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Original/Duplicate  
संदर्भ क्र. 39M  
Regn 39M

पावती

- निवृत्त

842 8327

Tuesday December 06 2022

11:26 AM

पावती क्र.: 9320

दिनांक. 06/12/2022

रा.प.चे नाव: कांबळगाव (सूर्या प्रकल्प)

दस्तावेजाचा अनुक्रमांक: पलर2-8327-2022

दस्तावेजाचा प्रकार: करारनामा

ना.द. तरावाच्या नाव: श्री हरिश्चंद्र गयादीन प्रजापती कुंभार - -

नोंदणी फी

₹. 14300.00

दस्त हाताळणी फी

₹. 1700.00


पुण्यांची संख्या: 85

एतूण:

₹. 16000.00

आपणाम मुळ दस्त, थंबनेल प्रिंट, सुची-२ अंदाजे

11:43 AM ह्या वेळेस मिळेल.

  
**दुय्यम निबंधक श्रेणी-१**  
**पालघर-२**

वाजार मूल्य: ₹. 1424187.76 /-

मोबदला ₹. 1368162/-

भरविलेले मूलांक शुल्क: ₹. 85500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0612202201125 दिनांक: 06/12/2022

बँकेचे नाव व पत्ता:

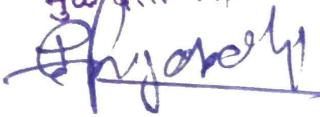
2) देयकाचा प्रकार: eChallan रकम: ₹. 14300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011656504202223E दिनांक: 06/12/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

**मुळदस्त परत केला**  
  
**पक्षकाराची सही**

सूची क्र.2

दुपम निबंधक व नि पावना 2

दस्तावेजांक 8327/2022

नोंपणी

Regn 63m

4

गावाचे नाव : कांबळगाव (सूर्या प्रकल्प)

करारनामा

1368162

गावाबाबतचे नोंद करणे

1424187 76

प्रमाण (अमान्यता)

1) पाविकेचे नाव:पालघर इतर वर्जन : इतर माहिती: मौजे कांबळगाव तालुका व जिल्हा पालघर येथील गट क्र. 50 प्लॉट नं 1 वा मिल्क-लीबरील इंग्लिश-बोर्डर हाऊसिंग कॉम्प्लेक्स मधील फेज -4 मधील इमारत नं. डी3(मंजूर योजने प्रमाणे इमारत क्र. 13)चे तळ मजल्यावरील क्षेत्र 35.13 चौ.मी. कारपेट क्षेत्रफळाची निवामी मदतिका क्र 006 हि प्रम्नने करागवा विषय आहे( ( Survey Number : गट क्र. 50 प्लॉट नं 1 : ) )

1) 35.13 चौ.मीटर

1) नाव:-महिंद्रा वार्डफॉर्म डेव्हलपर्स लिमिटेड तर्फे ऑथोराईज मिश्रितरी श्री जितेंद्र कुमार पाठक - - वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: पाचवा मजला,महिंद्र टॉवर्स, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AAACG8904C

1): नाव:-श्री हरिश्चंद्र गयादीन प्रजापती कुंभार - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 15 ए कामम भाई चाळ गाव देवी डोंगरी जे पी रोड अंधेरी प मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AIMPP6474H

2): नाव:-श्रीम सबया हरिश्चंद्र प्रजापती कुंभार - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 15 ए कामम भाई चाळ गाव देवी डोंगरी जे पी रोड अंधेरी प मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-BGWPP8732M

06/12/2022

06/12/2022

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85500

14300

तपशील:-

अनुच्छेद :- : (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True

## सूची क्र.2

दुय्यम निबंधक : इ.नि.पालघर-2

दस्ता क्रमांक: 8327/2022

नोंदणी :

Regn:63m

4

### गावाचे नाव : कांबळगाव (सूर्या प्रकल्प)

करारनामा

1368162

टटाकार 1424187.76

1) पालिकेचे नाव:पालघर इतर वर्णन ; इतर माहिती: मौजे कांबळगाव तालुका व जिल्हा पालघर येथील गट क्रं 50 प्लॉट नं 1 या मिळकतीवरील हॅण्डनेस्ट बोर्डमर हाऊसिंग कॉम्प्लेक्स मधील फेज -4 मधील इमारत नं. डी3(संत्र् योजने प्रमाणे इमारत क्रं. 13)चे तळ मजल्यावरील क्षेत्र 35.13 चौ.मी. कार्पेट क्षेत्रफळाची निवामी मदतिका क्र. 006 हि प्रस्तुतचे कराराचा विषय आहे( ( Survey Number : गट क्रं 50 प्लॉट नं 1 ; ) )

1) 35.13 चौ.मीटर

1): नाव:-महिंद्रा लाईफस्पेस डेव्हलपर्स लिमिटेड तर्फे ऑथोरिज मिग्रेटरी श्री जिनेंद्र कुमार पाठक -- वय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पाचवा मजला,महिंद्र टॉवर्म, वरळी, मुंबई, महाराष्ट्र, मुंबई.

नाव पिन कोड:-400018 पॅन नं:-AAACG8904C

1): नाव:-श्री हरिश्चंद्र गयादीन प्रजापती कुंभार -- वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 15 ए कामम भाई चाळ गाव देवी डोंगरी जे पी रोड अंधेरी प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AIMPP6474H

2): नाव:-श्रीम सबया हरिश्चंद्र प्रजापती कुंभार -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 15 ए कामम भाई चाळ गाव देवी डोंगरी जे पी रोड अंधेरी प मुंबई,, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-BGWPP8732M

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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Palghar this 06 day of December in the year Two Thousand and Twentz Twa between

**MAHINDRA LIFESPACE DEVELOPERS LIMITED.** a Company incorporated and registered under the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013 and having its Registered Office at Mahindra Towers, 5<sup>th</sup> Floor, Worli, Mumbai - 400018. hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART:**

AND

- (i) **Mr. Harishchandra Gayadeen Prajapati Kumbhar & Mrs. Sabya H Prajapati Kumbhar**, Indian Inhabitant/s. residing at **15/A, Kasambhai Chawl, Gaondevi Dongri, J.P. Road, Behind Navrang Cinema, Andheri West, Mumbai - 400058 Maharashtra India.**

hereinafter referred to as "**the Allottee** " (which expression shall unless it be repugnant to the context or meaning thereof mean and include (i) in case of individual/s his/her/their heirs, executors, administrators, successors and permitted assigns, (ii) in case of partnership firm, the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their or his or her permitted assigns, and (iii) in case of limited liability partnership, the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their or his or her permitted assigns (iv) in case of a company, its successors in title and permitted assigns) of the **OTHER PART.**



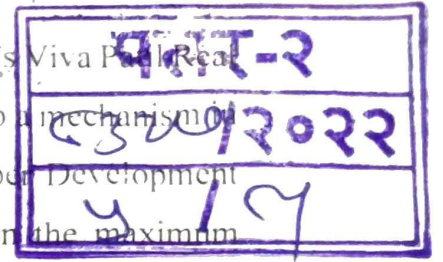
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- A. By and under the Deed of Conveyance Dated 15<sup>th</sup> April 2013 executed between M/s Viva Patil Real Estate and M/s Dreams Reality (therein collectively referred to as the Vendors) and the Promoter herein (therein referred to as the Purchaser), the Vendors granted sold conveyed transferred and assured unto and in favour of the Promoter non agricultural freehold land admeasuring about 39,331.30 sq. mtrs. bearing New Gat No. 50 and Plot No. 1, situated at Village Kambelgaon Taluka Palghar District Palghar, more particularly described in the First Schedule hereunder written, delineated on Plan I hereof (hereinafter referred to as "the Project Land") on the terms and conditions and for the consideration therein mentioned. The said Deed of Conveyance is duly registered at the office of Sub Registrar of Assurances at Palghar under Serial No. PLR-3282 of 2013 on 15th April 2013.
- B. By Mutation Entry No. 140 dated 30-07-2013 the names of M/s Viva Patil Real Estate and M/s Dreams Reality were deleted from 'Holders' Column of the 7/12 Extract and the name of the Promoter herein was thus mutated in the 7/12 Extract and Revenue Records of the said Land.
- C. The Promoter is thus the sole and absolute owner of and seized and possessed of or otherwise well and sufficiently entitled to the said Project Land.
- D. By and under a Deed of Right of Way in perpetuity dated 15th April 2013 executed between the Promoter herein (therein referred to as the Grantor) and M/s Viva Patil Real Estate and M/s Dreams Reality (therein collectively referred to as the Grantee), the Promoter has granted a perpetual Right of Way of 15 meter wide strip from the said Land admeasuring approx. 6000 sq. mtrs. to the Grantee therein including the necessary easements and assigns as more particularly known as easement road shown on the plan annexed hereto and marked as **Plan -I**. The said Deed of Right of Way in perpetuity is registered in the Office of Sub Registrar Palghar under Serial No. PLR-3283 of 2013 on 15.04/2013.



E. By an Agreement executed between the Promoter herein, M/s Viva Pal Real Estate and M/s Dreams Reality, the Parties thereto agreed to a mechanism in which the maximum permissible built up area is enhanced as per Development Control Regulations. In case of any such enhancement in the maximum permissible built up area is made available, the same shall be utilised in the project/scheme/complex. The said Agreement was registered under serial no. PLR-5745 of 2013 on 26.06.2013.



F. As per terms and conditions laid down by Zilla Parishad, Palghar while sanctioning the Lay Out plan, the Promoter has to keep 5% of the Project Land, aggregating to 2966.72 sq. mtrs. reserved as Amenity. The Promoter has determined and identified the portion and location of the said Project Land that shall be reserved for the aforesaid purposes. Furthermore, the Promoter intends to develop Shops, Health Centre, Other utility services within the aforesaid Amenity Area as shown in the Lay Out Plan or transfer the Amenity Area to any third party or to the Authority as per the provisions of Development Control Regulations for regional plans in Maharashtra.

G. The Promoter has proposed to construct 33 (thirty-three) residential buildings, 1 (one) commercial building and 1 (one) club house in phasewise manner by consuming FSI of 65,950.06 sq. mtrs., on the Project Land as per details below:



1320/2022

Phase of the Real Estate Project	Building Number	Type of Building as per approvals	Number of floors	Flats in buildings	
1	5,6,7,8,28,29,30,31,32	2S2,2,1A,1B,1C	Ground +4	359 + 1 Society Room	OC Received
2	1,2,3,4,33,34	3A,3B,3BS,1D,1DS	Ground +4	238	OC Received
3	9,10,11,12	1C,1D,2	Ground+4	160	OC Received
4	13,14,15	13-K4A,14-K4AM,15-K4AM	Ground+4	170	OC Received
5	CFC (Commercial Building)	CFC	G+1	25 shops/office/units	OC Received
6	Club house Building	18	Proposed	Proposed	OC Received

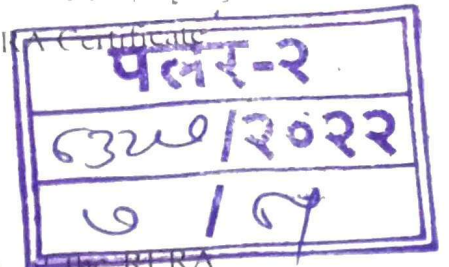
All above Phases / Real Estate Project are hereinafter collectively referred to as the said "Project - Happinest-Boisar".

H. The building numbers 13,14,15 as mentioned in phase-4 above of the Project - Happinest - Boisar-Phase 4 registered as a 'real estate project' ("the Real Estate Project") with the Maharashtra 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 and any amendments thereto ("RERA Rules") is developed by the Promoter. The Authority has duly issued the Certificate of Registration No. [P99000014203] dated





[30.11.2020] for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "A" hereto.



- I. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the aforesaid development of the Project-Happinest-Boisar. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- J. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below-

- (i) 4 number of buildings, ("said Buildings") bearing following details:

Building No.	Building No. as per sanctioned plan	Building Name
13	13	D3
14	14	D4
15	15	E1

- (i) Each building will have Ground plus 4 (four) upper floors consisting of 50 flats in building no 13, 60 flats in building no. 14 and 60 flats in building no. 15 aggregating to 170 flats.

- (ii) Total FSI of 6448.39 sq.mtrs. was sanctioned for consumption for building nos. 13,14 and 15 in the construction and development of the Real Estate Project named as Happinest -Boisar-Phase

- (iii) The common areas, facilities and amenities in the Real Estate Project that are usable by the Allottee are listed in the Second Schedule hereunder written ("Real Estate Project Amenities").

- (iv) The common areas, facilities and amenities in the Project- Happinest-



✓ ... \$ h p t i ... [Signature]

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...under the professional supervision of the Architect  
 member to any suitable replacement substitute thereof from time to time,  
 till the Real Estate Project was completed.

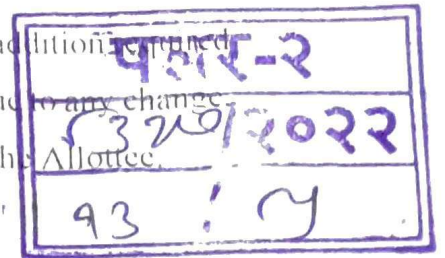
- N. By virtue of the Conveyance, the Promoter is the absolute owner and in possession of the Project Land and has sole and exclusive right to sell the Apartments in the said Buildings to be constructed by the Promoter in the Real Estate Project and to enter into this Agreement's with the allottee(s) of the Apartments and to receive the sale consideration in respect thereof:
- O. At the request of the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects Messers Vastu Shilpa Private Limited and of such other documents as are specified under the RERA and the RERA Rules and Regulations made thereunder.
- P. The copies of the following documents related to the said Apartment - Real Estate Project / Project - Happinest - Boisar on which the apartments are constructed have been annexed herewith:

Sr. No.	Particulars	Annexure No.
1	RERA Certificate / Occupation Certificate	A
2	Title Report issued by the Advocate of the Promoter	B
3	Extracts of Village forms VI and VII and XII of the Project Land	C1 - CD2
4	Plans of the Layout as approved by the concerned Local Authority with the Building in which the said Apartment is situated therein	D1
5	Plans of the Layout as proposed by the Promoter and according to which the construction of the proposed buildings and open spaces are proposed to be provided for the Project-Happinest-Boisar	D2
6	Commencement Certificate ("CC") for the Building issued by the concerned local authority	E
7	Approval of Ministry of E	





affect the Apartment of the Allottee except any alteration or addition made by any Government Authorities or due to change in law or due to any change as contemplated by any of the disclosures already made to the Allottee.



2.2 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 plans or thereafter.

### 3. THE SAID APARTMENT

3.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee an Apartment No. **006** of the **1 BHK** type of carpet area admeasuring **35.13** sq. meters along with for exclusive use of the Allottee, open balcony of **0.00** sq. meters, on **Ground** floor in the building **D3** in cluster **D**(as per approved plans building no.13 and as per environment clearance Cluster **D**) (hereinafter referred to as "**the said Apartment**") as shown in the Floor plan thereof hereto annexed as **Annexure 'G'** and more particularly described in the **Fourth Schedule**.

3.2 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or incase of non-availability of the same, any other available brand closer to the particular brand and quality, or price range (if unbranded) are provided by the Promoter in the said Building and the said Apartment are set out in **Annexure 'H'**, annexed hereto.

### 4. CONSIDERATION

4.1 The Allottee hereby agrees to purchase from the Promoter the said Apartment for the consideration of **Rs. 13,68,162/- (Rupees Thirteen Lakhs Sixty Eight Thousand One Hundred Sixty Two Only)** including Rs. 0/- (Rupees Nil Only) being the proportionate price of the common areas and facilities appurtenant to the said Apartment. The nature, extent and description of the common areas and facilities (**'Real Estate Project Amenities'**) are more particularly described in the **Second Schedule** written hereunder.



4.2 The total consideration amount for the apartment is **Rs. 13,68,162/- (Rupees Thirteen Lakhs Sixty Eight Thousand One Hundred Sixty Two Only)**

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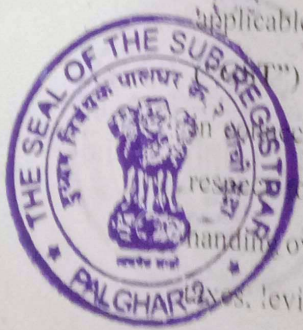
1320/2022  
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4.3 The Allottee has paid on or before execution of this Agreement a sum of Rs. 68,408/- (Rupees Sixty-Eight Thousand Four Hundred Eight Only), as advance payment or application fee (the payment and receipt hereof, the Promoter doth hereby admits and acknowledges) being part payment of the consideration and hereby agrees to pay to the Promoter the balance amount of Rs. 12,99,754/- (Rupees Twelve Lakhs Ninety-Nine Thousand Seven Hundred Fifty-Four Only) in the following manner:-

Sr. No	Schedule Description	% of Total Consideration	Consideration Amount payable (In Rs.)	GST (In Rs.)	Total Consideration amount alongwith GST (in Rs.)
1	Booking Amount	5%	68,408	As applicable	68,408
2	Booking Amount 2 (Within 30 days from Booking)	5%	68,408		68,408
3	On Registration Payment	10%	1,36,816		1,36,816
4	Within 90 Days from the date of Booking	80%	10,94,530		10,94,530
<b>Total</b>		<b>100%</b>	<b>13,68,162</b>		<b>13,68,162</b>

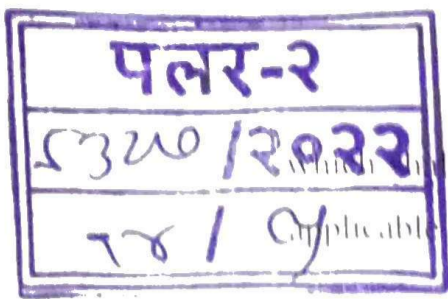
4.4 The aforesaid Total Consideration shall be paid by the Allottee to the Promoter in installments stipulated above by Cheque / Pay Order/ Demand Draft issued in favour of "Mahindra Lifespace Developers Limited" at Mumbai or deposited in the bank account no. 2611837778 maintained with Kotak Mahindra Bank Ltd., NARIMAN POINT Branch with IFSC Code KKBK0000958 ("the said Account").

4.5 The Total Consideration as mentioned above excludes taxes paid or payable by the Promoter, and/or which are recoverable from the Allottee, at applicable rates from time to time by way of Goods and Services Tax ("GST") and Cess or any other similar / indirect taxes which may be levied in connection with the construction of the Real Estate Project and/or with respect to the said Apartment and/or this Agreement upto the date of handing over the possession of the said Apartment. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect



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shall be subject to tax deducted at source ("TDS"), if applicable, at applicable rates ("Total Consideration").

4.3 The Allottee has paid on or before execution of this Agreement a sum of Rs. 68,408/- (**Rupees Sixty-Eight Thousand Four Hundred Eight Only**), as advance payment or application fee (the payment and receipt hereof, the Promoter doth hereby admits and acknowledges) being part payment of the consideration and hereby agrees to pay to the Promoter the balance amount of Rs. 12,99,754/- (**Rupees Twelve Lakhs Ninety-Nine Thousand Seven Hundred Fifty-Four Only**) in the following manner:-

4.4

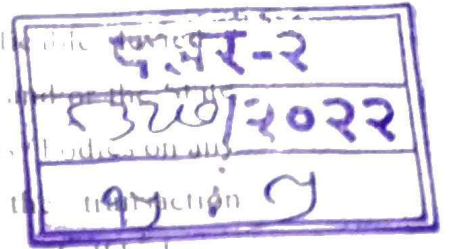
Sr. No	Schedule Description	% of Total Consideration	Consideration Amount payable (In Rs.)	GST (In Rs.)	Total Consideration amount alongwith GST (in Rs.)
1	Booking Amount	5%	68,408		68,408
2	Booking Amount 2 (Within 30 days from Booking)	5%	68,408		68,408
3	On Registration Payment	10%	1,36,816	As applicable	1,36,816
4	Within 90 Days from the date of Booking	80%	10,94,530		10,94,530
<b>Total</b>		<b>100%</b>	<b>13,68,162</b>		<b>13,68,162</b>

4.4 The aforesaid Total Consideration shall be paid by the Allottee to the Promoter in installments stipulated above by Cheque / Pay Order/ Demand Draft issued in favour of "*Mahindra Lifespace Developers Limited*" at Mumbai or deposited in the bank account no. 2611837778 maintained with **Kotak Mahindra Bank Ltd., NARIMAN POINT** Branch with IFSC Code **KKBK0000958** ("the said Account").

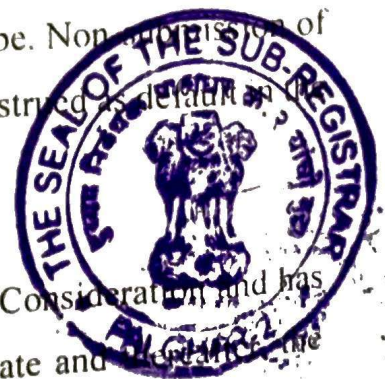
4.5 The Total Consideration as mentioned above excludes taxes paid or payable by the Promoter, and/or which are recoverable from the Allottee at applicable rates from time to time by way of Goods and Services Tax ("GST") and Cess or any other similar / indirect taxes which may be levied in connection with the construction of the Real Estate Project and/or in respect of the said Apartment and/or this Agreement upto the date of handing over the possession of the said Apartment. It is clarified that all taxes, levies, duties, cesses (whether applicable/payable now or which become applicable/payable in future) shall be the responsibility of the Allottee.



and direct taxes, duties and impositions as may be applicable increased, from time to time by the Central Government and Government and or any local, public or statutory authorities, amount payable under this Agreement and or on the transaction contemplated herein and or in relation to the said Apartment, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.



- 4.6 The Total Consideration 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.
- 4.7 The Allottee has confirmed that the final carpet area of the Apartment that has been allotted to the Allottee..
- 4.8 The Allottee 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 undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.
- 4.9 In case the provisions of section 194 IA of the Income Tax Act 1961 are applicable, the Allottee is required to deposit 1% of Total Consideration, wherever applicable, as tax deducted at source (TDS) with Government of India. The Allottee shall have option to pay entire TDS on the Total Consideration or pay TDS on each installment as per the Payment Plan. The copy of the TDS certificate shall be submitted by the Allottee to the Promoter within 15 days from the date of making payment of entire TDS or from the payment of each installment amount as the case may be. Non-submission of TDS certificate within stipulated timeline shall be construed as default of payment.

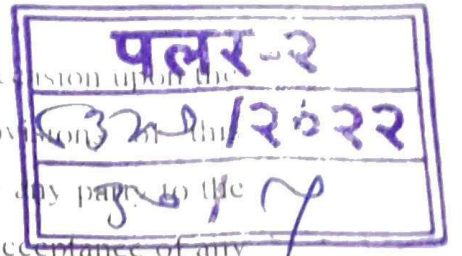


In case the Allottee has paid TDS @1% of the Total Consideration and has submitted to the Promoter the requisite TDS certificate and in the event of Cancellation/Termination arises, then the amount of TDS paid by the Allottee shall be refunded by the Promoter to the Allottee only upon

1 \$ + *[Signature]*



b) Neither the failure by either Party to insist on any occasion upon the performance of the terms, conditions and provisions of this Agreement nor time or other indulgence granted by any party to the other party shall act as a waiver of such breach or acceptance of any variation or the relinquishment of any such right or any other right hereunder, which shall remain in full force and effect.



## 28. 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, in Palghar (place) after the Agreement is duly executed by the Allottee and the Promoter and 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 Palghar.

29. The Allottee / Association of Allottees / Apex Body, and/or Promoter shall present this Agreement as well as the conveyance, as the case may be, at the proper registration office within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

## 30. NOTICES

That all letters, notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by courier or Registered Post A.D. or notified Email ID at their respective addresses specified below:

Mr. Harishchandra Gayadeen Prajapati Kumbhar & Mrs. Sabya H Prajapati Kumbhar,  
15/A, Kasambhai Chawl, Gaondevi Dongri, J.P. Road, Behind Naurang Cinema, Andheri West, Mumbai - 400058 Maharashtra, India;  
Notified Email ID: harishgprajapati1976@gmail.com



**MAHINDRA LIFESPACE DEVELOPERS LIMITED**

Handwritten signatures and initials at the bottom of the page, including a signature that appears to be 'Prajapati' and the number '35'.



mentioned in the presence of attesting witnesses, signing as such on the \_\_\_\_\_ above  
written.

### FIRST SCHEDULE

(Description of the Project Land)

All that piece and parcel of non agricultural, freehold land admeasuring about 59 334.30 sq. mtrs. bearing New Gat No. 50 and Plot No. 1, situated at Village Kambelgaon, Taluka Palghar, District -Palghar.

### SECOND SCHEDULE

(Real Estate Project Amenities)

The project will have one staircase in each building. There will be one passenger lift in every building. Every building under the project will have a common passage at every floor

### THIRD SCHEDULE

(Project-Happinest-Boisar Amenities)

Whole project amenities will include: one club house, children's play area, outdoor play area and landscape gardens.

### FOURTH SCHEDULE

(Description of the said Apartment)

Apartment No. 006 of the 1BHK type of carpet area admeasuring 35.13 sq. meters along with for exclusive use of the Allottee, open balcony of 0.00 sq. meters, enclosed balcony of 0 sq. meters, Varhanda of - sq. meters and exclusive use of - sq. meters, on **Ground** floor in the building D3, is bounded as follows

- On or towards the North : Passage
- On or towards the South : Open space
- On or towards the East : Lift
- On or towards the West : Unit D3-G-07



*[Handwritten signature]*

*[Handwritten signature]*

11042-1  
20/01/2022  
20/01/2022

TO HAVE IN WITNESS  
I, the undersigned  
Mrs. Sahiya H. Prajapati Kumbhar



Witness  
20/01/2022

*[Handwritten signature]*  
20/01/2022



SIGNED AND DELIVERED BY THE WITNESSES

Present  
By: HIRABAI MARPATIL  
(Authorized Signatory)

*[Handwritten signature]*  
20/01/2022



WITNESSES:

- 1. Name: Anish H. Prajapati Kumbhar  
Signature: *[Handwritten signature]*
- 2. Name: Anurag H. Prajapati Kumbhar  
Signature: *[Handwritten signature]*





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P99000014293

Project: *Happiest Boisar Phase Iy Plot Bearing / CTS / Survey / Final Plot No. Gut No 50 plot no 1 at Kambalgaon, Palghar, Palghar, 401501.*

1. Mahindra Lifespace Developers Limited having its registered office / principal place of business at Tehsil. Ward GSouth, District. Mumbai City, Pin: 400018.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5 OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 20/11/2017 and ending with 31/05/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



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

Dated: 20/11/2017  
Place: Mumbai





(Bye Law No. 14-D)  
**OCCUPANCY CERTIFICATE**  
 परवानगी प्रमाणपत्र

ज.क्र./प्राप्ति/प्राप/प्राप्ति/प्राप्ति/ ६ २९  
 ग्रामपंचायत विभाग  
 दिल्ली पोरषद, पालघर,  
 दिनांक ०९/११/२०१९

प्रति,

म.महेंद्रा लाईफटाइम डेव्हलपर्स लि.तर्फे  
 श्री अमित अनिलचंद्र पाल (कुलमुखत्यारधारक)  
 महेद्रा टावर, 5 मजला, डॉ. जि.म. भोसले मार्ग,  
 वरळी, मुंबई-400018,  
 व्हाग श्री अत्रय गोविंद वाडे (वास्तुविशारद)  
 ए/06, साई टावर, अंबाडी रोड, वरसई रोड (प)  
 ता. वरसई जि. पालघर.

विषय: ताबा/भोगवटा (घोषण) OCCUPANCY CERTIFICATE  
 परवानगी दाखला.

सम्बन्धित म.महेंद्रा लाईफटाइम डेव्हलपर्स लि.तर्फे श्री अमित अनिलचंद्र पाल  
 (कुलमुखत्यारधारक) व नियुक्त वास्तुविशारद श्री अत्रय गोविंद वाडे  
 (वास्तुविशारद) ए/06, साई टावर, अंबाडी रोड, वरसई रोड (प) ता. वरसई जि. पालघर  
 यांचा दिनांक 21/01/2019 मोज्या विवेकी अर्ज

म.महेंद्रा लाईफटाइम डेव्हलपर्स लि.तर्फे नियुक्त वास्तुविशारद श्री अत्रय गोविंद वाडे ए/06, साई  
 टावर, अंबाडी रोड, वरसई रोड (प) ता. वरसई जि. पालघर व श्री अमित अनिलचंद्र पाल  
 (कुलमुखत्यारधारक) यांच्याकडून दिनांक 21/01/2019 रोजी अर्जद्वारे दाखला देण्यात येता. या अर्जाचे  
 काबळगाव ता. पालघर जि. पालघर येथील गट क्र. 50 भूखंड क्र. 1 एवढे क्षेत्र 59334.30 चौ. मी. पेकी  
 आंशिकत्वातील ग्रामीण मागाने व्यापक होणार 564.76 चौ. मी. क्षेत्र यज्ञ करता उर्वरित 58769.54  
 चौ. मी. पेकी 41788.49 चौ. मी. प्रस्तावित बांधकाम करण्यासाठी या कार्यालयाने सूधारित बांधकाम  
 परवानगी जा. क्र. /उर्जाप/प्राप/प्राधिकरण/13 दिनांक- 09/11/2017 अन्वये दिलेली आहे.

मजूर केलेल्या नकाशानुसार व हिरेच्या रंगाने दुरुस्ती दाखविल्याप्रमाणे चार (इमारत क्र. 13  
 ब्लॉक K4A, इमारत क्र. 14 ब्लॉक-K1AM, इमारत क्र. 15 ब्लॉक-K4AM व ब्लॉक K4AS )  
 इमारतींचे बांधकाम पूर्ण केले आहे. जवळ इ. म. ट. 0856.93 चौ. मी. इतके आहे. सदरच्या इमारतीसही  
 बांधकाम परवानगी आदेशातील अटी व शर्तीस अधिन राहून भोगवटा (घोषण) परवानगी सर्तकित  
 दिनांक प्राप्तून देण्यात येत आहे.

अ.क्र. इमारतीचा प्रकार/नाव बांधकाम परवानगी आदेशानुसार) मजूर इमानी संख्या प्रकार

मजूर इमारतीपैकी

शरा

यापूर्वी	आता	भदवाप
ताबा/भोगवटा	ताबा/भोगवटा	बांधकाम
दाखला	दाखला	अपण
दिनांक	मागीनलेल्या	असलेल्या
इमारतीची संख्या/क्रमांक	इमारतीची संख्या/क्रमांक	इमारतीचा संख्या/क्रमांक
1	2	3
4	5	6
7	8	9





गा.क्र./पाणिप/ग्राप/प्राधि/वर्षी/ ६.२९  
ग्रामपंचायत विभाग,  
जिल्हा पौरघर,पालघर,  
दिनांक- ११/०३/२०१९

प्रति,

मे.महेंद्रा लाईफस्पेस डेव्हलपर्स लि.तर्फे  
श्री.अमित अनिलचंद्र पाल (कुलमुखत्यारधारक)  
महेंद्रा टॉवर, 5 मजला, डॉ.जि.म.भोसले मार्ग,  
वरळी, मुंबई-400018.  
द्वारा-श्री.अजय गोविंद वाडे (वास्तुविशारद)  
ए/06, साई टॉवर, अंबाडी रोड, वसई रोड (प)  
ता.वसई जि.पालघर.

विषय:- ताबा/भोगवटा (वापर) OCCUPANCY CERTIFICATE  
परवानगी दाखला.

संदर्भ:- मे.महेंद्रा लाईफस्पेस डेव्हलपर्स लि.तर्फे श्री.अमित अनिलचंद्र पाल  
(कुलमुखत्यारधारक) व नियुक्त वास्तुविशारद श्री.अजय गोविंद वाडे  
(वास्तुविशारद) ए/06, साई टॉवर, अंबाडी रोड, वसई रोड (प) ता.वसई जि.पालघर  
यांचा दिनांक-21/01/2019 रोजीचा विनंती अर्ज.

मे.महेंद्रा लाईफस्पेस डेव्हलपर्स लि.तर्फे नियुक्त वास्तुविशारद श्री.अजय गोविंद वाडे, ए/06, साई  
टॉवर, अंबाडी रोड, वसई रोड (प) ता.वसई जि.पालघर व श्री.अमित अनिलचंद्र पाल  
(कुलमुखत्यारधारक) यांचेवार्डिल दिनांक 21/01/2019 च्या अर्जावरून दाखला देण्यात येतो की, माजे  
काबळगांव ता.पालघर जि.पालघर येथील गट क्र.50 मूळद क्र. 1 एकुण क्षेत्र 59334.30 चौ.मा.पेकी  
अस्तित्वातील ग्रामीण मागाने बांधित होणारे ५६४.२६ चौ.मी. क्षेत्र लष्कर न्युनित ९९७६९.९४





मे.महेंद्रा लाईफस्पेस डेव्हलपर्स लि.तर्फे  
श्री.अमित अनिलचंद्र पाल (कुलमुखत्यारधारक)  
महेंद्रा टाँवर, 5 मजला, डॉ.जि.म.भोसले मार्ग,  
वरळी, मुंबई-400018.  
व्दारा-श्री.अजय गोविंद वाडे (वास्तुविशारद)  
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ता.वसई जि.पालघर.

विषय:- ताबा/भोगवटा (वापर) OCCUPANCY CERTIFICATE  
परवानगी दाखला.

संदर्भ:- मे.महेंद्रा लाईफस्पेस डेव्हलपर्स लि.तर्फे श्री. अमित अनिलचंद्र पाल  
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(वास्तुविशारद) ए/06, साई टाँवर, अंबाडी रोड, वसई रोड (प) ता.वसई जि.पालघर  
वांचा दिनांक- 21/01/2019 रोजीचा विनंती अर्ज.

मे.महेंद्रा लाईफस्पेस डेव्हलपर्स लि.तर्फे नियुक्त वास्तुविशारद श्री. अजय गोविंद वाडे, ए/06, साई  
टाँवर, अंबाडी रोड, वसई रोड (प) ता.वसई जि.पालघर व श्री.अमित अनिलचंद्र पाल  
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अस्तित्वातील ग्रामीण मार्गाने बांधित होणारे 564.76 चौ.मी.क्षेत्र वजा करता उर्वरित 58769.54  
चौ.मी.पैकी 41788.49 चौ.मी.प्रस्तावित बांधकाम करण्यासाठी या कार्यालयाने सुधारीत बांधकाम  
परवानगी जा.क्र./ठाजिप/ग्राप/प्राधिकरण/13 दिनांक- 09/11/2017 अन्वये दिलेली आहे.

मजूर केलेल्या नकाशानुसार व हिरच्या रंगाने दुरुस्ती दाखविल्याप्रमाणे चार (इमारत क्रं.13  
ब्लॉक-K4A, इमारत क्रं.14 ब्लॉक-K4AM, इमारत क्रं.15 ब्लॉक-K4AM व क्लब हाऊस )  
इमारतीचे बांधकाम पूर्ण केले आहे.ज्यांचे क्षेत्रफळ 6856.93 चौ.मी.इतके आहे.सदरच्या इमारतीसाठी  
बांधकाम परवानगी आदेशातील अटी व शर्तीस अधिन राहून भोगवटा (वापर) परवानगी संदर्भिय  
दिनांकापासून देण्यात येत आहे.

# पलर-२

324/2022

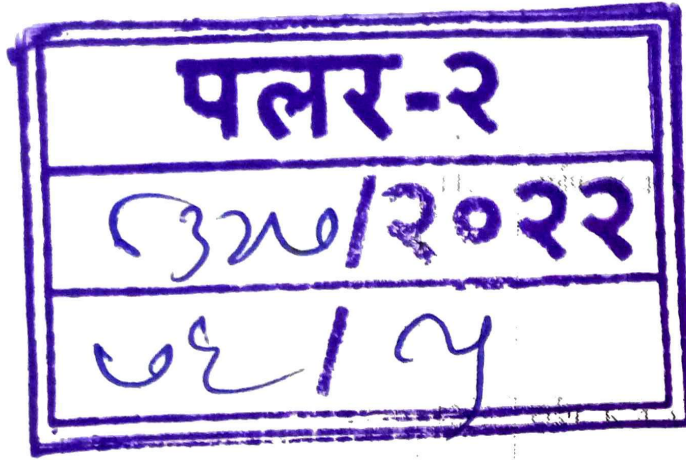
24/9

1	गर्भ १३	01	लठ मजला + पहिवा मजला +दुसरा मजला +तिसरा मजला+चीथा मजला	01	00	00	
2	गर्भ १४	01	लठ मजला + पहिवा मजला +दुसरा मजला +तिसरा मजला+चीथा मजला	01	00	00	एक (1) इमारत पेकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
3	गर्भ १५	01	लठ मजला + पहिवा मजला +दुसरा मजला +तिसरा मजला+चीथा मजला	01	00	00	एक (1) इमारत पेकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
4	गर्भ २४	01	लठ मजला + पहिवा मजला +दुसरा मजला +तिसरा मजला+चीथा मजला	01	00	00	एक (1) इमारत पेकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
5	गर्भ २	07	लठ मजला + पहिवा मजला +दुसरा मजला +तिसरा मजला+चीथा मजला	07	00	00	सात (7) इमारत पेकी सात (7) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
	गर्भ 10	02	लठ मजला + पहिवा मजला	02	00	00	दोन (2) इमारत पेकी दोन (2) इमारत

4	टाईप- 2 & 3	01	पहिला मजला +दूसरा मजला +तिसरा मजला+चौथा मजला तळ मजला + पहिला मजला +दूसरा मजला +तिसरा मजला+चौथा मजला	01	00	00	एक (1) इमारती पैकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
5	टाईप- 2	07	तळ मजला + पहिला मजला +दूसरा मजला +तिसरा मजला+चौथा मजला	07	00	00	सात (7) इमारती पैकी सात (7) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.
6	टाईप- 1 C	02	तळ मजला + पहिला मजला +दूसरा मजला +तिसरा मजला+चौथा मजला	02	00	00	दोन (2) इमारती पैकी दोन (2) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
7	टाईप- 1 B	01	तळ मजला + पहिला मजला +दूसरा मजला +तिसरा मजला+चौथा मजला	01	00	00	एक (1) इमारती पैकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.
8	टाईप- 1 A	02	तळ मजला + पहिला मजला +दूसरा मजला +तिसरा मजला+चौथा मजला	02	00	00	दोन (2) इमारती पैकी दोन (2) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.
9	टाईप- 1 DS	01	तळ मजला + पहिला मजला +दूसरा मजला +तिसरा	01	00	00	एक (1) इमारती पैकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.


	टाईप- I A	02	तळ मजला + पहिला मजला +दुसरा मजला +तिसरा मजला+चौथा मजला	02	00	00	दोन (2) इमारती पैकी दोन (2) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त
7.	टाईप- I B	01	तळ मजला + पहिला मजला +दुसरा मजला +तिसरा मजला+चौथा मजला	01	00	00	एक (1) इमारती पैकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.
8.	टाईप- I A	02	तळ मजला + पहिला मजला +दुसरा मजला +तिसरा मजला+चौथा मजला	02	00	00	दोन (2) इमारती पैकी दोन (2) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.
9.	टाईप- I DS	01	तळ मजला + पहिला मजला +दुसरा मजला +तिसरा मजला+चौथा मजला	01	00	00	एक (1) इमारती पैकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त.
10.	टाईप- I D	01	तळ मजला + पहिला मजला +दुसरा मजला +तिसरा मजला+चौथा	01	00	00	एक (1) इमारती पैकी एक (1) इमारत पूर्ण भोगवटा प्रमाणपत्र प्राप्त






			मजला				
		01	तळ मजला + पहिला मजला + दुसरा मजला + तिसरा मजला + चौथा मजला	00	01	00	एक (१) इमारत; पैकी एक (१) इमारत पूर्ण
		02	तळ मजला + पहिला मजला + दुसरा मजला + तिसरा मजला + चौथा मजला	00	02	00	दोन (२) इमारती; पैकी दोन (२) इमारत पूर्ण
13	गृह क्षेत्र क्र. 4 भूखंड क्र. 1	01	तळ मजला + पहिला मजला	00	01	00	एक (१) इमारती; पैकी एक (१) इमारत पूर्ण
14	सुविधा क्षेत्र	01	तळ मजला + पहिला मजला	00	00	01	एक (१) इमारती; पैकी एक (१) इमारत अपूर्ण बांधकाम प्रगतीत.
	एकूण-	24		19	04	01	

वरील तक्त्याप्रमाणे मोजे-कांबळगांव ता.पालघर जि.पालघर येथील गट क्र.50 भूखंड क्र.1 एकूण क्षेत्र 59334.30 चौ.मी.पैकी अस्तित्वातील ग्रामीण मार्गाने बाधित हाणारे 564.76 चौ.मी.क्षेत्र वजा करता उर्वरित 58769.54 चौ.मी.पैकी 41788.49 चौ.मी.या जागेत इमारत क्रं.13 ब्लॉक-K4A, इमारत क्रं.14 ब्लॉक-K4AM, इमारत क्रं.15 ब्लॉक-K4AM व क्लब हाऊस या चार इमारतीला साबा/भाणवटा (व्यापार) परवानगी दाखवता देण्यात येत आहे.


  
उपमुख्य कार्यकारी अधिकारी,  
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क्र.सं.	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	
13	ग्राम क्षेत्र क्र. 1 अधीन कलब हाऊस 1	01	तळ मजला + पहिला मजला दुसरा मजला तिसरा मजला चौथा मजला	00	01	00	एक (1) इमारत पैकी एक (1) इमारत पूर्ण
14	सुविधा क्षेत्र	01	तळ मजला + पहिला मजला	00	00	01	एक (1) इमारत पैकी एक (1) इमारत अपूर्ण बांधकाम प्रगतीत.
एकूण--		24		19	04	01	

वरील तक्त्याप्रमाणे मोज.कांबळगांव ता.पालघर जि.पालघर येथील गट क्र.50 भूखंड क्र.1 एकूण क्षेत्र 59334.30 चौ.मी.पैकी अस्तित्वातील ग्रामीण मार्गाने बाधित हाणारे 564.76 चौ.मी.क्षेत्र वजा करता उर्वरित 58769.54 चौ.मी.पैकी 41788.49 चौ.मी.या जागेत इमारत क्र.13 ब्लॉक-K4A, इमारत क्र.14 ब्लॉक-K4AM, इमारत क्र.15 ब्लॉक-K4AM व कलब हाऊस या चार इमारतीला ताबा/भाणवटा (वॉपर) परवानगी दाखवता देण्यात येत आहे.

  
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जिल्हा परिषद, पालघर

प्रत:- गट विकास अधिकारी, पं.स. पालघर यांचेकडे माहितीसाठी,  
प्रत:- ग्रामपंचायत-कांबळगाव ता.जि.पालघर यांचेकडे माहितीसाठी.