales@uniqueshanti.com

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee/s, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intent and purposes to consider as properly served on all the Allottees.

- 29. Stamp Duty and Registration: The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.

30. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Concerned Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts at Thane will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at _____ in the presence of attesting witness, signing as such on the day first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

An area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A, Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

Apartment/Shop No. _____ admeasuring _____ Sq. ft. (Rera Carpet Area) i. e. equivalent to _____ sq. meters along with enclosed balcony admeasuring _____sq. ft which is equivalent to _____sq. mts. Total usable area admeasuring _____sq. ft. which is equivalent to _____sq. mtrs on the _____ floor in Building No. 5 in **PHASE V** and stilt/Podium /puzzle covered /Conventional/Mechanised car parking spaces bearing Nos _____ situated at _____ in the Building known as '**UNIQUE VISTAS**' to be constructed on the property described in the First Schedule hereinbefore written.



SIGNED AND DELIVERED)

by the within named "ALLOTTEE/S")

(1) _____)

(2) _____)

At _____ on _____)

in the presence of WITNESSES)

1. Name _____)

Signature _____)

2. Name _____)

Signature _____)

SIGNED AND DELIVERED)

by the within named "PROMOTER")

M/S. SHREE DEVELOPERS)

through its Authorized Signatory)

_____)

in the presence of WITNESSES)

1. Name _____)

Signature _____)

2. Name _____)

Signature _____)

RECEIPT

RECEIVED of and from the within named Allottee/s, the sum of
Rs. _____/- (Rupees _____
_____ only) by way of part/full payment of lumpsum
sale consideration price hereinabove mentioned, by Cash / Cheque /
DD / Pay Order bearing No. _____ dated _____
drawn on _____ Bank
_____ Branch.

Rs. _____

WE SAY RECEIVED

For **M/S. SHREE DEVELOPERS**

(Authorised Signatory)

WITNESS:

1. _____

2. _____

Annexure- A

सुधारित परवानगी खातील प्रमाणे :

प्लॉट अे वरील इमारती : म्हाडा इमारत क्र. १ ते ७ : तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते ३ मजले.

विक्री इमारत क्र. १ : लोअर ग्राऊंड + स्टिल्ट + १ ला मजला

विक्री इमारत क्र. ३, ४ व ५ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २

लोअर ग्राऊंड ३ + अप्पर स्टिल्ट + १ ते २ मजले.

साईट ऑफीस : तळ मजला फक्त.

Certificate No. 3443

विक्री इमारत क्र. २ : लोअर ग्राऊंड + स्टिल्ट + १ ते २ मजले



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

प्लॉट बी वरील इमारत : विक्री इमारत क्र. २ : तळ (पार्ट) + स्टिल्ट (पार्ट) + पहिला मजला (पार्ट) + २ ते ५ मजले

सुधारित सी.सी. खातील प्रमाणे : प्लॉट अे वरील इमारती :

म्हाडा इमारत क्र. १ ते ७ : तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते ३ मजले,

साईट ऑफीस : तळ मजला फक्त.

विक्री इमारत क्र. ३, ४ व ५ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + लोअर ग्राऊंड ३ + अप्पर स्टिल्ट + १ ते २ मजले

V. P. No. S04/0019/10

TMC / TDD / 23 99 / 17

Date : 16/11/2017

To, Shri / Smt. १० फोल्डर्स आर्किटेक्चर्स अण्ड कन्सल्टंट्स (Architect)

Shri कोकण ग्रह निर्माण क्षेत्र विकास महामंडळ (म्हाडाचा घटक) (मालक)

म. श्री डेव्हलपर्सचे भागीदार श्री. मधु एच. दोषी तर्फे श्री. दिलेश शाह (कुलमुखत्यार पत्रधारक)

With reference to your application No. १२६२६ dated १९/०९/२०१७ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village वितळसर मानपाडा Sector No. ४ Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. खातील प्रमाणे

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

गट क्र. ५९अ/२बी, ५९अ/१बी/१/१/१, ५९अ/१बी/२/१/३

- ५) ठामपा/शिविवि/१४३०/१५ दि.१०/०६/२०१५ रोजीच्या सुधारित परवानगी/सी.सी. मधील सर्व अटी संबंधितांवर बंधनकारक राखणे.
- ६) प्रस्तावित उप विभागीणी नुसार पुढील कोणत्याही परवानगी पूर्वी उप अधिकक भुमी अधिलेख यांचेकडील प्रस्तावाधिन भुखंडाची पैकी-पैकी ची मोजणी करून इट्ट कायम मोजणी नकाशा सादर करणे तसेच सदर मोजणी नकाशानुसार भुखंडाच्या हरदोमध्ये काही बदल झाल्यास त्याप्रमाणे सुधारित नकाशे मंजूर करून घेणे बंधनकारक राहिल.
- ७) सब प्लॉट बी वर नव्याने प्रस्तावित इमारत क्र. १ च्या सी.सी. पूर्वी Eco Sensitive Zone बाबत मा. वनसंरक्षक, ठाणे यांचेकडील फेरअभिप्राय घेणे आवश्यक आहे.
- ८) म्हाडा यांनी अंतिम मंजूरीपूर्वी नियोजित D.P. रस्त्याने बाधित जागेचे Registered Transfer Deed सादर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

सुधारित
Office No. _____
Date _____
Issued _____



Yours faithfully,

कार्यकारी अधिकारी,
शहर विकास विभाग,

Municipal Corporation of
the city of, Thane.

Annexure- B

ओरियन्टल बैंक ऑफ कॉमर्स
(भारत सरकार का उपक्रम)

Large Corporate Branch
14th Floor, Maker Tower F
Cuffe Parade, Mumbai – 400005
Tel: 43023138/39/40/154
Email – bm0902@obc.co.in



ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)

Large Corporate Branch
14th Floor, Maker Tower F
Cuffe Parade, Mumbai – 400005
Tel: 43023138/39/40/154
Email – bm0902@obc.co.in

CN/0902/LJ 148 /2019-20

10.05.2019

To,
Shree Developers
1st Floor, Harsh Plaza
Poonam Vihar, Opp. Sector No 2,
Mira Road (E),
Distt Thane – 401107

Dear Sir,

Sub: NO dues Certificate

We had sanctioned the following credit limits to you as under:

Nature of facility	Amount (Rs in crore)	O/s as on 06.05.2019 (Rs in crore)	Rate of Interest/Comm/Margin
Term Loan (review)	76.00	6.28	1 Year MCLR+2.90% that is 11.55%

As on date, there is no outstanding balance against Term loan sanctioned as entire dues are repaid on 07.05.2019. Accordingly your Term loan limit stands cancelled.

The above certificate does not preclude the rights of the Bank to proceed against the borrower in respect of its liability towards remaining credit facilities or other accounts or transaction or dealings with Bank.

The immovable properties mortgaged to the bank to secure the facility stands released.

Regards

Subhadra Ashok
Subhadra Ashok
Dy. General Manager



Head Office: Plot No. 5, sect 32, Institutional Area, Gurgaon – 122001
Website – www.obcindia.co.in

Annexure- C



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: **UNIQUE VISTAS-BLDG. NO. 5, Plot Bearing / CTS / Survey / Final Plot No.: GUT NO 59A 2B GUT NO 59A 16B 1-1-1 GUT NO 5916B 2-1-1-1 VILLAGE CHITALSAR MANPAD# Thane (M Corp.), Thane, Thane, 400607*** registered with the regulatory authority vide project registration certificate bearing No **P51700005345** of

1. Mr./Ms. **Madhu Harshad Doshi** son/daughter of Mr./Ms. **RAMRAJ PATIRAM SINGH** *Ehsil: Borivall, District: Mumbai Suburban, Pin: 400092*, situated in State of Maharashtra.

2. This 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 realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory 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 the Act and the rules and regulations made there under.

Dated: **08/07/2021**

Place: **Mumbai**

Signature valid

Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)

Date: 08/07/2021 18:10:19

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

Annexure- D

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayander (West), Thane : 401 101.
Ph. : 28191739. • Cell. : 9820640511.
E-mail : adv.dgn@gmail.com

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation and have to state as hereunder;

1. M/s. D. Dayabhai & Co., were the owner of land bearing Gut No. 59/A, Hissa No.16/B/1/1/1, admeasuring 4200 sq. meters, Gut No.59/A, Hissa No. 16/B/2/1/1, admeasuring 11153 sq.meters,Gut No.59/A, Hissa No.2/B, admeasuring 30030 sq.meters, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter jointly and collectively referred to as the **"Said Larger Property"** for the sake of brevity and convenience).

2. The Addl. Collector and Competent Authority, Thane had declared the said larger property as surplus vacant land under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly, the larger property transferred in the name of Maharashtra Housing & Area Development Authority.

3. The Maharashtra Housing & Area Development Authority had decided to implement a housing project and to develop the larger property in joint venture by adopting Swiss Challenge Method with the approval of State Government Housing Department.

4. By a Letter Ref. No. Allotment/1107/Case No. 186/HSG, dated 17th May, 2007, the State Government of Maharashtra (Housing Department) had accepted the proposal submitted by Maharashtra Housing & Area Development Authority to develop the larger property in joint venture by adopting the Swiss Challenge Method.

5. Pursuant to the permission given by the State Government through Housing Department vide Letter Ref. No. Allotment/1107/Case No.186/HSG, dated 17th May, 2007, the Maharashtra Housing & Area Development Authority, through its Regional Board namely Konkan Housing & Area Development Board had invited tenders for competitive bids in the open market on Swiss Challenge Method to develop the larger property in joint venture.

6. M/s. Shree Developers was one of the highest bidder of Swiss Challenge Method and accordingly, Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority had passed a Resolution No. 6285, dated 22nd November, 2007 to accept the proposal of M/s. Shree Developers to implement the housing scheme for developing an area admeasuring 42023 sq. meters forming the portion of the larger property through M/s. Shree Developers in joint venture.

7. By a Joint Venture Agreement, dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009,the Maharashtra Housing & Area Development Authority had allowed M/s. Shree Developers to develop an area admeasuring 42023 sq. meters forming the portion of the larger property in joint venture.

8. By a Supplementary Agreement of Joint Venture, dated 11th September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, the Maharashtra Housing & Area Development Authority had granted additional area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane to the M/s.Shree Developers.

9. In the premises aforesaid, M/s. Shree Developers is entitled to develop an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter referred to as the "**Said Property**" for the sake of brevity and convenience).

10. Pursuant to the development proposal submitted by M/s.Shree Developers through its Architect by name M/s.Archetype Consultants (I) Pvt. Ltd., the City of Thane Municipal Corporation had approved the layout plan of the said property and accordingly, the City of Thane Municipal Corporation had sanctioned the plan of Building Nos. 3, 4 and 5, consisting of Lower Ground - One + Lower Ground Two + Lower Ground - Three + Upper Stilt + First to Twenty Ninth Floors, Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors in the layout of the said property.

11. The City of Thane Municipal Corporation had issued Commencement Certificate under V.P. No.S-04/0019/ 10/TMC/ TDD/1430/15, dated 10th June, 2015 to M/s.Shree Developers to commence with the construction of the buildings in the layout of the said property.

12. Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors to be constructed in the layout of the said property (hereinafter referred to as the "**Said Building**") for the sake of brevity and convenience) are to be allotted by M/s. Shree Developers to Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority and as such, M/s.Shree Developers has to construct the said buildings at its own cost and expenses and to handover the possession of the same to the Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayander (West), Thane : 401 101.
Ph. : 28191739. • Cell. : 9820640511.
E-mail : adv.dgn@gmail.com

Authority in consideration of development rights granted to M/s.Shree Developers by the Maharashtra Housing & Area Development Authority as per the terms of Agreement for Joint Venture, dated 13th August, 2009 and Supplemental Agreement of Joint Venture, dated 11th September, 2014, executed by and between the parties thereto in respect of the said property.

II. I have also considered the Search Report of Advocate Shri S. D. Kulkarni taken in the Office of Sub-Registry of Assurance of Thane from 1983 onwards in respect of the said property and during the course of searches, Shri S.D. Kulkarni came across the following documents pertaining to the said property and save and except the documents as mentioned below, no any other registered documents were found by Shri S. D. Kulkarni pertaining to the said property.

- i) Joint Venture Agreement, dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009, executed by Maharashtra Housing & Area Development Authority in favour of M/s.Shree Developers to develop in respect of an area admeasuring 40023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane

and now within the limits of the City of Thane Municipal Corporation.

- ii) Supplementary Agreement of Joint Venture, dated 11th September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, executed by Maharashtra Housing & Area Development Authority in favour of M/s. Shree Developers in respect of an area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane.

III. On the whole from the searches taken by Advocate Shri S. D. Kulkarni in the office of Sub-Registry of Assurance at Thane and also on the basis of documents furnished to me as well as on the basis of information provided to me, I state and certify that the title to the said property viz. an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No.16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No.59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation owned by Maharashtra Housing & Area Development Authority is clear, marketable and free from all encumbrances.

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayander (West), Thane : 401 101.
Ph. : 28191739. • Cell. : 9820840511.
E-mail : adv.dgn@gmail.com

IV. I also hereby state and certify that Smt. Madhu Harshad Doshi, Proprietrix of M/s. Shree Developers is entitled to construct Building Nos. 3, 4 and 5, consisting of Lower Ground - One + Lower Ground Two + Lower Ground - Three + Upper Stilt + First to Twenty Ninth Floors, Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors in the layout of the said property and to sell the flats in Building Nos. 3, 4 and 5, consisting of Lower Ground - One + Lower Ground Two + Lower Ground - Three + Upper Stilt + First to Twenty Ninth Floors to the prospective purchasers thereof.

Dated : 8th January, 2016.


Advocate

Annexure- E

अवधान दिनांक : 09/11/2020



महाराष्ट्र शासन

गाव मनुष्य शास

अधिकार अधिलेख पत्रक

[महाराष्ट्र ग्रामीण मनुष्य अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुविचारीत ठेवणे) नियम, १९७१ च्यातील नियम ३,५,६ आणि ७]

गाव - चित्तलगाव घनपदाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवकचा फेरवार्ड क्रमांक : 1072 व दिनांक : 18/09/2018

गट क्रमांक व उपविभाग 59/अ/2/म		सु-भागाचा कळारी सोपवकटवार्ड क्र. -1	सोपवकटवार्डाचे नाव			
सोपवकटवार्डाचे स्वामिनीचे नाव :-		क्षेत्र	जमीन	पं.क्र.	क.पा.	क्षेत्रीय क्रमांक
क्षेत्र पत्रक	अड. पी.पी	सोपवकटवार्ड व क्षेत्रीयकार्ड संख्या (सुधारणेचे पत्रक) बाबत	292.57.44	6.97	(1072)	126, 290 मुळाचे नाव पुनर अधिकार
मिळ संपत्ती	380.30.00	ठामे महानगरपालिका ठामे ४० पी. पी.सी.सी. 87.72.56			(1072)	इतर स.स.५९अ/१ ग/१ चे क्षेत्र ०.३२०० हे.क्र.१९५, हे क्षेत्रीय क्रमांक (915) स.स.५९अ/१ग/१/१ चे क्षेत्रीय क्र.०८०० क्षेत्र फेरवार्ड क्र.१९५ हे क्षेत्रीय क्रमांक (915) इतर " गावठी बंदी (कटाल घाटा व विंगलगाव) अधिनियम १९७६ चे कलम २०/२१ अन्वये दुर्बल पत्रक मुळाव्याचे ठामे वारसील क्षेत्र अंतर्गत ठामे " क्षेत्र - ४०पी.पी.सी. (1052)
मिळ संपत्ती आकारणी	6.97					
शिवाय	-					
कालापत्रक	-					
सर्वा	-					
संरचना	-					
इतर	-					
एकूण क्षेत्र	-					
पोट-खराब (सागवडीस अयोग्य)	-					
सर्वा (अ)	-					
सर्वा (ब)	-					
एकूण पी.सी	0.00.00					
आकारणी	0.00					
बूटी किंवा विनास आकारणी	-					
सूचे फेरवार्ड क्र. (718),(743),(837),(915),(1044),(1066),(1071)						सर्वीस आणि सुधारण फिन्ने :

गाव मनुष्य शास

पिकावारी नोंदवही

[महाराष्ट्र ग्रामीण मनुष्य अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुविचारीत ठेवणे) नियम, १९७१ च्यातील नियम २५]

गाव - चित्तलगाव घनपदाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवकचा फेरवार्ड क्रमांक : 1072 व दिनांक : 18/09/2018

वर्ष	क्षेत्र	पिकावारी नोंदवही									संगणकीय नोंदवही	जल संधिनाम	संघ	
		पिकावारी नोंदवही						निर्गम पिकावारी नोंदवही						
		पिकावारी नोंदवही	जल संधिनाम	जल संधिनाम	पिकावारी नोंदवही	जल संधिनाम	जल संधिनाम	पिकावारी नोंदवही	जल संधिनाम	जल संधिनाम				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			अड. पी.पी	अड. पी.पी		अड. पी.पी	अड. पी.पी		अड. पी.पी	अड. पी.पी		अड. पी.पी		
2018-19	संपूर्ण वर्ष											अनुसंधान पत्रक	380.3000	

"या प्रमाणित प्रतिसादीची मूल्य १/- रुपये मिळाले."

दिनांक :- 09/11/2020

संकेतिक क्रमांक :- 272100094213100800112020120

(Signature)

(नाम :- विवेक कन्न राठवे)

सहायकी सहाय्य :- चित्तलगाव घनपदाडा :- ठाणे जिल्हा :- ठाणे

७/१२ वितरण नोंदवही
अनुक्रमांक - ०२

अवधान दिनांक : 09/11/2020



महाराष्ट्र शासन

गाव नमुना सार

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (नया कारणे व सुविधायी ठेवणे) विषय, १९७१ भारतीय नियम ३,५,६ आणि ७]

गाव - चित्तलवार मानवाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवटचा फेरफार क्रमांक : 1072 व दिनांक : 18/09/2018
 गट क्रमांक व उपविभाग : 59/अ/16/अ/2/1/1

गट क्रमांक व उपविभाग 59/अ/16/अ/2/1/1		पू-कारणा पध्दती भौगोलिक वर्ग - I	भौगोलिक वर्गाचे नाव				खाली क्रमांक
अधिकार अभिलेख क्रमांक :-			कुंज	अंशका	पॉ. क्र.	फे. क्र.	
क्षेत्र एकक	आर.पी.मी	कोकण मुहूर्तिर्वाण व इतरविकास मंडळ (भूदाखणे घटक) वारी	27.41.44	10.03		(1072)	126, 290, 293
किंम होती	111.53.00						कुळाचे नाव
किंम होती आकलनी	10.03						इतर अधिकार
किराण	-	ठामे महानगरपालिका ठामे ४० पी. डी.पी.रीड	30.99.66			(1072)	
बलापन	-						
सी	-	ठामे महानगरपालिका ठामे वार्ड विद्युत्केंद्र	53.11.90			(1072)	
उत्तर	-						
एकूण क्षेत्र	-						
घोट-बाराय (नागवटीय असोस)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पा ख	0.00.00						
अंकजरी	0.00						
उदा किंमत विवरण अंकजरी	-						

नवे फेरफार क्र. (743),(837),(1045),(1060),(1064),(1071) तीघा आणि घुसाय दिने :

गाव नमुना सार

चिन्हांनी नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (नया कारणे व सुविधायी ठेवणे) विषय, १९७१ भारतीय नियम २९]

गाव - चित्तलवार मानवाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवटचा फेरफार क्रमांक : 1072 व दिनांक : 18/09/2018
 गट क्रमांक व उपविभाग : 59/अ/16/अ/2/1/1

वर्ष	इंगाम	चिन्हांनी नोंदवही									सागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	मोटा	
		मिळविलेले क्षेत्र			घटक विवेक व प्रत्येकाकरिता क्षेत्र			निर्घोष चिन्हांनी नोंदवही क्षेत्र						
		विचाराधीन क्षेत्राचे क्रमांक	जल सिंचित	अजल सिंचित	चिन्हांनी नोंदवही	जल सिंचित	अजल सिंचित	चिन्हांनी नोंदवही	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर.पी.मी	आर.पी.मी		आर.पी.मी	आर.पी.मी		आर.पी.मी	आर.पी.मी		आर.पी.मी	आर.पी.मी	
2018-19	मूल्य नम										अधिकृत कर	111.5300		

"या प्रमाणित प्रतीसाठी की खर्च १५/- रुपये मिळाले."
 दिनांक :- 09/11/2020
 तात्कालिक क्रमांक :- 272100094213100800112020124

(नाव :- विजय छत्रपति महारे)
 सहाय्यी सहाय्य :- चित्तलवार मानवाडा :- ठाणे जिल्हा :- ठाणे

७/१२ वितरण नोंदवही
 अनुक्रमांक - 02

मजदारी दिनांक : 09/11/2020



महाराष्ट्र शासन

राज्य मजदुरी विभाग
अधिकार अधिलेख पत्रक

[महाराष्ट्र मजदुरी विभाग अधिकार अधिलेख आगमि नोंदवहा (वयात वयस व सुविधातील ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

नाम :- पित्तलस मानवहाडा तालुका :- दामने विस्था :- दामने सेवकाचे वेतनाचे क्रमांक : 1072 व दिनांक : 18/09/2018
पत्र क्रमांक व उपविभाग : 59/अ/16/न/1/1/1

पत्र क्रमांक व उपविभाग 59/अ/16/न/1/1/1		पु-वयात वयसची पोंगवटारार वर -1	पोंगवटारारारचे नोंद			
दोषाचे स्वतंत्रिक नोंद :-		क्षेत्र	अवकाश	सं.छ.	वे.का	वारी क्रमांक
क्षेत्र एकूण	आर.पी.पी	कोकण मूठनिर्माण व क्षेत्रविकास संयुक्त (महाराष्ट्र पटका) वारे	39.20.16	3.78	(1072)	126, 290
विन मोंती	42.00.00					कुळाचे मजदुर
विन मोंती आवाजणी	3.78					इतर अधिकार
विराजत	-	दामने महानगरपालिका दामने ४० मी. डी.पी.रोड	2.79.84		(1072)	
वागावज	-					
हा	-					
वाकसा	-					
इतर	-					
एकूण क्षेत्र	-					
पेट-व्याज (संपत्तीस अर्धक)	-					
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण संपत्ती	0.00.00					
अवकाशी	0.00					
बुद्धी किंवा विशेष आवकणी	-					
सूचे वेतनाचे क्र. (743),(837),(1045),(1060),(1071),(1072)						रीमा आगमि सुवातस किंवे :

राज्य मजदुरी विभाग
अधिकार अधिलेख

[महाराष्ट्र मजदुरी विभाग अधिकार अधिलेख आगमि नोंदवहा (वयात वयस व सुविधातील ठेवणे) नियम, १९७१ यातील नियम ३५]

नाम :- पित्तलस मानवहाडा तालुका :- दामने विस्था :- दामने सेवकाचे वेतनाचे क्रमांक : 1072 व दिनांक : 18/09/2018
पत्र क्रमांक व उपविभाग : 59/अ/16/न/1/1/1

वर्ष	इलाक	विकासातील क्षेत्राचा स्वतंत्र									संगणकीय नोंदवहातील क्षेत्र	संगणकीय नोंदवहातील क्षेत्र	संगणकीय नोंदवहातील क्षेत्र	संगणकीय नोंदवहातील क्षेत्र
		विकासातील क्षेत्र			विकासातील क्षेत्र			विकासातील क्षेत्र						
		विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र	विकासातील क्षेत्र				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
		आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी	आर.पी.पी
2018-19	संगणकीय नोंद											अनुकृति वयात	42.0000	

(Signature)

"या प्रमाणित प्रतीसाठी मी मजदुर १५/- रुपये वेतनाचे."
दिनांक :- 09/11/2020
सांकेतिक क्रमांक :- 272100094213100800112020122

(नाम :- विनमर वयस)
संवादी वयात :- पित्तलस मानवहाडा :- दामने विस्था :- दामने

७/१२ वितरण नोंदवहा
अनुकृति क्रमांक -02

Annexure- F

PLAN OF AREA STAIRWAY AND PLAN OF - A

FLOOR NO.	AREA	PERMITS	STATUS	DATE
1	STAIRWAY	...	...	...
2	STAIRWAY	...	...	...
3	STAIRWAY	...	...	...

PLAN OF AREA STAIRWAY AND PLAN OF - B

FLOOR NO.	AREA	PERMITS	STATUS	DATE
1	STAIRWAY	...	...	...
2	STAIRWAY	...	...	...
3	STAIRWAY	...	...	...

FLOOR NO.	AREA	PERMITS	STATUS	DATE
1	STAIRWAY	...	...	...
2	STAIRWAY	...	...	...
3	STAIRWAY	...	...	...

PROGRAM A

NO.	DESCRIPTION	DATE	STATUS
1
2
3

PROGRAM A

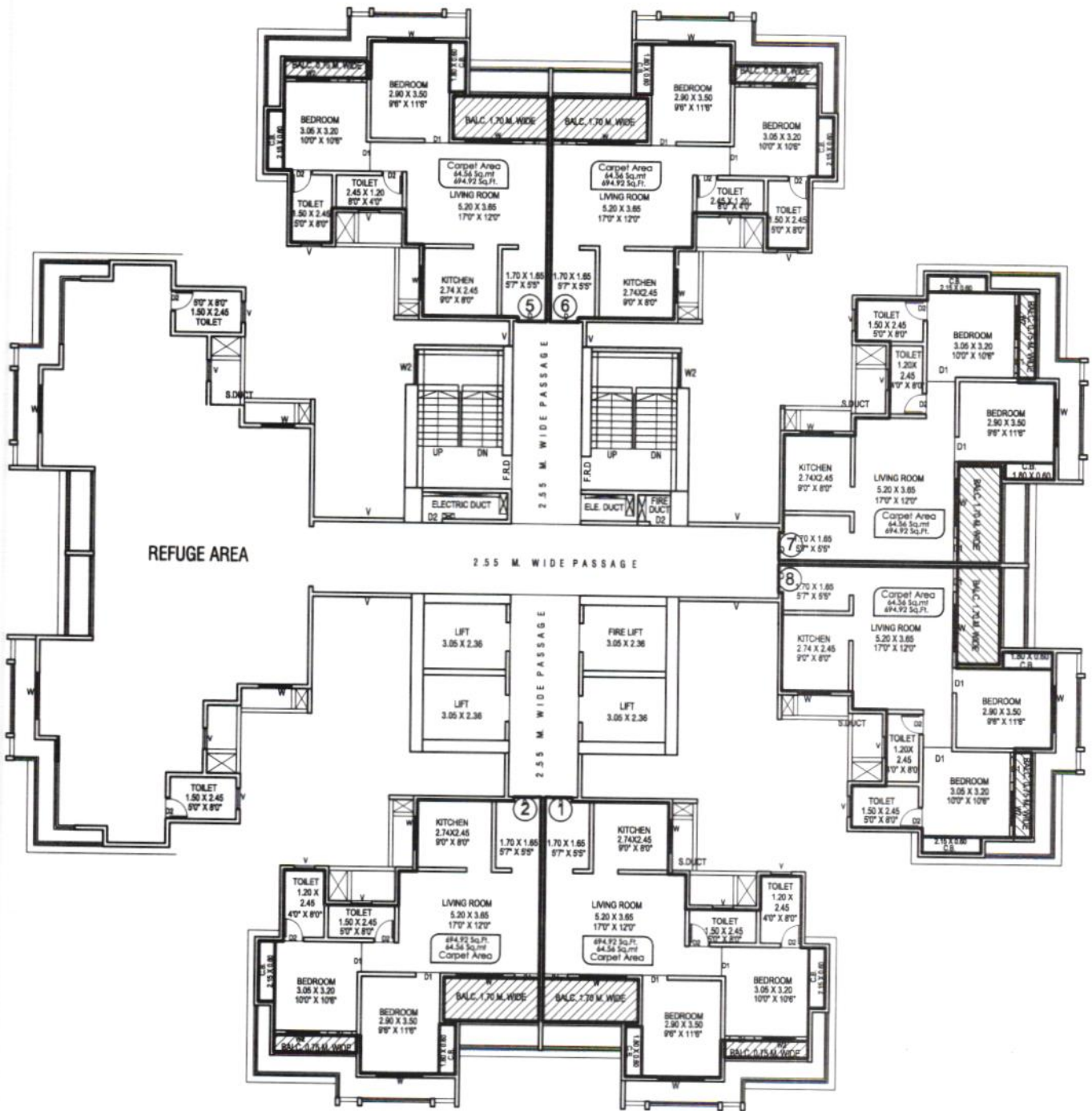
APPROVED AND ISSUED FOR THE PROJECT...

SECRETARY

Department of Urban Planning and Construction
Government of Karnataka, Bangalore

Annexure- I

BLDG NO. 5



REFUGE FLOOR PLAN (9TH, 13TH, 18TH, 23RD & 28TH FLR.)

- UNIT CARPET AREA AS PER RERA
- BALCONY CARPET AREA AS PER RERA

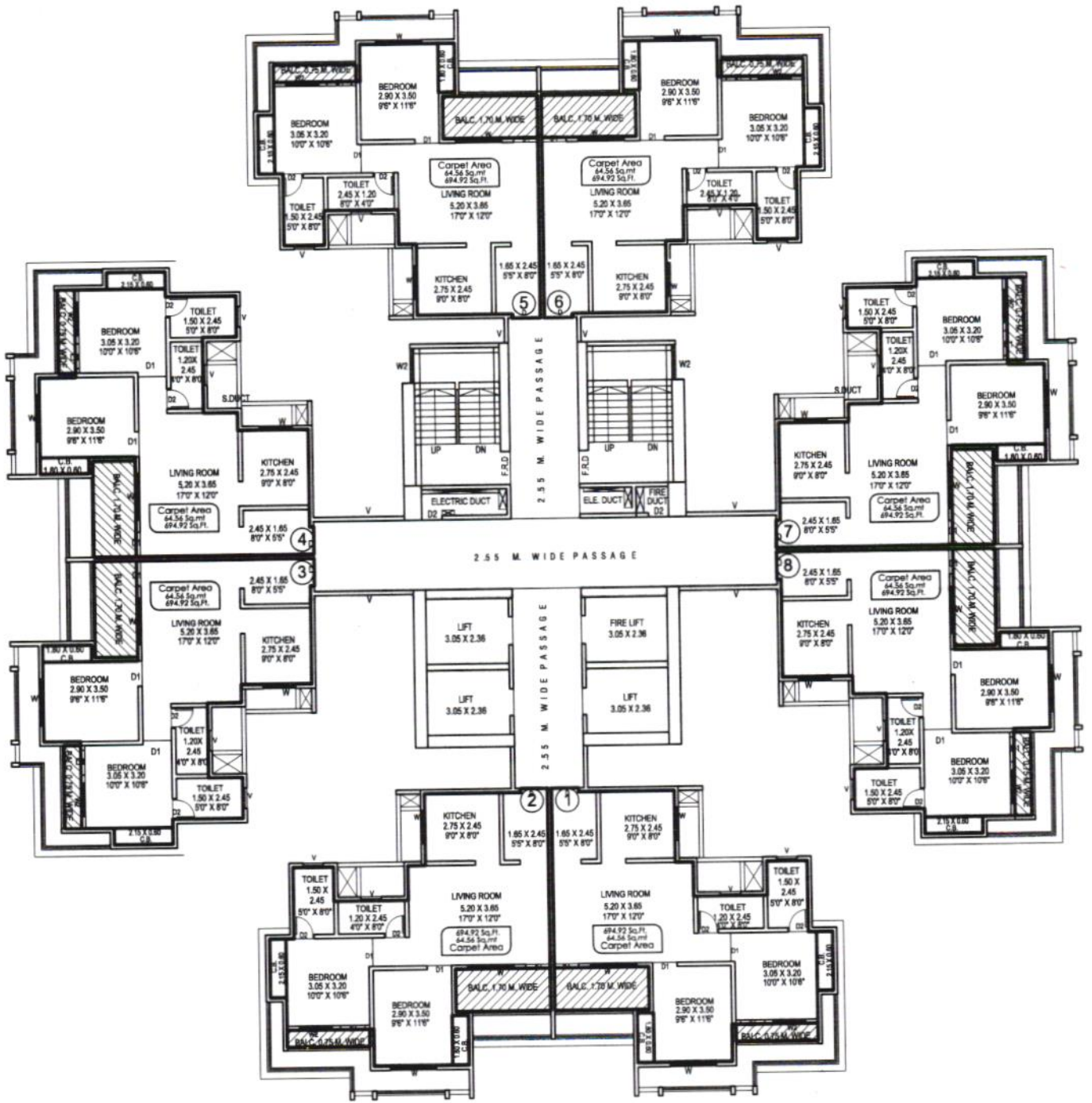
Apartment No. : _____
 On Floor : _____
 In Bldg. No. : _____
 Carpet Area : _____

Purchaser Sign : _____

 Developers Sign : _____

Annexure- I

BLDG NO. 5



TYPICAL FLOOR PLAN



- UNIT CARPET AREA AS PER RERA
- BALCONY CARPET AREA AS PER RERA

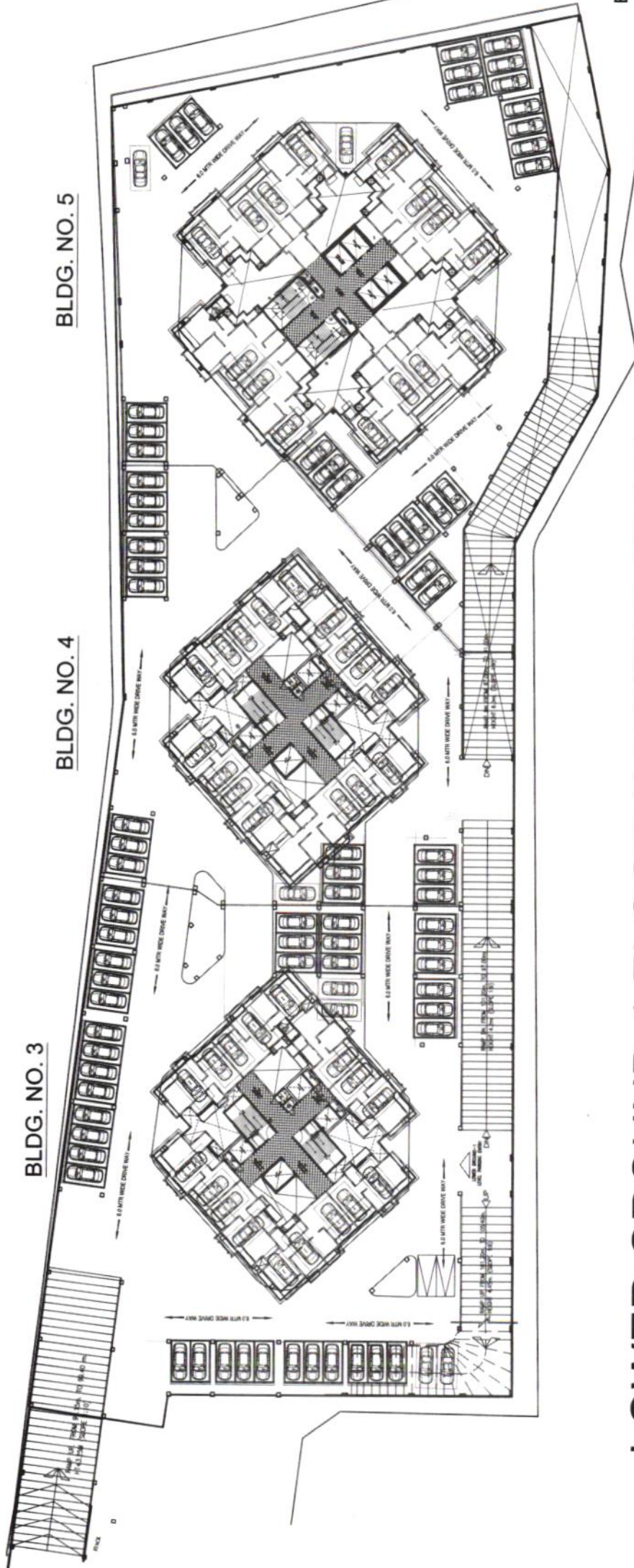
Apartment No. : _____
 On Floor : _____
 In Bldg. No. : _____
 Carpet Area : _____

Purchaser Sign : _____

 Developers Sign : _____

Annexure-J

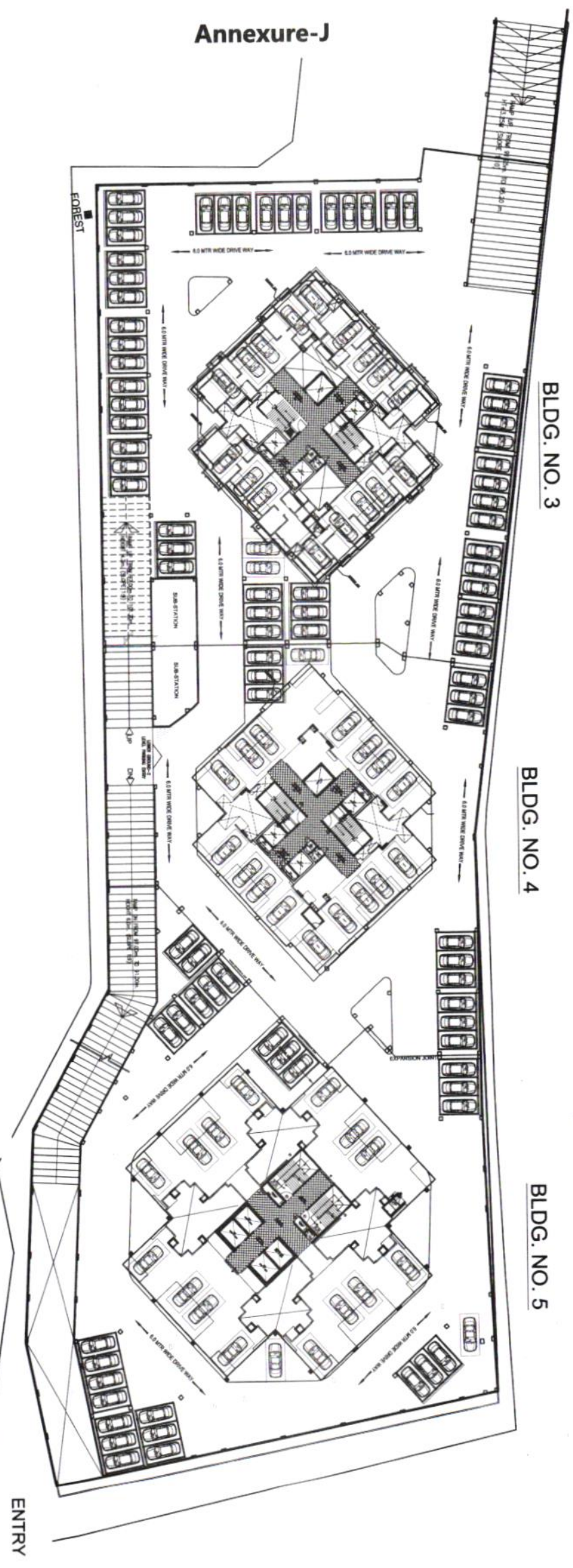
ENTRY



LOWER GROUND-1 FLOOR PARKING PLAN

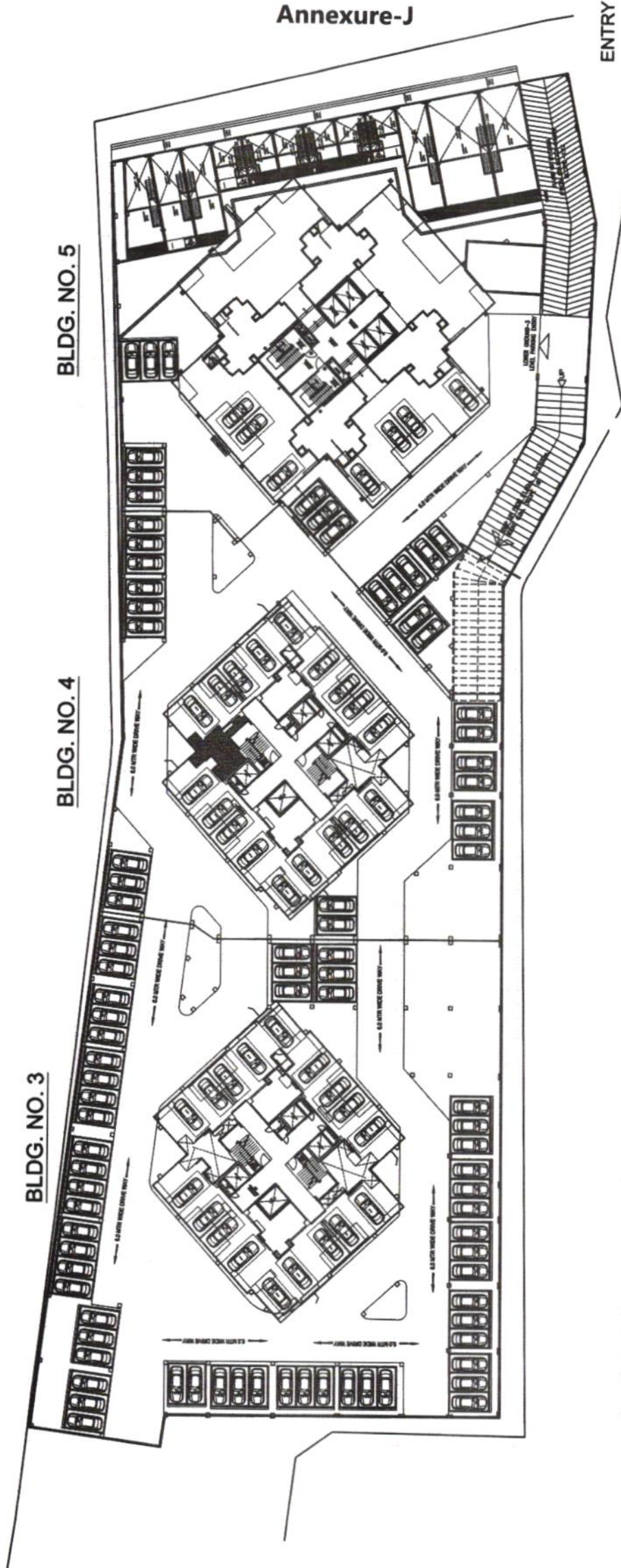
Annexure-J

LOWER GROUND-2 FLOOR PARKING PLAN



Annexure-J

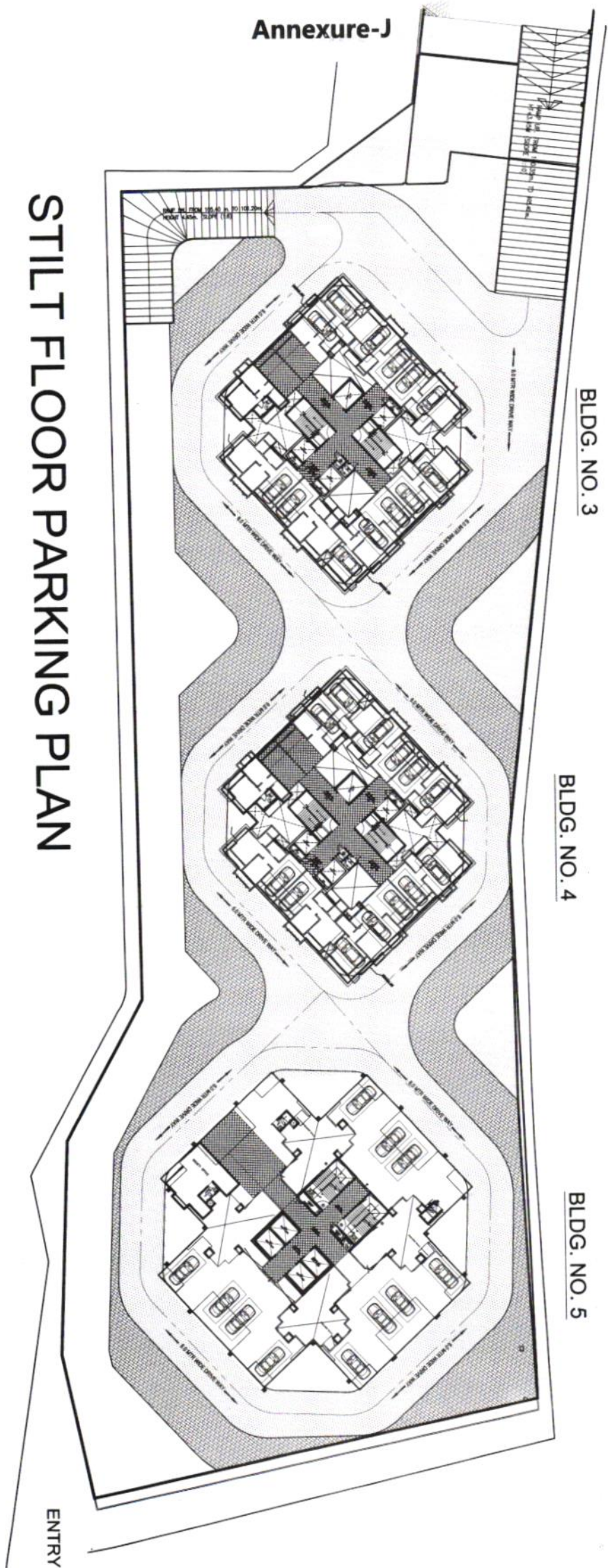
ENTRY



LOWER GROUND-3 FLOOR PARKING PLAN

Annexure-J

STILT FLOOR PARKING PLAN



BLDG. NO. 3

BLDG. NO. 4

BLDG. NO. 5

ENTRY

Annexure-K

LIST OF AMENITIES

- BUILDING** : The Building shall be R.C.C. Frame structure.
- FLOORING** : Vitrified Flooring in Living Room, Bed Room, Passage and Kitchen. Bath Room and W.C. will be of Ceramic Tiles of Kajaria or equivalent Brand.
- KITCHEN** : Granite platform with S.S. Sink and 4ft. Ceramic Tiles of Kajaria / Johnson or equivalent brand above the platform with fitted modular kitchen
- BATHROOM / W.C.** : Full height Ceramic Tiles of Kajaria / Johnson or equivalent brand in Bathroom, W.C. & Toilet. One Geyser in each of the bathrooms.
- WINDOW** : Powder coated or anodized sliding windows with marble sill. The windows in the bathroom and W.C. will have louvers.
- DOORS** : The main door will be flush door with vineer polish or laminate finish. Bathroom & W.C. will have waterproof doors with laminates on both sides.
- PLUMBING** : Concealed plumbing with good quality fittings, fixtures and sanitary wares of Jaguar/Kajaria/CERA or equivalent Brand.
- ELECTRIFICATION** : Concealed copper wiring with adequate points with good quality fittings. T.V. & Telephone points shall be provided in all the rooms.
- PAINTING** : Oil bound distemper in all the rooms, Exterior painting will be of Tex paints.
- LIFTS** : Lifts of Kone/ Schindler or equivalent Brand.
- AIR – CONDITIONER** : AC's in Living Room and Bed Room/s

Dated this Day of 20

Builders & Developers
SHREE DEVELOPERS
(UNIQUE SHANTI DEVELOPERS LLP)

AND

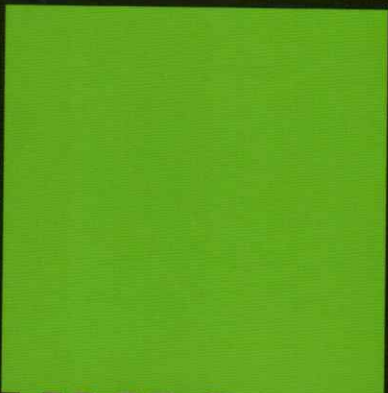
Shri/Smt. _____

AGREEMENT FOR SALE

in respect of

Apartment No. _____ on the _____
Floor _____ Building No. _____

AT



UNIQUE
VISTAS
Your Own Patch
