



"Agarwal Florence"

FLAT / SHOP NO. : 502 ON 5<sup>th</sup> FLOOR IN - BLDG. / WING : A



Where **YOU** matter

**AGARWAL GROUP**

367/7459

Monday, May 22, 2023

11:14 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8001 दिनांक: 22/05/2023

गावाचे नाव: पी.एस.पहाडीगोरेगांव  
दस्तऐवजाचा अनुक्रमांक: बरल-2-7459-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: राहुल सुनील कौल

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 2000.00  
पृष्ठांची संख्या: 100

एकूण: ₹. 32000.00

आपणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे  
11:32 AM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 10363313.9/-

मोबदला ₹. 16426366/-

भरलेले मुद्रांक शुल्क : ₹. 985600/-

सह दु. नि. आ-बोरोवली 2

रा. दु. नि. आ-बोरोवली 2

पुणे जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1905202313953 दिनांक: 22/05/2023

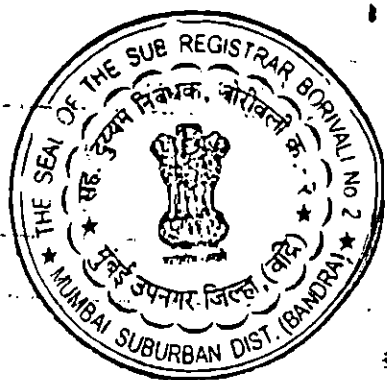
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001988441202324M दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.. 22/05/23



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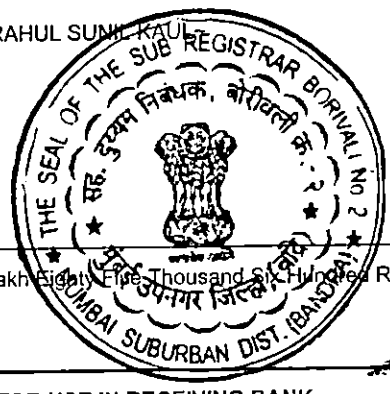
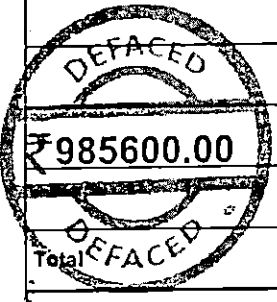


**CHALLAN**  
**MTR Form Number-6**



6

GRN	MH001924603202324M	BARCODE	[Barcode]				Date	11/05/2023-18:58:36	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)	AAXFP7195C						
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2				Full Name	PARAM ANAND BUILDERS LLP						
Location	MUMBAI											
Year	2023-2024 One Time				Flat/Block No.	FLAT NO. 502, 5TH FLOOR, WING A, AGARWAL						
Account Head Details				Amount In Rs.	Premises/Building	FLORENCE, CTS NO. 905, 905/1 TO 15,						
0030045501 Sale of NonJudicial Stamp				985600.00	Road/Street	S.V. RAOD, VILLAGE PAHADI, GOREGAON WEST,						
					Area/Locality	MUMBAI						
					Town/City/District							
					PIN		4	0	0	0	6	2
					Remarks (If Any)	SecondPartyName=RAHUL SUNI KAUL						
					Amount In	Nine Lakh Eight Thousand Six Hundred Rupees						
					Words	Only						
Total					9,85,600.00							
Payment Details					FOR USE IN RECEIVING BANK							
IDBI BANK					Bank CIN	Ref. No.	69103332023051213307	726641831				
Cheque/DD Details					Bank Date	RBI Date	12/05/2023-15:53:48	15/05/2023				
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		102 , 15/05/2023					



Department ID : Mobile No. : 9819599978  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चाल केवल दस्तावेज निलंबित कार्यालयत नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.05.22 11:45:07  
 IST  
 Reason: GRAS Secure

Challan Defaced

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0001243817202324	22/05/2023-11:14:14	IGR191	985600.00
Total Defacement Amount			9,85,600.00

Sr. No.	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-367-7459	0001243817202324	22/05/2023-11:14:14
Total Defacement Amount			9,85,600.00

*Jyoti Kaul*



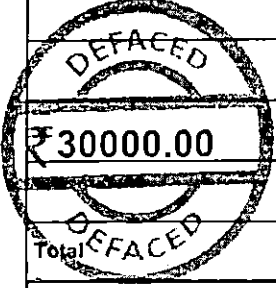
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CHALLAN  
MTR Form Number-6



GRN	MH001988441202324M	BARCODE	[Barcode]		Date	13/05/2023-15:25:16	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	RAHUL SUNIL KAUL			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 502, 5TH FLOOR, WING A, AGARWAL			
Account Head Details	Amount In Rs.		Premises/Building	FLORENCE, CTS. NO. 905, 905/1 TO 15,				
0030063301	Amount of Tax		Road/Street	S. V. ROAD, VILLAGE PAHADI, GOREGAON WEST,				
	30000.00		Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 6 2				
			Remarks (If Any)	SecondPartyName=PARAM ANAND BUILDERS LLP-				
			Amount In	Thirty Thousand Rupees Only				
	Total		Words	THIRTY THOUSAND RUPEES ONLY				
	30,000.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.	69103332023051513617		726743371		
Cheque/DD No.	Bank Date		RBI Date	15/05/2023-17:46:57.		16/05/2023		
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		100 , 16/05/2023					



Department ID : Mobile No. : 9730899260  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चहान फॉरल दसुम नितंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चहान लागू नाही.

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.05.12 11:45:28  
 IST  
 Reason: GRAS Secure

Challan Defaced

Sr. No.	Document No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-367-7459	0001243820202324	22/05/2023-11:14:25	IGR191	30000.00
Total Defacement Amount					30,000.00

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1905202313953

Receipt Date 22/05/2023

Received from RAHUL S KAUL, Mobile number 9730899260, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7459 dated 22/05/2023 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 19/05/2023

Bank CIN 10004152023051912228

REF No. 202313949845831

Deface No 1905202313953D

Deface Date 22/05/2023

This is computer generated receipt, hence no signature is required.

TM

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**AGREEMENT FOR SALE**

Jyoti Kaul

This Agreement made at Mumbai this 17<sup>th</sup> day of May in the year Two Thousand and Twenty Three between **PARAM ANAND BUILDERS LLP** (formally known as Paramanand Builder Pvt. Ltd.) through its Partners having office at Plot bearing Survey No 54 Hissa No 1 (pt) corresponding CTS Nos. 905, 905/1 to 15 Village Pahadi Goregaon (West) hereinafter referred to as "the Promoter/Owner/Developer of the **One Part**

Jyoti Kaul

AND

Mr./Mrs./M/s. Rahul Sunil Kaul & Mrs. Jyoti Sunil Kaul

having office/residence at A-9, Govind Nagar, Agashi Road, Opp. Mhada Ground, Virar-West, Palghar - 401 305, Maharashtra.

hereinafter referred to as" the Allottee/Purchaser" of the **Other Part.**

*(Signature)*

*(Signature)*

Jyoti Kaul

**WHEREAS:-**

A. Under and by virtue of diverse documents a list whereof is hereto annexed and marked '**Annexure A**' the Promoter/ Owner/Developer has acquired the right to develop the property bearing Survey No 54 Hissa No 1 (pt) corresponding CTS Nos. 905, 905/1 to 15 Village Pahadi Goregaon (West), Mumbai admeasuring 4151.30 sq. meters and more particularly described in the **FIRST Schedule** hereunder written (hereinafter referred to as '**the said property**'/ "**the Project Land**");

B. In pursuance of the above referred documents the Promoter/ Owner/Developer is seized and possessed of and otherwise well and sufficiently entitled to the said property;

C. The Promoter/Owner/Developer are entitled to develop the said property... and with that purpose on 07/09/2018,

Promoter/Owner/Developer had submitted a proposal to the Mumbai

Municipal Corporation of Greater Mumbai (**M.C.G.M**) for construction of

the One residential building having 2 wings on the said property. One

wing comprising pit/ground/stilt + 19<sup>th</sup> Upper Floors (Phase I) or more

Upper Floor (Phase II) and the Second Wing comprising pit/ground/stilt +

19<sup>th</sup> Upper Floors (Phase I) or more Upper Floors (Phase II) (herein after

referred to as **Proposed Building**). The Promoter/Owner/Developer shall

construct both the wings in phase wise manner. The

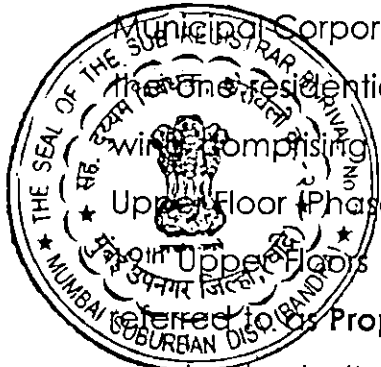
Promoter/Owner/Developer shall be constructing the said proposed

Building in Phase wise manner and of which construction has been

started i.e. wing comprising pit/ground/stilt + 19<sup>th</sup> Upper Floors (**Phase I**)

or more Upper Floors (**Phase II**).

D. The Promoter/Owner/Developer upon complying with the requirements of M.C.G.M, the M.C.G.M. has sanctioned the proposed building plans under I.O.D. Reference No. CHE/WSI/0476/P/337(NEW)/IOD/1/NEW of 2021 dated 16/08/2021 (IOD) The copy of the said IOD dated 16/08/2021 is hereto annexed and marked '**Annexure B**'



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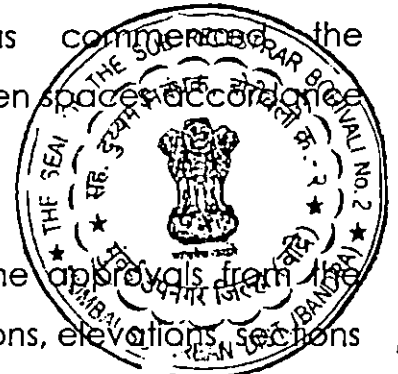
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E. M.C.G.M has further issued commencement certificate ("CC") dated 23/11/2021 for construction and further commencement certificate / amendments will be issued as and when work progresses or to raise additional upper floors. The copy of the said commencement certificate dated is hereto annexed and marked 'Annexure C'

F. The authenticated copies of the said proposed building Plan (herein after referred as **said plan**) as approved by the concerned Local Authority is hereto annexed and marked 'Annexure D'. The Promoter/Owner/Developer accordingly has commenced the construction of the said Building/wing/s and open spaces in accordance with the said plans.



G. The Promoter/Owner/Developer have got some approvals from the concerned local authority the plans, specifications, elevations, sections and of the said wing/s with certain terms, conditions, stipulation and restrictions which are to be observed and performed by the Promoter/Owner/Developer while developing the project land and the said building and shall obtain the balance approvals / amendments / raise additional floors etc (Phase II)/ wings/buildings from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy certificate for the said wing or for the said Building.

H. Similarly, while sanctioning the said plans the MCGM has obtained from the Promoter/Owner/Developer various undertakings and indemnity bonds. The Promoter/Owner/Developer have executed various undertakings cum indemnity till today and may issue various undertaking from time to time in favour of MCGM for completion of wing/building as per sanctioned plan which shall be amended from time to time.

सर्वदा		
वर्षे	१४	१००
from time to time		

I. The present layout, design, elevation, plans, common amenities, internal layout access will be required to be amended from time to time by the Promoter/Owner/Developer, and the Allottee/Purchaser has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the

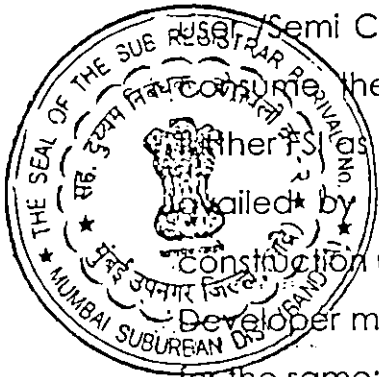
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Promoter/Owner/Developer on the said Plot, may be required to be amended & carried out in phases from time to time, and the Allottee/Purchaser has no objection to the Promoter/Owner/Developer making such amendments and hereby accords his consent for the same. The Allottee/Purchaser hereby undertakes that no specified further express consent as per Maharashtra Ownership Flat Act 1963 ("MOFA") and Real Estate (Regulation & Redevelopment) Act, 2016 ("RERA") provisions is required by the Promoter/Owner/Developer for making amendment in the plan shown to the Allottee/Purchaser.

J. The Proposed Wing consists of pit/ground/stilt + 19<sup>th</sup> Upper Floors (Phase I) or more with a provision to raise the additional floors over and above the 19<sup>th</sup> Floor (Next Phase / Phases) and for the purpose to amend the Plans from time to time so that the Promoter/Owner/Developer may convert the ground/or the first floor or any parking level for commercial/Semi Commercial/Office purpose/ Residential user and so as to utilize the FSI/TDR/fungible FSI/Gross Plot FSI/Incentive FSI or any other FSI as per the Provision of DPCR 2034 or any other relevant Act is allowed by the Developer on the said property/building/wing for construction under any head and the Purchaser has no objection to the Developer making such amendments and hereby accords his consent for the same;



K. The Promoter/Owner/Developer has appointed S.ARCH (architect Mr. Sanjay Sharad Neve), Engineers and Surveyors an Architect registered with the Council of Architects having its registration no. CA/84/8433. The Promoter/Owner/ Developer reserve the right to change the Architect mentioned herein or any subsequent Architect if so required for betterment of the project till the completion of the wing/wings.

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L. The Promoter/Owner/Developer has appointed Mr. Dwijen J. Bhatt		
र स्ट्रक्चरल Engineer having its license no. STR-B-51 for the		

preparation/execution/inspection of the structural design and drawings of the buildings and the Promoter/Owner/Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the wing/wings/building/obtaining Occupation

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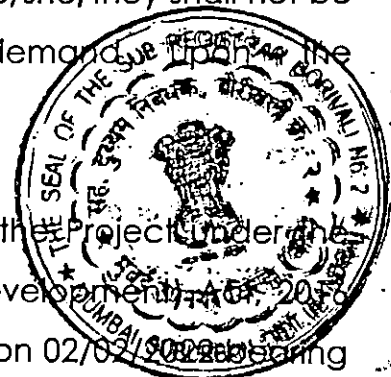
Certificate. The Promoter/Owner/ Developer reserve the right to change the structural Engineer mentioned herein or any subsequent structural Engineer if so required for betterment of the project till the completion of the wing/wings/building.

M. The Allottee/Purchaser has/have inspected the said plans, commencement certificates/ Amendments / Orders etc. and the title documents. The Allottee/Purchaser has/have accepted the Title Certificate in respect of the said property dated 13/08/2021 issued by Dua Associates for the Promoter/Owner/Developer, a copy whereof is hereto annexed and marked as **Annexure E**. The Allottee/Purchaser has/have fully satisfied himself/ herself/ themselves about the rights of Promoter/Owner/Developer to the said property and to develop and construct the said wing/building/s and to allot/sale the flats and premises therein in the manner herein contained and the Allottee/Purchaser has/have agreed that that he/she/they shall not be entitled to raise any requisition/query/demand upon the Promoter/Owner/Developer with regard thereto.

N. The Promoter/Owner/Developer has registered the Project under the provision of the Real Estate (Regulation & Redevelopment) Act, 2016 (RERA) with the Real Estate Regulatory Authority on 02/02/2022 bearing no P51800032916. The said wing shall be known as "**AGARWAL FLORENCE**". A copy of the certificate dated 02/02/2022 is hereto annexed and marked as **Annexure F**;

O. The Promoter/Owner/Developer by Agreement for sale and Conveyance Deed on 2013 got the permanent and perpetual right to use the right of way for 3.05 sq. meters from the CTS No. 906 on the terms and condition mentioned therein. Further by registered Indenture of Permanent Right of Way document dated 13/03/2019 the Promoter/Owner/Developer has purchased additional right of way of 6 sq. meters from CTS no. 906 on terms and condition mentioned therein.

P. The Promoter/Owner/Developer has the right to sell the various premises in the said wing in the Real Estate Project to be constructed by the

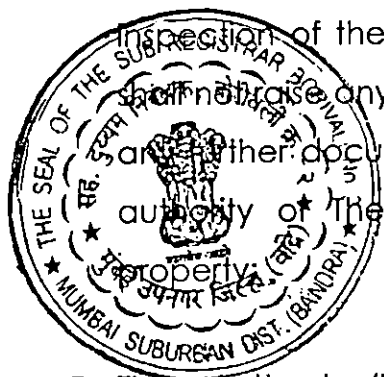


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Jyoti Kaul

Promoter, and to enter into this Agreement with the Allottee and also to receive the entire Sale Consideration (defined herein below) in respect thereof;

Q. The Allottee/s /Purchaser/s has/have prior to the execution of these presents demanded from The Promoter/Owner/Developer and The Promoter/Owner/Developer have prior to the execution of these presents given inspection to the Allottee/s /Purchaser/s of all the documents of title relating to the said Property, the IOD, C.C i.e. the plans, designs and specifications prepared by The Promoter/Owner/Developer Architects and of such other documents as are specified under the MOFA and the rules made there under and under the RERA and rules framed thereunder as may be applicable and MOFA Rules, 1964, (hereinafter referred to as "the said Act" and "the said Rules") thereunder. The Allottee/s /Purchaser/s has/have taken



inspection of the said documents to his/her /their/its satisfaction and shall not raise any demand or requisitions in the future and/or to call for any other documents, pertaining to title of the said Property and an authority of The Promoter/Owner/Developer, to develop the said Property.

R. The Allottee/s /Purchaser/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Apartment, made enquires thereon and is satisfied with respect to the same and the Allottee/s /Purchaser/s hereby undertake/s not to raise any objection and /or make any requisitions with respect to the title of the Promoter to develop the said Property.

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S.	The Allottee/s/Purchaser/s after perusing and verifying the facts and particulars on the website of the Regulatory Authority in respect of the	
Project	has/ have	approached The Promoter/Owner/Developer for

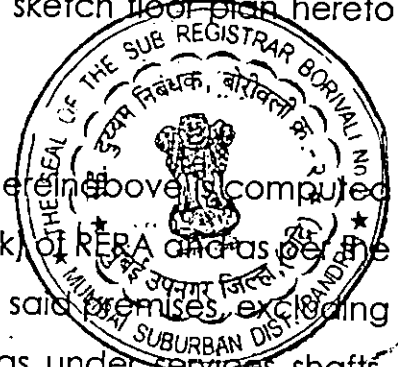
allotment of Apartment No. 502, on the 5<sup>th</sup> Floor in A wing, situated in the proposed building known as "Agarwal Florence" to be constructed on the said Project Land;

Jyoti Kaul

T. The Allottee/s/Purchaser/s hereby agrees to purchase from the Promoter/Owner/Developer and the Promoter/Owner/Developer hereby agrees to sell to the Allottee/s/Purchaser/s, the Apartment bearing Apartment No. 502 on the 5<sup>th</sup> Floor, admeasuring 58.36 Sq. Mtrs. Carpet area in A wing in the proposed Building to be constructed on the project land known as "Agarwal Florence" on the property more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Apartment/Premises") alongiwth covered/ stack/ mechanized parking spaces bearing No. B-143 on Ground/Stilt - Podium Floors (hereinafter referred as "the said Car Parking") for the lum sum consideration of Rs. 1,64,26,366/- (Rupees One Crore Sixty Four Lakhs Twenty Six Thousand Three Hundred Sixty Six only) (hereinafter referred to as "the sale consideration") at the price and on the terms and conditions hereinafter appearing and more particularly described in the **Second Schedule** and also alongwith the said carpet area of the Apartment as mentioned hereinabove the Promoter has provided 150 sq. mtrs. carpet area balcony space to the Allottee/s/Purchaser/s aggregating to 59.86 sq. mtrs carpet area and shown in red color hatched on the sketch floor plan hereto annexed and marked as **Annexure G**.

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U. It is clarified that the carpet area as defined here ~~above~~ is computed in accordance with the provisions of Section 2(k) of RERA and as per the RERA Rules (viz the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace are, but including the area covered by the internal partition walls, columns of the premises).



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V. It is specifically understood, accepted and consented by the Allottee/s/Purchaser/s that the Brochures, Advertising and Marketing material published by the Promoter from time to time in respect of the Real Estate Project is just and advertisement/marketing material and contains various features such as furniture layout in a tenement, vegetation and plantation shown around the building/Unit, color

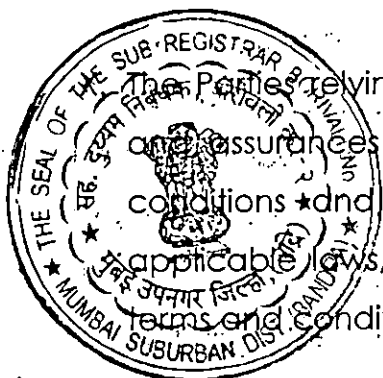
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scheme, vehicles, etc. to increase the aesthetic value only and is not factual. These features/amenities are not agreed to be developed or provided by the Promoter to the Allottee. The Brocher/Master plan/Building Plan is the tentative projection. There will be variations depending on the practical and technical problems or if so desired by the promoter and therefore the project shall not be the same as in the brochure/masterplan/building plan. The Promoter shall not be liable for such variations nor shall the Allottee question the same.

W. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties hereby agrees to sell and the Allottee/Purchaser hereby agrees to purchase the said Apartment and the covered/ stack/ mechanized parking spaces (if applicable)



The Parties relying on the confirmations, declarations, 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;

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

1. The Parties hereby agree and confirm that what is stated in the recitals hereinabove shall be deemed to form an integral part of this Agreement, as if the same are repeated herein verbatim.

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The Promoter/Owner/Developer shall construct the said building known as Agarwal Florence consisting of two wings. The said proposed building know as Agarwal Florence consist of pit/ground/stilt + 19<sup>th</sup> Upper Floors (Phase I) or more Upper Floors on the project land in accordance with the plans, designs and specification as approved by the concerned local authority from time to time. The Promoter/Owner/Developer hereby informs that the said number of upper floors may increase as the plans get

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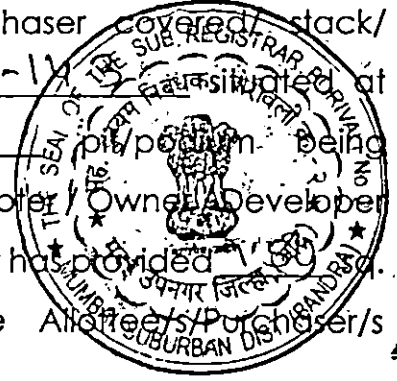
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*Jyoti Kaul*



sanctioned from time to time and the Allottee/Purchaser shall not object to the same.

3. The Allottee/Purchaser hereby agrees to purchase from the Promoter / Owner / Developer and the Promoter / Owner / Developer hereby agrees to sell to the Allottee/Purchaser said Apartment No 502 of carpet area admeasuring 58.36 sq. meters as per section 2(k) of RERA on 5<sup>th</sup> floor in the wing A in the said project land as shown in red color hatched in the Floor plan annexed hereto at Annexure G for the consideration of Rs. 1,64,26,366/- being the proportionate price of the common area and facilities appurtenant to the premises, the premises, the nature, extent and description of the common areas and facilities. The Allottee/Purchaser further hereby agrees to purchase from the Promoter / Owner / Developer and the Promoter / Owner / Developer hereby agrees to sell to the Allottee/Purchaser covered/ stack/ mechanized parking spaces bearing Nos B-14 at ground/stilt and /or pit/podium being constructed in the said Proposed wing. The Promoter / Owner / Developer alongwith the said carpet area of the Apartment has provided 59.86 sq. mtrs. carpet area balcony space to the Allottee/s/Purchaser/s aggregating to 59.86 sq. meters carpet area.



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4. The Allottee/s/Purchaser/s shall pay the aforesaid consideration price mentioned in clause 3 hereinabove to the Promoter / Owner / Developer in the following manner as under:-

a) By payment of Rs. 57,49,228/- (Rupees Fifty Seven Lakhs Forty Nine Thousand Two Hundred Twenty Eight Only) paid as earnest money.

b) By making the following part payments towards the balance of the purchase price, which part payments shall be made in the manner and by the installments specified below:

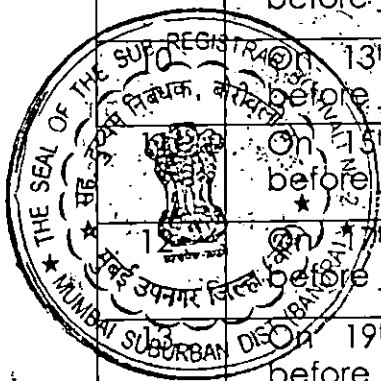
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Sr. No.	Particulars	Percentage (%)	Amount (INR)
1	On allotment of flat	9%	Received

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2	On signing of agreement or 1 month from date of Allotment whichever is earlier	26%	Received
3	Plinth	/	/
4	On 1 <sup>st</sup> Slab /On or before _____	/	/
5	On 3 <sup>rd</sup> slab/On or before _____	/	/
6	On 5 <sup>th</sup> Slab/On or before _____	/	/
7	On 7 <sup>th</sup> slab/On or before _____	/	/
8	On 9 <sup>th</sup> slab/On or before _____	/	/
9	On 11 <sup>th</sup> slab/On or before _____	/	/
10	On 13 <sup>th</sup> slab/On or before _____	/	/
11	On 15 <sup>th</sup> slab/On or before _____	/	/
12	On 17 <sup>th</sup> slab/On or before _____	30%	4927,910/-
13	On 19 <sup>th</sup> slab/On or before _____	/	/
14	Overhead Tank and Lift Room	/	/
15	Colour work	23%	37,78,064/-
16	Tiling	/	/
18	Lift	/	/
19	Possession	12%	19,71,164/-
	Total	100%	1,64,26,366/-

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4(b) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other taxes, indirect taxes such as stamp duty and registration charges which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said project and/or this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become

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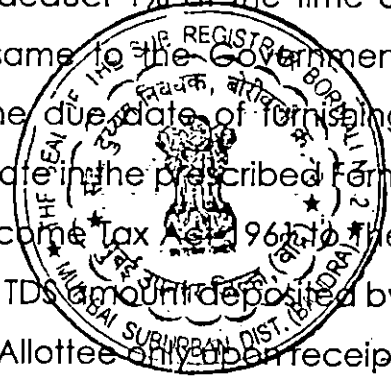
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applicable/payable in future) including service tax, GST and all other indirect and direct taxes, duties and impositions fines, interest & penalty on impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies(including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, 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(c) In accordance with the provisions of Income Tax Act the Allottee/s/ Purchaser/s is/are under obligation to deduct Tax Deducted at Source ("TDS") of 1% (being the present prevailing rate) of the consideration amount and the Allottee/s/Purchaser/s shall deduct 1% at the time of payment of each installment and pay the same to the Government Treasury and within Fifteen (15) days from the due date of furnishing challan obtain and furnish the required Certificate in the prescribed Form 16B or any other Form as prescribed by the Income Tax Act, 1961 to the Promoter/Owner/Developer. The Credit for the TDS amount deposited by the Allottee/s/ Purchaser/s will be given to the Allottee only upon receipt of the Original TDS Certificate and the amount mentioned therein matches with the amount appearing in the Income Tax Department. In the event the Allottee/s/Purchaser/s fails to deduct such amount and/or to pay such amount to the Government Treasury then the Allottee/s/ Purchaser/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by The Promoter/Owner/Developer by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing such payment to The Promoter/Owner/Developer such omission on the part of unit purchase shall be constructed as breach of this agreement.



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4(d) Without prejudice to the right of The Promoter/Owner/Developer rights, to take action for breach arising out of delay in payment of the installments on the due dates, the Allottee shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2% per annum with monthly interest or such interest applicable

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in accordance with the RERA rules prevailing at the relevant time, whichever is higher, on all the amounts which become due and payable by the Allottee to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall it be construed as condonation of delay by the promoter. The amount of interest may be informed to the Allottee from time to time or on completion of the said project/said premises, and the Allottee has agreed to pay the same as and when demanded before the possession of the said Apartment.



The consideration is escalation-free, save and except escalations/increases, due to increase on account of charges/fees/charges/premium/Municipal taxes by whatever name called 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 whether prospectively or retro-prospectively. The Promoter / Owner / Developer undertakes and agrees that while raising a demand on the Allottee/Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc. The Promoter / Owner / Developer shall enclose the said notification/ order /rule/regulation published/bills/ payment note/ any other documents issued/handed over in that behalf to that effect along with the demand letter being issued to the Allottee/Purchaser, which shall be payable in subsequent payments after the issue of such demand.

4(f) The Promoter / Owner / Developer informs to the Allottee/s/Purchaser/s that the above consideration mentioned in para 4(a) doesn't includes Land Under Construction (LUC) charges and Allottee/Purchaser herein undertakes to pay to the Promoter / Owner / Developer, on or before the date of offer of possession, the (LUC) charges for the period of start of

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construction till the date of offer of possession. The Allottee/Purchaser apart from total consideration amount the Allottee/Purchaser shall pay LUC charges as and when bills issued by Authority on proportionate basis. The Allottee/Purchaser agrees and confirms that if the amount of LUC charges increases over and above bill issued by the Authority then the

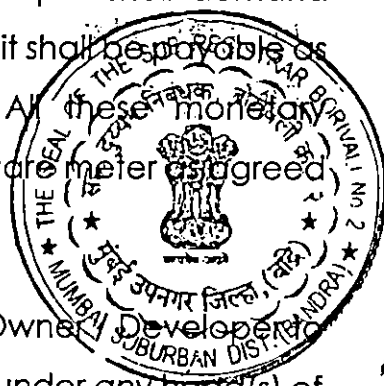
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same shall be paid before taking possession of the flat by the Allottee/Purchaser.

4(g) The Promoter / Owner / Developer shall confirm the final carpet area that has been allotted to the Allottee/Purchaser 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 / Owner / Developer. If there is any reduction in the carpet area allotted herein then Promoter / Owner / Developer shall refund the excess money paid by Allottee/Purchaser within forty-five days to the Allottee/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, the Promoter / Owner / Developer shall demand additional amount from the Allottee/Purchaser and it shall be payable 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 3 of this Agreement.



4(h) The Allottee/Purchaser authorizes the Promoter / Owner / Developer 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 / Owner / Developer may in its sole discretion deem fit and the Allottee/Purchaser undertakes not to object/demand/direct the Promoter / Owner / Developer to adjust his payment in any manner.

5(a) The Promoter / Owner / Developer hereby agrees to observe, perform and comply with all the terms, condition, 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/Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

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5(b) Time is essence for the Promoter / Owner / Developer as the Allottee/Purchaser. The Promoter / Owner / Developer shall abide by the time schedule for completing the project and handing over the premises to the Allottee/Purchaser and the common areas to the association of

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the Allottee/Purchasers after receiving the occupancy certificate & Building completion certificate. Similarly, the Allottee/Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Promoter / Owner / Developer as provided in clause 4 (a) herein above. ("Payment Plan").

5(c) The Allottee/Purchaser committing default in payment on due date of any amount due and payable by the Allottee/Purchaser to the Promoter / Owner / Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings then the Promoter / Owner / Developer shall at his own



may ask for interest as per clause 4(d) or can terminate this Agreement after giving notice of 15 days' in writing to the Allottee/Purchaser, by Registered Post AD or Speed Post at the address provide by the Allottee/Purchaser or mail at the e-mail address provided by the Allottee/Purchaser hereinunder, of his intention to terminate this Agreement and of the specify breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and the Allottee/Purchaser is irrevocable consent for the same. Upon receipt of refund by way of cheque by registered post /courier at the address given by you, whether the said cheque has/have been accepted /encashed by you or not, will be considered as acceptance of the refund made by us to you and the liability in terms of the said refund shall come to an end forthwith. If the Allottee/Purchaser fails to rectify the breach or breaches mentioned by the Promoter / Owner / Developer within the period of notice then at the end of such notice period, Promoter / Owner / Developer shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as

stipulated, the consequences hereinafter set out shall follow:

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The Allottee/s/Purchaser/s shall cease to have any right or interest in the said Apartment/Flat or any part thereof;

b) The Developers shall be entitled to sell the said Apartment/Flat at such price and on the terms and conditions to such other person or party as the Developer may in their absolute discretion deem fit;

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c) The Developers shall refund to the Allottee/s/Purchaser/s the amount till then paid by the Allottee/s/Purchaser/s to the Developers towards purchase price after deducting therefrom: 10% of the purchase price of the said Apartment/Flat (which will stand forfeited by the Developers as liquidated damages) and shall also be entitled to deduct additionally following amounts:-

i. Deduct GST and/or any other indirect taxes / amount due and payable by the Allottee/s/Purchaser/s and/or paid by the Developers in respect of the said Apartment/Flat;

ii. The taxes and outgoings, if any, due and payable by the Allottee/s/Purchaser/s in respect of the said Apartment/Flat up to the date of termination of this Agreement;

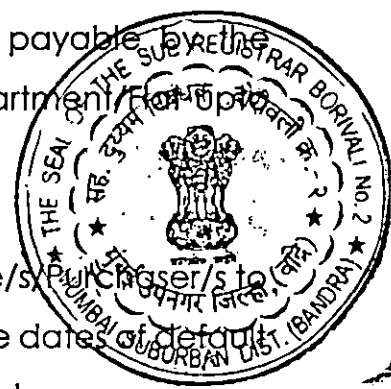
iii. The amount of interest payable by the Allottee/s/Purchaser/s to the Developers in terms of this Agreement from the date of default in payment till the date of termination as aforesaid;

iv. In the event of the said resale price of the said Apartment/Flat being less than the purchase price mentioned herein, the amount of such deficit.

v. Amount of Brokerage paid on this transaction by the Developer

vi. If the Allottee/s/Purchaser/s had opted for subvention scheme, the total amount PRE-EMI interest paid and/or payable by the Developer to the lending Bank/Financial Institution.

vii. If the Allottee/s/Purchaser/s has availed loans (including subvention scheme), then all amounts disbursed by the lending Bank/Financial Institution to the Developer, which shall be refunded by the Developer to such lending Bank/Financial Institution or as deem fit to the developer.



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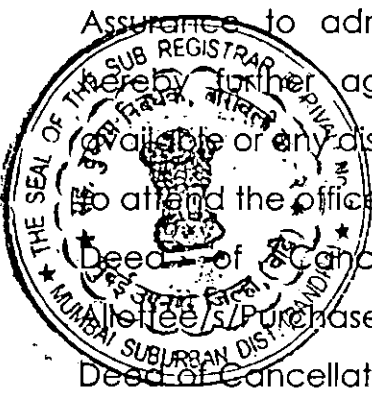
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viii. It is further clarified that any profit arising from sale of the said Premises to the new Purchaser shall be of the Builder and Allottee/s/Purchaser/s shall have no claim against the same.

d) The amount of earnest money received from the Allottee/s/Purchaser/s after deducting the amounts as set out in c (i) to (vii) above is hereinafter referred to as "**Refund Amount**".

e) The Allottee/s/Purchaser/s shall within 15 days from the date of receipt of confirmation of termination/cancellation request from the Developer shall execute Deed of Cancellation of Agreement of Sale and register the same by attending to the office of Sub registrar of Assurance to admit execution thereof. The Allottee/s/Purchaser/s hereby further agrees that incase Allottee/s/Purchaser/s will not be available or any dispute arises or any other reason he/she/them unable to attend the office of Sub registrar of Assurance to admit execution of Deed of Cancellation within stipulate time period then Allottee/s/Purchaser/s hereby authorize Developer to execute the said Deed of Cancellation unilaterally and he/she/them shall not raise any objection for the same.



5(d) If the Allottee/s/Purchaser/s does any act, deed or thing or cause to be done by any party known to him/her/them or behave inappropriately or correspond or communicate in any manner (print, social media) affect or prejudice or defame the Building/Project/Larger Property or the Developer or it's representatives. In the event Developer shall without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement.

5(e) In the event of the construction of the wing or floor of the building in which the flat is located has been stopped for a period of more than one year due to applicable law, the Developer shall have the option to

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terminate his Agreement.

6.(b) The Promoter / Owner / Developer shall give possession of the Apartment to the Allottee/Purchaser on or before **DEC-2025** (hereinafter known as "**Possession Date**").

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6(ii) The possession of the captioned Flat/Shop will be given on or about subject to your having paid the entire amount and other incidental charges. Promoter / Owner / Developer shall be entitled to reasonable extension of time for offering possession of the said Apartment/ Shop to you, if the completion of the said Building is delayed on account of;

(i) War, Civil Commotion or act of God affecting the regular development of the Real Estate Project;

(ii) Any force majeure events;

(iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or quasi-judicial body or authority;

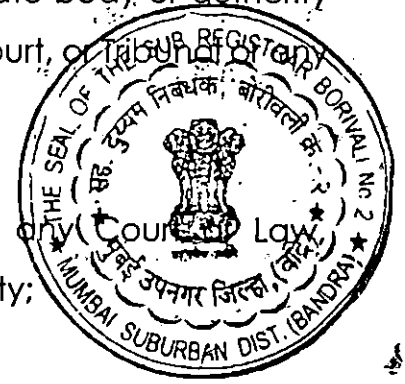
(iv) Any stay order / injunction order issued by any competent authority, M.C.G.M, statutory authority;

(v) Any other circumstances that may be deemed reasonable by the Authority.

(vi) Any delay in procurement/grant of any permission, certificate, Occupation Certificate consent and/or sanction from the concerned authority;

(vii) Any delay due to Pandemic/Epidemic situation or due to any guidelines issued by the state or central government the same shall be considered and delay if so shall be considered without any cost and charges and interest and penalty.

6(iii) If the Promoter / Owner / Developer fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/Purchaser as per clause 6(i) expects for reason mentioned in clause 6(ii), then the Promoter / Owner / Developer agrees to pay to the Allottee/Purchaser, who does not intend to withdraw from the project, interest as at rate as mentioned in clause 4(d) hereinabove, on



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all the amounts paid by the Allottee/Purchaser, for every month of delay, till the handing over of the possession.

7.a) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lift with particular brand, or price range (if underhanded) to be provide by the Promoter / Owner / Developer in the said building and the Apartment as are set out in **Annexure G** annexed hereto. The Developer has obtained various NOC's for internal and external development from various authorities.

b) It is made clear by the Promoter / Owner / Developer that the quality, color, shape, make and design of the materials used for providing amenities in the apartment/wing/ Flat/Unit may be differ from wing to wing and/or building to building in the said building and it is not binding on the Promoter / Owner / Developer to use the same quality, color, shape, make and design of the materials in the entire project.



c) The Allottee/Purchaser agrees and acknowledges that the sample flat constructed by the Promoter / Owner / Developer and all furniture, items, electronic goods, amenities etc provided thereon are only for the purpose of show casing the Apartment/Flat/Unit and the Developer is not liable/required to provide any furniture, items, electronic goods, amenities, etc as displayed in the said sample Flat/Unit, Brochures, Marketing material/website etc., other than as expressly agreed by the Promoter / Owner / Developer under this Agreement.

d) The Allottee/Purchaser agrees and accept that all the terms and condition mentioned in the IOD which is annexed to the

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agreement shall binding on the Allottee/Purchaser and the Allottee/Purchaser shall abide by the said terms and condition mentioned in the IOD.

8(i) The Promoter / Owner / Developer, upon obtaining the occupancy certificate from the competent authority and receipt of full payment by the Allottee / Purchaser as per the agreement, the Promoter / Owner /

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Developer shall offer in writing the possession of the Apartment to the Allottee / Purchaser in terms of this Agreement to be taken within three months from the date of issue of such notice and the Promoter / Owner / Developer shall give possession of the Apartment to the Allottee / Purchaser after giving written permission. The Allottee / Purchaser agree(s) to pay the maintenance charges as determined by the Promoter / Owner / Developer or association of Allottee / Purchasers, as the case may be.

8(ii) The Allottee / Purchaser shall take possession of the Apartment within 15 days of the written notice from the Promoter / Owner / Developer to the Allottee / Purchaser intimating that the said Apartment are ready for use and occupancy:

8(iii) The Allottee hereby agrees to pay his proportionate share in the maintenance charges for gardens, lobbies, stair case, elevators, fire escapes, main entrance and exists of the building, common parking areas, fitness center, installation of central services such as power light air conditioning, society office and all other common amenities and facilities in the project. It is clarified that the Allottee and upon registration of Organisation of Unit Purchasers applicable maintenance charges shall be borne and paid by the Allottee/s and Organisation of the Unit Purchasers as an when required for the upkeepment of the services



8(iv) Failure of Allottee / Purchaser to take Possession of Apartment/upon receiving a written intimation from Promoter / Owner / Developer as per clause 8(i) & (ii), such Allottee / Purchaser shall continue to be liable to pay maintenance charges as applicable.

8(v) If within a period of five years from the date of handing over the Apartment to the Allottee / Purchaser. The Allottee / Purchaser brings to the notice of the Promoter / Owner / Developer any structural defect in the Apartment or the building in which the Apartment are situated, wherever possible such defects shall be rectified by the Promoter / Owner / Developer at his own cost and in case it is not possible to rectify such defects, then the Allottee / Purchaser shall be

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entitled to receive from the Promoter / Owner / Developer, compensation for defect which shall be paid as per project architect estimation of cost to rectify such defect. If the Allottee / Purchaser makes any addition or alteration without approval from the Promoter / Owner / Developer or which is against the provisions of law then in that case the Promoter / Owner / Developer shall not liable for any defect liability even after or prior to the period mentioned herein.

8(vi) In the event of the Co-operative Society being formed and registered before the sale and disposal by the Developers, of all the Apartments respective built-up areas in the said Building and any other buildings/structures (if any) constructed/to be constructed upon the said land, the power and authority of the Co-operative Society so formed or of the purchasers of the other Apartments in the said Building and any other buildings/structures (if any) constructed/to be constructed upon the said land shall be subject to the overall authority and control of the Developers in respect of matters concerning the said Building and any other buildings/structures (if any) constructed/to be constructed upon the said land, the construction and completion thereof and all amenities pertaining to the same, and in particular the Developer, shall have the absolute authority and control as regards their respective unsold Apartments or other Premises and the disposal thereof. The Developers shall be liable to pay only the Municipal taxes at actual in respect of the unsold Apartments then held by them respectively. In case the Deed of Lease is executed in favour of the Co-operative Housing Society or any other Organization before the disposal by the Developers of its unsold Apartments and allotment of Apartments, the Developers shall join in as the developer/members of the Co-operative Society in respect of their respective unsold Apartment, and as and when such Apartment are sold



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the persons of the	choice at the discretion of the Developers the entire	
realizations shall belong to the Developers alone in respect of these		
unsold Apartment. The Co-operative Society or any other Organizations		
shall admit as its members, all such purchasers of such Apartment, without		
charging any premium/transfer fees, maintenance charges or any other		
amounts by what so ever name called;		

amounts by what so ever name called;

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8(vii) The Promoter/Owner/Developer shall have first lien and charge on the said Apartment agreed to be acquired by the Allottee/s/Purchaser/s in respect of all the amounts due and payable by the Allottee/s/Purchaser/s under the terms and conditions of this Agreement.

9. Subject to the provisions of this Agreement, the Promoter/Owner/Developer shall be entitled to sell, assign, transfer or otherwise deal with their rights and interest in the said property or in building/s to be constructed thereon. Provided that in such event, the Allottee/s/Purchaser/s herein and/or Assign/s The Promoter/Owner/Developer, shall continue to be bound in all respects by the terms and conditions set out in this Agreement.



10. 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 Allottee/s/Purchaser/s of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

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

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

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13. All documents necessary for the formation and registration of the said Organization shall be prepared by Advocates & Solicitors of the Promoter/Owner/Developer. All costs, charges and expenses, including stamp duty and registration charges, in connection with the

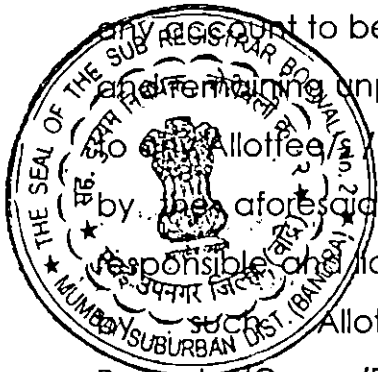
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preparation, stamping and execution of such documents shall be borne and paid in proportion by all the Allottee/s / Purchasers of the said Building.

14. The Co-operative Society / Condominium / Limited Company / Organisation that may be formed of the Allottee/s / Purchasers / holders of Apartments and other premises in the said Building, shall not issue Share Certificate to any Allottee/s / Purchaser / member without obtaining the No Objection Certificate from the Promoter/Owner/Developer certifying that the Promoter/Owner/Developer have no outstanding / dues pending on any account to be received from the Allottee/s / purchaser / member and remaining unpaid. If the said Organization issues Share Certificate to any Allottee/s / purchaser / member without adhering to or abiding by the aforesaid condition, the said Organization shall itself be responsible and liable to pay such amounts due and payable, if any, to such Allottee/s / purchaser / member to the Promoter/Owner/Developer.



15(i) The Allottee / Purchaser along with other Allottee / Purchaser(s) of Apartment 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 / Owner / Developer may decide and for this purpose also from time to time sign and execute the application for registration /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 / Owner / Developer within seven days of the same being forwarded by the Promoter / Owner / Developer to the Allottee / Purchaser, so as to enable the Promoter / Owner / Developer

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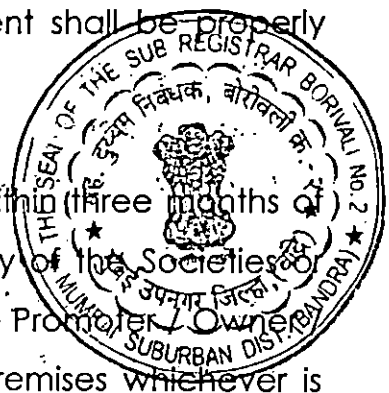
to register the common organization of Allottee / Purchaser. No objection shall be taken by the Allottee / Purchaser if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other Competent Authority. In the event society is registered

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before sale and disposal of all the premises in the proposed building, the unsold premises/flats shall not in any manner affect the rights of the Promoter / Owner / Developer to sell/dispose off/transfer the unsold premises in the proposed building. The members of the unsold premises shall be included as the member of the society after payment of requisite share money and entrance fee to the society by the member of the unsold premises holder. It is agreed by the Promoter / Owner / Developer that upon formation of the society they shall handover all the necessary documents to the society/societies formed in the said project land and accordingly the said document shall be properly maintained by the society/ societies so formed.



15(ii) The Promoter / Owner / Developer shall, within (three months of) registration of the Society/Federation /apex body of the Societies or Limited Company or within three months from the Promoter / Owner / Developer selling /disposing off all the unsold premises whichever is later, as aforesaid, cause to transferred to the Society/Federation/Apex body all the right, title and the interest of the Original owners in the project land on which the building multiple wings or buildings are constructed.

16.i) The Allottee/s/Purchaser/s undertakes to pay a sum of Rs. 38,640/- as an advance for 12 months towards maintenance charges from the month Builders start giving possession of flats in the said Project irrespective of the Allottee/s/Purchaser/s taking possession then or later. If there is any increase in the taxes or any charges levied by the government or any authority then the same shall be paid by the Allottee/s/Purchaser/s over and above the advance maintenance. Such charges are additional and over and above the total cost of the said flat as mentioned above. Also, the Allottee/s/Purchaser/s shall be liable to pay GST on such maintenance charges.

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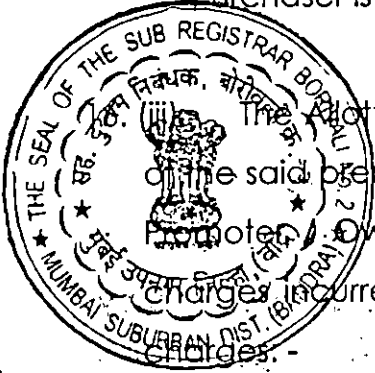
16.ii) The Allottee / Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter / Owner / Developer, the Promoter / Owner / Developer, the following amount: -

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(a) Rs. 700/- for share money for the Society or Limited Company/ Federation/Apex body.

(b) Rs. 23,184/- For Municipal taxes for 12 months @ Rs. \_\_\_ per sq. ft. Carpet Area. Out of the said amount the Promoter / Owner / Developer shall utilize the amount till handover of the society and if there is any balance of amount left or if Promoter / Owner / Developer demands the extra amount duly spend then Allottee / Purchaser is liable for the payment.



The Allottee / Purchaser shall on or before delivery of possession of the said premises will pay to the Promoter / Owner / Developer, the Promoter / Owner / Developer, which will be adjusted against the charges incurred for the Allottee / Purchaser share following are the charges. -

- (a) Rs. 25,000/- for Electric Meter Charges
- (b) Rs. 25,000/- for Water Meter Charges
- (c) Rs. 3,50,000/- for Fitness Center & Swimming Pool Charges
- (d) Rs. 1,28,800/- for Development Charges @ Rs. 200 per sq. ft. Carpet Area.

Also, the Allottee/s/Purchaser/s shall be liable to pay GST on such above charges.

17. The Allottee / Purchaser shall pay to the Promoter / Owner / Developer a sum of Rs. 25,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney/ Advocates of the Promoter / Owner / Developer 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. The Allottee/

बरल -Purchaser hereby agrees that he shall make the additional payment	
over any above the amount mentioned herein as an when demanded	By the Promoter / Owner / Developer. Also, the Allottee/s/Purchaser/s
2023	shall be liable to pay GST on such above charges

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18. At the time of registration of conveyance or Lease of the structure of the building or wing of the building constructed on the project land after deduction of the area handed over to any authority in compliance of the terms and condition of the development of the plot, the Allottee / Purchaser shall pay to the Promoter / Owner / Developer, the Allottee / Purchasers' 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 after deduction of the area handed over to any authority in compliance of the terms and condition of the development of the plot, the Allottee / Purchaser shall pay to the Promoter / Owner / Developer, the Allottee / Purchasers' 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.



19(i) The Promoter / Owner / Developer 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 rights 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;

19(ii) The Promoter / Owner / Developer 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;

19(iii) There are no encumbrances upon the project land or the Project except those disclosed in the title report as on date of title report. Further the Promoter / Owner / Developer shall intent to avail construction finance if so required and the same shall be informed to the authority accordingly;

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19(iv) The Promoter / Owner / Developer have not dealt with or created encumbrances of any nature whatsoever into or upon the said Premises and that the said premises/apartment is free from all encumbrances, claims and demands.

19(v) The Promoter / Owner / Developer informs that they are not holding any contiguous piece of land with the land under the Development.



19(vi) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

19(vii) The Promoter / Owner / Developer hereby declares that the plot area is 4151.30 sq. meters of CTS No. 905, 905/1 to 15 of village Pahadi Goregaon west and as per the provisions of the DCPR 2034 the developer shall utilize Floor Space Index of plot area of 4151.30 sq. meters \* 3.375 FSI which aggregates to 14,010.64 square meters 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 / Owner / Developer have disclosed the Floor Space Index of 14,010.64 square meters as proposed to be utilized by him on the project land in the said Project and Allottee / Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of apartment to be carried out by the Promoter / Owner / Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter / Owner / Developer only. The Promoter / Owner / Developer declares that all the proposed FSI and

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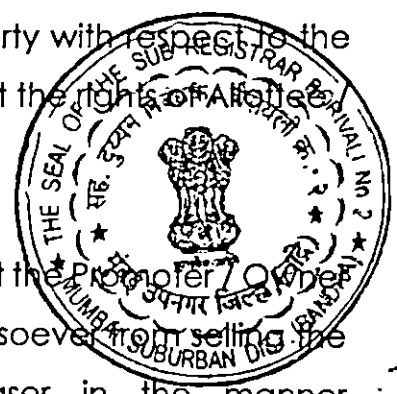
19(viii) All approvals, licenses and permits issued by the MCGM or any other competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits

*[Signature]* Jyoti Kaul

to be issued by the MCGM or any other 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 / Owner / Developer has been and shall, at all time, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

19(ix) The Promoter / Owner / Developer 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 / Purchaser created herein, may prejudicially be affected;

19(x) The Promoter / Owner / Developer 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 said Apartment/ which will, in any manner, affect the rights of Allottee / Purchaser under this Agreement;



19(xi) The Promoter / Owner / Developer confirms that the Promoter / Owner / Developer is not restricted in any manner whatsoever in selling the said Apartment/ to the Allottee / Purchaser in the manner contemplated in this Agreement;

19(xii) So long as the area of the said Apartment/Flat (agreed to be acquired by the Allottee / Purchasers from the Builder) is not altered and the amenities set out hereto are not altered, the Builder shall be at liberty (and is hereby permitted) to make variations in the layout elevation of the property and/or vary the location of the access of the said building/s, as the exigencies of the situation and the circumstances of the case may require. The Allottee / Purchasers expressly hereby consents to all such variations.

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19(xiii) At the time of execution of the conveyance deed of the structure or building or project land to the association of Allottee / Purchasers the Promoter / Owner / Developer after completion of the development of the said proposed building or project land shall handover lawful,

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vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee / Purchasers;

19(xiv) The Promoter / Owner / Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the registration of the Society or Association or Limited Company;



19(xv) No notice from the Government or any other local body or authority or 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 / Owner / Developer in respect of the project land and/or the Project except those disclosed in the title report.

20. The Allottee / Purchasers/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter / Owner / Developer as follows:-

i) To maintain the Apartment at the Allottee / Purchaser'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, regulation 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.

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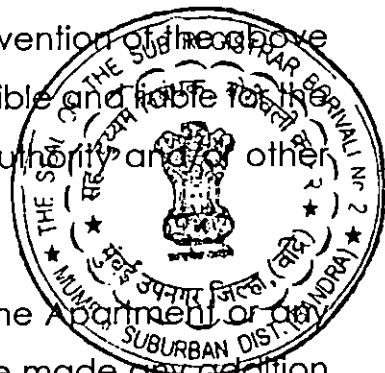
Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take 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

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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 is situated or the Apartment on account of negligence or default of the Allottee / Purchaser in this behalf, the Allottee / Purchaser 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 / Owner / Developer to the Allottee / Purchaser 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 / Purchaser committing any act in contravention of the above provision, the Allottee / Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and 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 tenable 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 prior written permission of the Promoter / Owner / Developer and/or the Society or the Limited Company. In case the Allottee / Purchaser doesn't follow the rule then the Allottee / Purchaser shall alone be liable for any cost and expenses for repairing the same and Promoter / Owner / Developer shall not be liable for any defect liability.

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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

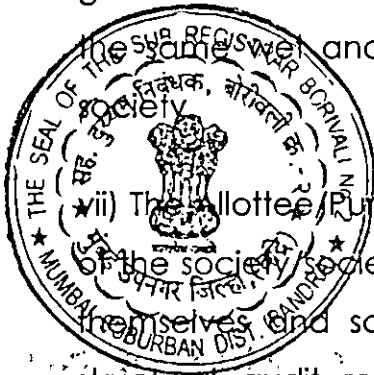
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which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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. The Allottee / Purchaser shall separate dry and wet garbage generated from household and after formation of the society building the same and dry garbage system shall be maintained in the



vii) The Allottee/Purchaser agrees and undertakes that after formation of the society/societies on the said project land Allottee/Purchaser by themselves and society/societies so formed shall periodically have structural audit reports and also maintain and check fire safety equipment's from time to time.


viii) The Allottee / Purchaser shall cooperate with the members of the society for the parking space in the mechanical and the stacked parking and the Promoter / Owner / Developer shall not be liable for any issue regarding parking space once the society is formed. The promoter hereby agrees and confirm that he/she shall not held M.C.G.M / Promoter / Owner / Developer liable or make complaint to M.C.G.M. for failure of mechanical parking system/car lift in future and nor for inadequate maneuvering space of car parking

ix) Pay to the Promoter / Owner / Developer within fifteen days of demand by the Promoter / Owner / Developer, 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.

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x) To bear and pay increase in local taxes, water charges, insurance and such other levels, 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 / Purchaser

for any purposes other than for the purpose for which it is sold.

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xi) The Allottee / Purchaser hereby agrees that they have been informed by the Promoter/Owner/Developer about the 5% amenity space out of the total project area as per Regulation 14(A) of DCPR 2034 & as per regulation 15 of DCPR 2034 in the proposed building shall be handedover to MCGM and same shall be binding on the Allottee/Purchaser and society/societies so formed.

xii) The Allottee / Purchaser 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 / Purchaser to the Promoter / Owner / Developer under this Agreement are fully paid up.

xiii) The Allottee / Purchaser 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 Apartment 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 / Purchaser shall also observe and perform all stipulations and conditions laid down by the Society or the Limited Company or Apex Body or 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.

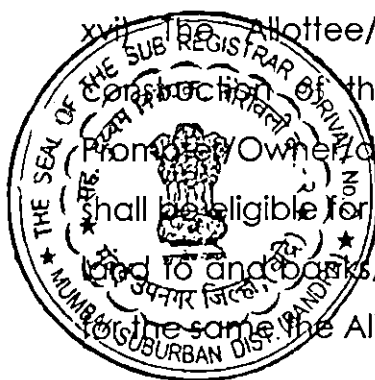
xiv) Till the conveyance of the project land after deduction of the area handed over to any authority in compliance of the terms and condition of the development of the plot on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the shall permit the Promoter / Owner / Developer 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.



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xv) It is agreed that after completion of construction on the project land or of the building/s on the said project land the Promoter / Owner / Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee / Purchasers;



xvii) The Allottee/s/Purchaser/s agrees and undertakes that for the construction of the said project land and proposed building the Promoter/Owner/developer intent to take construction finance and shall be eligible for mortgaging the said proposed building and project land to and banks, private institution, NBFC or any private lender and the same the Allottee/s/Purchaser/s shall have no objection.

xvi) The Allottee/s/Purchaser/s shall sign and execute all documents, forms, applications, writings, affidavits, etc. as may be required by the Developers for effectually carrying out intention of the parties including to enable the Developers to complete the project as contemplated under these presents.

xvii) The Allottee/s/Purchaser/s, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition / sale / transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other

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Applicable Law. The Allottee/s/Purchaser/s understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for under the FEMA as amended from time to time. The Developer accepts no responsibility / liability in this regard. The Allottee/s/Purchaser/s shall keep the Developer fully indemnified and

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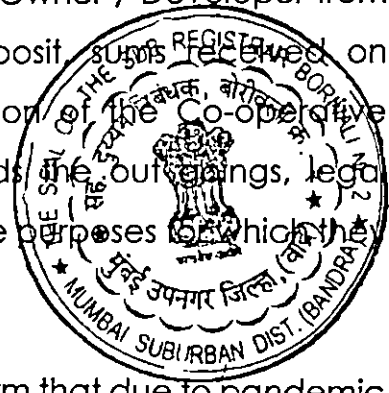
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harmless in this regard. Whenever there is any change in the residential status of the Allottee/s/Purchaser/s subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s/Purchaser/s to intimate the same in writing to the Developer immediately and comply with necessary formalities if any under the applicable laws. The Developer shall not be responsible towards any third party making payment / remittances on behalf of any Allottee/s/Purchaser/s and such third party shall not have any right in the application / allotment of the said Unit applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the Allottee/s/Purchaser/s only

21. The Promoter / Owner / Developer shall maintain a separate account in respect of sums received by the Promoter / Owner / Developer from the Allottee / Purchaser as advance or deposit on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



22. The Promoter / Owner / Developer hereby inform that due to pandemic situation government of Maharashtra Ministry of Urban Development vide its resolution dated 14/01/2021 has granted 50% rebate on the concession on the premiums levied as per Development Control and Promotion regulations with a condition that the Promoter / Owner / Developer shall pay the stamp duty of the flat purchasers. The Promoter / Owner / Developer have taken such rebate on the premium of the said scheme by utilizing of the FSI generated for grant of IOD/CC dated 16/08/2021. The Promoter / Owner / Developer hereby informs that if the Promoter / Owner / Developer takes the benefit of the said resolution dated 14/01/2021 or any further circular or resolution at the time of further approval for the balance potential of the plot the same shall be informed to the respective purchaser who shall be benefited by the said benefits if any.

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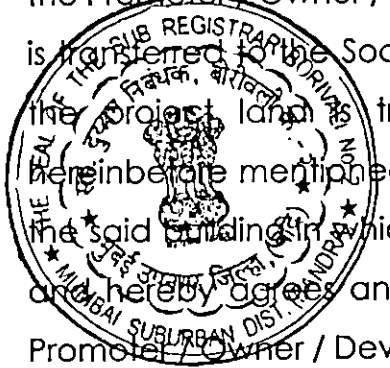
23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said

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Apartment or of the said Plot and building or any part thereof. The Allottee / Purchaser shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all the open spaces, parking spaces, lobbies, staircase, terraces recreation spaces, benefits of future FSI claimed in clause 19(v) will remain the property of the Promoter / Owner / Developer 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. The Allottee / Purchaser has knowledge that the said building in which flat is constructed has deficient open space and hereby agrees and confirms that they shall not hold M.C.G.M / Promoter / Owner / Developer liable for the same in future and nor they will object for neighborhood development with deficient open space in future.



24. After the Promoter / Owner / Developer executes this Agreement Promoter / Owner / Developer shall not mortgage or create a charge on the Apartment/Flat 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 / Purchaser who has taken or agreed to take such Apartment/.

25. Forwarding this Agreement to the Allottee / Purchaser by the Promoter / Owner / Developer does not create a binding obligation on the part of the Promoter / Owner / Developer or the Allottee / Purchaser until, firstly, the Allottee / Purchaser 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 / Purchaser and secondly, appears for registration of the same before the receipt by the Allottee / Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter / Owner / Developer. If the Allottee / Purchaser(s) fails to execute and deliver to the Promoter / Owner / Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee / Purchaser and/or appear before the Sub-Registrar for its registration as

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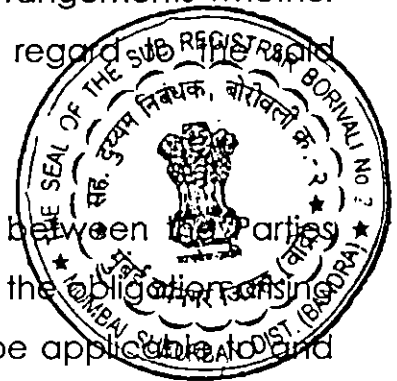
and when intimated by the Promoter / Owner / Developer, then the Promoter / Owner / Developer shall serve a notice to the Allottee / Purchaser for rectifying the default, which if not rectified with 15 (fifteen) days from the date of its receipt by the Allottee / Purchaser, application of the Allottee / Purchaser shall be treated as cancelled and all sums deposited by the Allottee / Purchaser in connection therewith including the booking amount shall be returned to the Allottee / Purchaser without any interest or compensation whatsoever.

26. 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 agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Apartment//building, as the case may be.

27. 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 and enforceable against any subsequent Allottee / Purchasers of the (Apartment/), in case of a transfer, as the said obligations go along with the (Apartment/) for all intents and purposes.

28. 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 Regulations 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.

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



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30. 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.



The execution of this Agreement shall be complete only upon its execution by the Promoter / Owner / Developer through its authorized signatory on the Promoter / Owner / Developer's Office, or at some other place, which may be mutually agreed between the Promoter / Owner / Developer and the Allottee / Purchaser, in Mumbai after the Agreement is duly executed by the Allottee / Purchaser and the Promoter / Owner / Developer 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 Mumbai.

32. The Allottee / Purchaser and/or Promoter / Owner / Developer shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit

will attend such office and admit execution thereof at the cost and consequence of society or Allottee/s/Purchaser/s etc.		
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33. That all notices to be served on the Allottee / Purchaser and the Promoter / Owner / Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee / Purchaser or the Promoter / Owner / Developer by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

A-9 Govind Nagar, Agashi Road,  
Opp Mhada Ground, Virar - West,  
Palghar, Maharashtra - 401305  
 Mob No: 9730899260  
 Email ID: kaul-rahul@yahoo.co.in

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**PARAM ANAND BUILDERS LLP**

having address at

Survey No 54 Hissa No 1 (pt)

corresponding CTS Nos. 905, 905/1 to 15

Village Pahadi, Goregaon (West)

Email ID: sales@agarwalgroup.net.in

It shall be the duty of the Allottee / Purchaser and the Promoter / Owner / Developer 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 / Owner / Developer or the Allottee / Purchaser, as the case may be.

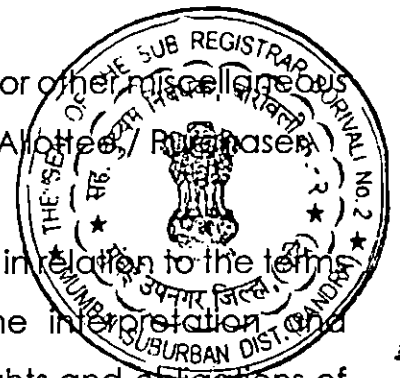
34. The charges towards stamp duty and registration or other miscellaneous expenses of this Agreement shall be borne by the Allottee / Purchaser.

35. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through Arbitration as per the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The venue of Arbitration shall be Mumbai.

36. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

37. 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 Mumbai courts 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 Mumbai in the presence of attesting witness, signing as such on the day first above written.



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**First Schedule Above Referred to**

All the piece and parcel of the property bearing Survey No 54 Hissa No 1 (pt) corresponding CTS Nos. 905, 905/1 to 15 admeasuring 4151.30 sq. mtrs. Village Pahadi, Goregaon (West)

**Second Schedule above referred to**

Apartment bearing no. A-502 on 5<sup>th</sup> Floor, admeasuring 58.36 sq. mtrs. Carpet area alongwith B-143 covered/ stack/ mechanized parking spaces alongwith the said carpet area of the Apartment has provided 1.50 sq. mtrs. carpet area balcony space to the Allottee/s/Purchaser/s aggregating to 59.86 sq. meters carpet area in the building to be constructed on Survey No 54 Hissa No 1 (pt) corresponding CTS Nos. 905, 905/1 to 15 Village Pahadi, Goregaon (West).



Jyotikaul



**LIST OF AMENITIES**

- Synthetic Resin with Acrylic paint.
- Creative Entrance Lobby
- Aluminum Powder Coated Sliding Windows with Marble Frame Glasses.
- Vitrified flooring in entire flat.
- बरल Colour Glazed Tiles in Toilet
- Concealed electrical fittings with copper wiring along with Switches.
- वेस्ट Single speed Elevators.
- २० २३ O.B.D. paint in entire flat.
- Good I.S.I. quality C.P. fittings.
- Dual push flush valves for commode.
- Service platform with Granite stone, top and S.S. Sink.

Main doors with brass fitting and single level locks.


  
 Jyotikaul

**Common areas and facilities:**

- (a) Entrance lobby of the respective building/s or wing/s in which the unit is located.
- (b) Compound of the building/s or wing/s i.e. the open areas appurtenant to the built-up area of the building/s; but excluding the car parking, Puzzle, Mechanize spaces.
- (c) Staircase/s, lifts and lift well/s of the building/s or wing/s including main landing, for the purpose of ingress and egress.
- (d) Terrace, if any, above the top floor of the building for being used as an open terrace by the Allottee/s/Purchaser/s but not for putting up any construction or for any objectionable user.
- (e) Common Passage.
- (f) Over head and suction water storage tanks.
- (g) Electric Meter Cabin.
- (h) Access to the building.
- (i) Lift for ingress and egress for the Unit purchasers, their family members, guests, visitors and servants and for the staff employed or contracted by the Builder and the transferees or assignees of any rights to or in respect of parapet walls.
- (j) Any other common area which is expressly intended to devolve upon the purchasers of units by virtue of this and similar Agreements and which is not expressly reserved or retained by the Builder unto itself or sold to the purchaser of a particular unit/s.



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**Limited common areas and facilities:**

- (i) Landing area in front of the staircase on the floor on which the particular flat/shop/office is located, as a means of access.
- (ii) The landing is limited for the use of the buyers of the flat/shop/office located on that particular floor and for visitors thereof, but is subject to means of access for reaching the other floors, available to all purchasers of units on other floors and visitors to such units.

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*[Handwritten signature: Jyoti Kaul]*

- (iii) The terrace/s space/s in front of or adjacent to any flat or shop/office in the said building/s, if any, shall belong exclusively to the respective purchaser of such unit and such terrace space/s are intended for the exclusive use of the respective purchasers.
- (iv) Parking Space is meant only for the particular purchaser who have purchased the same as per RERA provisions and to whom it is allotted.
- (v) Top terrace except for visiting overhead and storage Tanks and installing.

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*Jyoti Kaul*



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SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter / Owner / Developer:

PARAM ANAND BUILDERS LLP

through its Partners

(1) Shri. Amrishchandra Agarwal

*Handwritten signature of Amrishchandra Agarwal*



in the presence of..... )

(1) Sahil )

(2)..... )

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee / Purchaser: (including joint buyers)

Shri/Smt./Kum./Messers )

(1) Rahul Sunil Kaul )

*Handwritten initials RK*



(2) Jyoti Sunil Kaul )



(3)..... )



RECEIVED of and from the within named )  
Purchaser/s the sum of Rs. 57,49,228/- )  
(Rupees Fifty Seven Lakhs Forty )  
Nine Thousand Two Hundred Twenty Eight )

*Handwritten signature of Jyoti Kaul*

As and by way of earnest money to be )  
Paid by him/her/them to us by cash/ )  
Cheque No \_\_\_\_\_ dated \_\_\_\_\_ )  
Drawn on \_\_\_\_\_ )  
As within mentioned ..... )



Rs. 57,49,228/-

WE SAY RECEIVED

For PARAM ANAND BUILDERS LLP,

*Handwritten signature of Partner*

PARTNER

WITNESSES

- 1. *Signature of witness 1*
- 2. *Signature of witness 2*

PAN of the Builder is :

PAN of the Purchaser is :

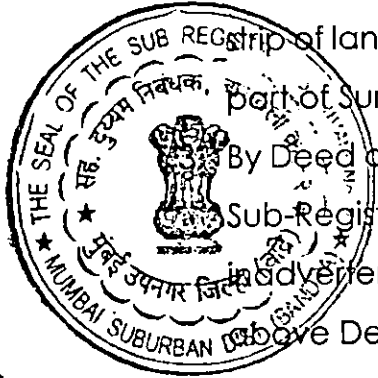


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## ANNEXURE A

### List of Documents

1. The Agreement for Sale dated 7th June, 1982, 1) Hatimbhai Kayumbhai 2) Taherbhai Alibhai 3) Asgarbhai Alimbhai 4) Nooruddin Alibhai 5) Tayebi Alibhai has agreed to sell, convey and transfer the said land to the M/s. Param Anand Builder Pvt. Ltd. on the terms and conditions contained therein. The said 3 structures were occupied by 3 tenants and upon execution Agreement of Sale the said 3 structures alongwith the tenant were surrendered to the Purchaser. The Agreement for Sale dated 7th June, 1982 is not registered.
2. Deed of Conveyance dated 24th October 2013 registered with the Sub-Registrar of Assurances Bombay under No. BRL-7/8755/2013, 1) Hatimbhai Kayumbhai 2) Taherbhai Alibhai 3) Asgarbhai Alimbhai 4) Nooruddin Alibhai 5) Tayebi Alibhai executed through its constituted attorney holder Ketan Rajendra Jhaveri, Vendors therein conveyed all that pieces or parcels of plot of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos. 905, 905/1 to 15 admeasuring approx. 5000 sq.yds. equivalent to 4180 sq. mts. or thereabouts situate at S.V. Road, Goregaon (West) more particularly described in the Schedule thereunder written ('the said land') along with right of way upon the part of Survey No.54 Hissa No.1.  
By Deed of Rectification dated 16th December 2013 registered with the Sub-Registrar of Assurances Bombay under No. BRL-7/9882/2013 an inadvertent mistake was corrected in the name of Vendor No.3 in the above Deed of Conveyance and also in the Index II.
4. We also note that by an Indenture of Permanent Right of Way dated 13/03/2019 registered with the Sub-Registrar of Assurances Bombay under No. BRL-1/3579/2019, M/s. Param Anand Builders Private Limited purchased 6 meters right of way apart from the 10 feet (aggregating to 9.05 sq. meters) common right of way which they already have land bearing CTS No.906, from M/s. Rishabraj Estate Developers Pvt. Ltd. for the consideration and terms and condition mentioned therein.
5. Deed of Reconstitution dated 21/12/2021.



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# ANNEXURE B

## IOD

Form 346  
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in replying please quote No. and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WSII/0476/P/337(NEW)/IOD/1/New

MEMORANDUM

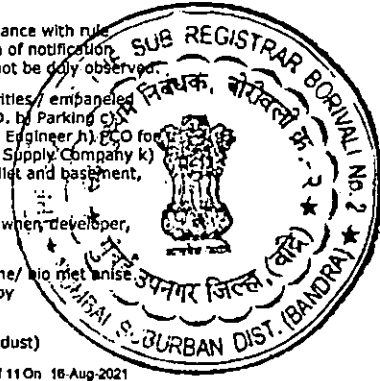
Municipal Office,  
Mumbai

To,  
M/s. PARAM ANAND BUILDERS LLP  
5th Floor, Agarwal Golden chambers, Plot No. 3/13, Fun Public Road Andheri West Mumbai

With reference to your Notice 337 (New), letter No. 488 dated 7/9/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed building on plot bearing CTS No. 905,905/1 to 15 of Village Pahadi Goregaon, taluka Goregaon of S.V.Road Piramal Nagar, Goregaon West Mumbai CTS/CS/FP No. 905,905/1 to 15 furnished to me under your letter, dated 7/9/2018. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

### A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the work shall not be carried out between 6.00 am to 10.00pm only in accordance with rule 5(A)(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 3 That all the requisite document / designs / necessary remarks of concerned authorities / empaneled consultants in prescribed format as per EODB, shall not be submitted for: a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO for pesticide treatment i) PCO remarks / NOC for covering of well j) NOC from Electric Supply Company k) A.A. & C (R/South). l) Internal drainage, m) mechanical lighting & ventilation of toilet and basement, shall not be submitted.
- 4 That the Board shall not be displayed showing details of proposed work, Name of owner, developer, architect, R.C.C. consultant etc.
- 5 That the self-declaration in respect of installing composting pit/ composite machine/ bio met anise system, for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.
- 6 That the adequate safeguards should not be employed for preventing dispersal of (dust)



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No. CHE/WSII/0476/P/337(NEW)/IOD/1/New

partides/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling. Every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.

- 7 That all the conditions in the NOC u.no./008385/2021/P/S/WSII Dated 12 Aug 2021 from SWM department obtained online in response to application under no. CHE/WSII/0476/P/337(NEW)-SWM/1/Newdated 12 Aug 2021 to transport & deposit / dump /level the C & D Waste at only designated unloading site M/s. Navi Mumbai SEZ Pvt. Ltd., Village Dronagiri, Taluka Uran, District Raigad, Navi Mumbai ( Part - & validity 23 Jun 2022, shall not be complied with.
- 8 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately.
- 9 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land Owner.
- 10 That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 11 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.
- 12 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding.
- 13 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 14 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per Regulation No. 37(24) of DCPR-2034.
- 15 That the valid Bank Guarantee of Rs.2500000/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 16 That the requisitions of Reg. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 17 That the bore well shall not be constructed in consultation with H.E.
- 18 That the comprehensive U/T. and indemnity bond as per EODB shall not be submitted.
- 19 The registered undertaking cum indemnity shall not be submitted by the Owner or developer, stating that the permission/s granted for proposed development will not be used to vacate the existing tenement/s and the necessary agreement / consent shall not be executed before demolition of the

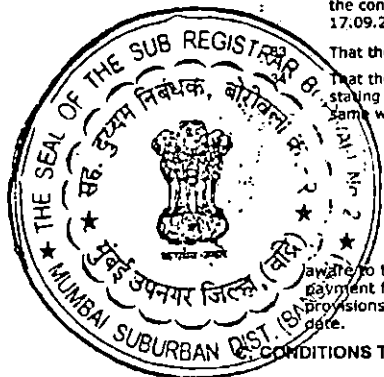
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- existing vacated building.
- 20 That the Registered undertaking from Developer / Owner, agreeing to handover excess parking spaces to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed.
- 21 That Revised CFO NOC shall not be obtained before C.C.
- 22 That the requisitions of clause 11(1) ,11(3) and 12(5) of DCPR 2034 shall not be complied with .
- 23 That the registered undertaking regarding following shall not be submitted before asking for the C.C.  
a) for compliance of all I.O.D. conditions.b) Mentioning that meter cabin, Stilt Portion, podium, society office, servants toilet, part/pocket terrace, fitness center, shall not be misused in future c) agreeing to pay the difference in premium paid and calculated as per revised land rates d) For the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly. e)Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only.f) Mentioning that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-f) a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.f) b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.f) c. That the buyer / member will not held M.C.G.M. liable for failure of mechanical Parking system / car lift in future.f) d. That the buyer / member will not held M.C.G.M. liable for the proposed inadequate / sub standard sizes of rooms in future and complaints of whatsoever nature will not be made in future. f) e. That there is inadequate maneuvering space of car parkings and buyer / member will not make any complaint to M.C.G.M. in this regard in future.g) Agreeing that there is no any contiguous holding / piece of land with land under development.
- 24 That the NOC from collector (MSD) for excavation for foundation will not be submitted
- 25 Amenity shall not be handed over to MCGM in lieu of TDR and TDR so generated shall not be used on the same plot.
- 26 That the precautionary measures to avoid nuisance, dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken
- 27 All the registered terms and conditions u/no. BRL2/7293/2021 dated 19.07.2021, of the layout-cum-amalgamation shall not be complied.
- 28 That the NOC from the Electric supply company will not be submitted before requesting C.C.
- 29 That the requisitions of clause 11(1) ,11(3) and 12(5) of DCPR 2034 shall not be complied with .
- 30 That the NOC from collector (MSD) for excavation for foundation will not be submitted.
- 31 That the RUT and Indemnity bond shall not be submitted stating that no third party right has been created on earlier IOD/ CC and also indemnifying MCGM Officers against any complaints and litigations.
- 32 That since the facility of Instalment in payments has been availed in the project under reference, all the conditions as mentioned in the circular under no. Circular u/no. Ch.E/DP/14770/Gen. dated 17.09.2019 shall not be complied with.
- That the payment as per schedule of Instalment granted by Dy. Ch. E. (BP) shall not be made.
- That the Owner/ Developer/Society (The project proponent) shall not be submit Register undertaking stating that, all the terms and condition mentioned in this circular shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that, they shall make

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- That the prospective buyers in the project and the RERA Authorities about the Instalment payment facility availed by them in the various payments to be made to MCGM/ Government and the provisions in the circular about initiating action by MCGM against the default in payment on schedule date.

**CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the plinth/stilt height completion certificate from Architect/ Structural Engineer/Site Supervisor shall not be submitted as per annexure 14 of DCPR 2034 & Plinth shall not be got checked by this office staff.
- 2 That the plinth/stilt slab completion certificate in prescribed format as per regulation 11(4) of DCPR 2034 in prescribed format as per Annexure 14 of DCPR 2034 shall not be submitted.
- 3 That the necessary plinth / stilt slab stability certificate from the registered Structural Engineer shall not be submitted as per prescribed EODB format.
- 4 All the payments as intimated by various departments of MCGM shall not be paid.
- 5 That the Material testing report shall not be submitted.
- 6 That the C.C. shall not be re-endorsed.
- 7 That the Valid Janata Insurance policy shall not be submitted.
- 8 The Extra water & sewerage charges will not be paid to A.E.W.W. P/North Ward before C.C.
- 9 That no dues pending certificate from A.E.(W.W.) shall be submitted before C.C.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

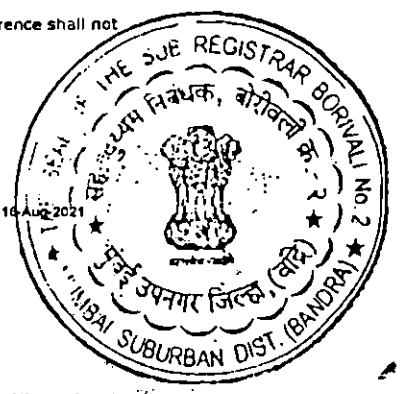
1. That the low lying plot shall not be filled upto a reduced level of at least 27.55 m Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and shall not be leveled, rolled, consolidated and sloped towards road side.
- 2 That 3.00mt.wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the name plate/board showing Plot No., Name of the Bldg, etc. will not be displayed at a prominent place.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terraces, sanitary blocks, nahans in kitchen will not be made Water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 7 That final completion certificate / N.O.C. / remarks from concerned authorities /empanelled consultants in prescribed format as per EODB for a) S.W.D. b) Sewerage c) PCO treatment d) Fire Fighting Provisions (CFO NOC) e) Tree authority f) Hydraulic Engineer g) A.A. & C (R/central) h) Rain water harvesting i) Lift Certificate, j) mechanical lighting & ventilation of toilet and basement, shall not be submitted before occupation.
- 8 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall not be submitted.

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No. CHEWSII/0476/P/337(NEW)MOD/1/New

- 9 That Site Supervisor certificate for quality of work and completion of the work along with upto date license copy, shall not be submitted in prescribed format.
- 10 That the dry and wet garbage shall not be separated and the wet garbage generated in the same building shall not be treated separately on the same plot by residents / occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall not be incorporated by developer / owner.
- 11 That the final plans shall not be submitted alongwith Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
- 12 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall not be provided to the satisfaction of Municipal Commissioner.
- 13 That a sample Registered Agreement with prospective buyers/members shall not be submitted before O.C. with clauses as mentioned in RUT as per EODB submitted at the time of CC
- 14 That some of the drains shall not be laid Internally with C.I.
- 15 That every part of the building constructed and more particularly O.H. Tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
- 16 That the Mechanized parking system shall not be equipped with electric sensor devices and also proper precautions & safety measures shall not be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized parking system shall not be done regularly and registered undertaking & Indemnity bond to that effect shall not be submitted.
- 17 That the Structural stability of Mechanized parking system shall not be obtained from Regd. structural Engineer and registered undertaking to this effect in respect of structural stability and safety shall not be submitted.
- 18 The registered undertaking indemnifying the M.C.G.M. and its officers against any litigation arising out of hardship to user in case of the failure of Mechanized system / nuisance due to mechanical system to the building under reference & to the adjoining wing / adjoining building shall not be submitted.
- 19 That the self -declaration in respect of installing composting pit/ composite machine/ bio met anise system, for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.
- 20 That the separate P.R.C. in the name of M.C.G.M. for Amenity open space plot shall not be submitted.
- 21 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on site shall not be uploaded on RWH tab in online Auto DCR system
- 22 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed.(if applicable)



Page 5 of 11 On 16 Aug 2021

No. CHEWSII/0476/P/337(NEW)MOD/1/New

- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 15 August day of 2022 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,  
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels  
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 Ft. ([[TownHall]]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District.

Page 6 of 11 On 16 Aug 2021

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No. CHE/WSII/0476/P/337(NEW)IOD/1/New

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



Page 7 of 11 On 16-Aug-2021

No. CHE/WSII/0476/P/337(NEW)IOD/1/New

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#### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

Page 8 of 11 On 16-Aug-2021

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No. CHEWSII/0476/P/337(NEW)/MOD/1/New

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any, should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

Page 9 of 11 On 16-Aug-2021

No. CHEWSII/0476/P/337(NEW)/MOD/1/New

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by ByeOlaw No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

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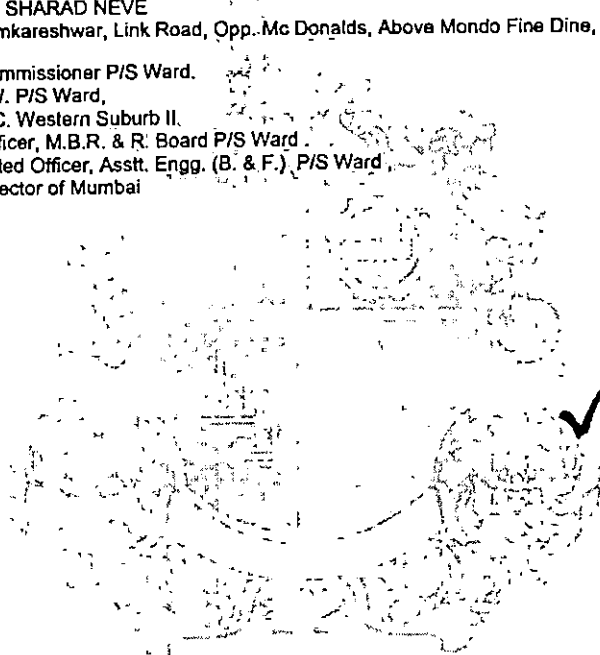
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No. CHE/WSII/0476/P/337(NEW)/IOD/1/New

Executive Engineer, Building Proposals  
Zones ..... wards.

CHE/WSII/0476/P/337(NEW)/IOD/1/New

- Copy To :- 1. SANJAY SHARAD NEVE  
302, Oomkareshwar, Link Road, Opp. Mc Donalds, Above Mondo Fine Dine, Kandarpada, Dahisar West
2. Asst. Commissioner P/S Ward.
  3. A.E.W.W. P/S Ward,
  4. Dy.A & C. Western Suburb II.
  5. Chief Officer, M.B.R. & R. Board P/S Ward .
  6. Designated Officer, Asstt. Engg. (B. & F.), P/S Ward
  7. The Collector of Mumbai



Name : Anil Prabhakar Dhiwar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 16-Aug-2021 16: 11:51

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ANNEXURE C

CC

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHEWSII/0476/P/337(NEW)/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,  
M/s. PARAM ANAND BUILDERS LLP  
5th Floor, Agarwal Golden chambers, Plot no. 3/13,  
Fun Public Road Andheri West Mumbai

Sir,

With reference to your application No. CHE/WSII/0476/P/337(NEW)/FCC/1/Amend Dated. 07 Sep 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 07 Sep 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA-C.T.S. No. 905,905/1 to-15 Division / Village / Town Planning Scheme No. PAHADI GOREGAON-W situated at NA:Road / Street in P/S Ward Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if  
a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.  
c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer(B.P.)P Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/11/2022

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Issue On : 23 Nov 2021

Valid Upto : 22 Nov 2022

Application Number : CHE/WSII/0476/P/337(NEW)/CC/1/New

Remark :

This C.C. is now granted for the work upto Top of Stilt slab level only as per IOD plans approved dated 16.08.2021.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

Issue On : 27 Jan 2023

Valid Upto : 26 Jan 2024

Application Number : CHE/WSII/0476/P/337(NEW)/FCC/1/New

Remark :

This CC is further granted for building consisting of Wing A & B comprising of Stilt (for mechanized parking) + 1st to 12th upper floors as per the approved IOD plans dated 16.08.2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 03 May 2023

Valid Upto : 22 Nov 2023

Application Number : CHE/WSII/0476/P/337(NEW)/FCC/1/Amend

Remark :

This C.C. is now extended for the work of building consisting of Wing A & B comprising of Stilt (for mechanized parking) + 1st to 15th upper floors as per the approved amended plans dated 31.03.2023



CHE/WSII/0476/P/337(NEW)/FCC/1/Amend

Page 2 of 3 On 03-May-2023

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Digitally signed by MARESH CHANDRAM BHAGAT  
Date: 03 May 2023 19:37:05  
Organization: Bhandra Municipal Corporation  
Designation: Assistant Engineer (BP)



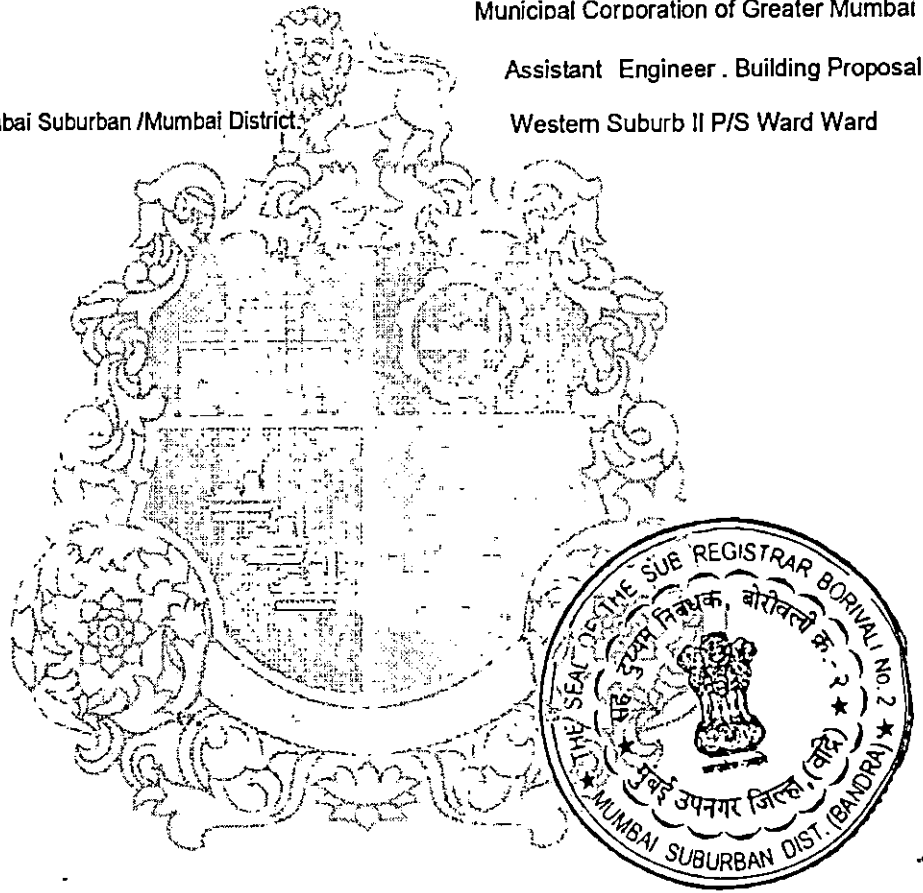
For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Western Suburb II P/S Ward Ward

Cc to :

- 1. Architect.
- 2. Collector Mumbai Suburban /Mumbai District



CHE/WSII/0476/P/337(NEW)/FCC/1/Amend

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# ANNEXURE D PROPOSED BUILDING PLAN

**FORM 11**

**SUMMARY**

ITEM	PLAN	NO. OF UNITS	NO. OF FLOORS	NO. OF STOREYS	NO. OF STAIRS	NO. OF LIFT SHAFTS	NO. OF LIFT MACHINES	NO. OF LIFT CARS	NO. OF LIFT CAGES	NO. OF LIFT CAGES PER FLOOR	NO. OF LIFT CAGES PER UNIT	NO. OF LIFT CAGES PER UNIT FLOOR	NO. OF LIFT CAGES PER UNIT FLOOR STOREY	NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY	NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY STOREY	NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY STOREY STOREY	NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY STOREY STOREY STOREY	NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY STOREY STOREY STOREY STOREY
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**BUILT UP AREA SUMMARY (INCLUSIVE HOUSING)**

NO. OF UNITS: 1

NO. OF FLOORS: 1

NO. OF STOREYS: 1

NO. OF STAIRS: 1

NO. OF LIFT SHAFTS: 1

NO. OF LIFT MACHINES: 1

NO. OF LIFT CARS: 1

NO. OF LIFT CAGES: 1

NO. OF LIFT CAGES PER FLOOR: 1

NO. OF LIFT CAGES PER UNIT: 1

NO. OF LIFT CAGES PER UNIT FLOOR: 1

NO. OF LIFT CAGES PER UNIT FLOOR STOREY: 1

NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY: 1

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NO. OF LIFT CAGES PER UNIT FLOOR STOREY STOREY STOREY STOREY STOREY: 1

**FORM 12**

**PLOT AREA CALCULATION**

NO. OF UNITS: 1

NO. OF FLOORS: 1

NO. OF STOREYS: 1

NO. OF STAIRS: 1

NO. OF LIFT SHAFTS: 1

NO. OF LIFT MACHINES: 1

NO. OF LIFT CARS: 1

NO. OF LIFT CAGES: 1

NO. OF LIFT CAGES PER FLOOR: 1

NO. OF LIFT CAGES PER UNIT: 1

NO. OF LIFT CAGES PER UNIT FLOOR: 1

NO. OF LIFT CAGES PER UNIT FLOOR STOREY: 1

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**FORM 13**

**REG. CALCULATION**

NO. OF UNITS: 1

NO. OF FLOORS: 1

NO. OF STOREYS: 1

NO. OF STAIRS: 1

NO. OF LIFT SHAFTS: 1

NO. OF LIFT MACHINES: 1

NO. OF LIFT CARS: 1

NO. OF LIFT CAGES: 1

NO. OF LIFT CAGES PER FLOOR: 1

NO. OF LIFT CAGES PER UNIT: 1

NO. OF LIFT CAGES PER UNIT FLOOR: 1

NO. OF LIFT CAGES PER UNIT FLOOR STOREY: 1

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**PLOT AREA DIAGRAM**

**GROUND FLOOR PLAN**

SCALE - 1:100

**LOCATION PLAN**

**BLOCK PLAN**

THE SEAL OF THE SUB REGISTRAR, BANDRA, MUMBAI SUBURBAN DISTRICT.

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## ANNEXURE E

**DUA ASSOCIATES**  
Advocates & Solicitors

1

116, Free Press House, 11th Floor, 215, Backbay Reclamation III, Nariman Point, Mumbai 400 021, India  
 T: +91 (22) 6636 9966 • F: +91 (22) 6636 4949  
 E: duamums@duaassociates.com

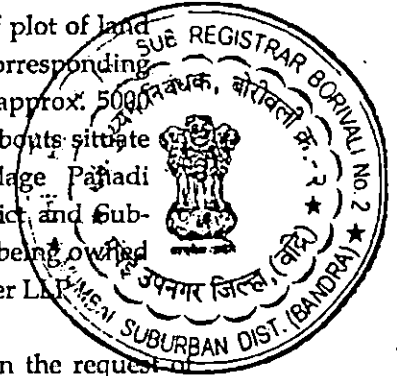
## FORMAT - A

(Circular No.:- 28/2021)

To  
 Maharashtra Real Estate Regulatory Authority

## LEGAL TITLE REPORT

Sub: In the matter of all that pieces or parcels of plot of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos. 905, 905/1 to 15 admeasuring approx. 5000 sq.yds. equivalent to 4180 sq.mts. or thereabouts situate at S.V. Road, Goregaon (West) of Village Pahadi Goregaon (West) in the Registration District and Sub-District of Mumbai and Mumbai Suburban being owned and possessed by M/s. Param Anand Builder LLP



We have investigated the title to the above property on the request of M/s. Param Anand Builders Private Limited (LLP) having its address at CTS 905 ECT, Agarwal Tower, Village Pahadi, Goregaon West, S.V. Road, Piramal Nagar, Mumbai 400062.

2. We have examined various documents and the Revenue Records.
3. The list of Document (xerox and original) that we have examined are as under:
4. Property Card and Revenue Records which stands in the name of Param Anand Builders LLP. However the aggregate area reflected in the Property Card/ Revenue Records of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos.905, 905/1 to 15 admeasures 4151.3 sq. mts.

B - 504 & C - 509, 5th Floor, Crystal Plaza, New Link Road, Andheri (West), Mumbai 400 053  
 T: +91 (22) 2671 1084, 6699 5694

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5. We have taken a search upto the year 2021. The Search Report shows that in the Revenue Records the property stand in the name of M/s. Param Anand Builders LLP

6. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of M/s. Param Anand Builders Private Limited is clear, marketable and without any encumbrances.

**Owners of the Land:**

6.1 M/s. Param Anand Builders LLP are owners of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos. 905, 905/1 to 15 admeasuring approx. 5000 sq.yds. equivalent to 4180 sq.mts. or thereabouts situate at S.V. Road, Goregaon (West) of Village Pahadi Goregaon (West) in the Registration District and Sub-District of Mumbai and Mumbai Suburban.

**Title Flow:**

6.2 Copy of Deed of Conveyance dated 02/01/1965 registered with the Sub- Registrar of Bombay under No. BOM-R/4/1965, the said Mr. Chimanlal Chhotalal Desai, the Original Owners sold the said land described above to 1) Hatimbhai Kayumbhai 2) Taherbhai Alibhai 3) Asgarbhai Alimbhai 4) Nooruddin Alibhai 5) Tayebi Alibhai.

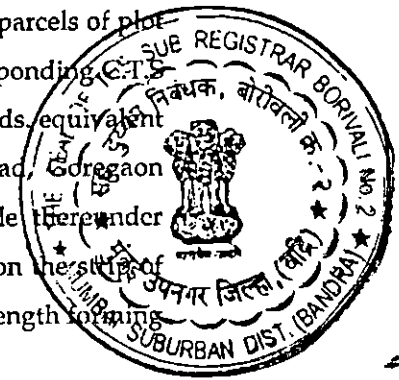
Copy of the Agreement for Sale dated 7<sup>th</sup> June, 1982, 1) Hatimbhai Kayumbhai 2) Taherbhai Alibhai 3) Asgarbhai Alimbhai 4) Nooruddin Alibhai 5) Tayebi Alibhai has agreed to sell, convey and transfer the said land to the M/s. Param Anand Builder Pvt. Ltd. on the terms and conditions contained therein. The said 3



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structures were occupied by 3 tenants and upon execution Agreement of Sale the said 3 structures alongwith the tenant were surrendered to the Purchaser. The Agreement for Sale dated 7<sup>th</sup> June, 1982 is not registered.

6.4 Deed of Conveyance dated 24<sup>th</sup> October 2013 registered with the Sub- Registrar of Assurances Bombay under No. BRL-7/8755/2013, 1)Hatimbhai Kayumbhai 2) Taherbhai Alibhai 3) Asgarbhai Alimbhai 4) Nooruddin Alibhai 5) Tayebi Alibhai executed through its constituted attorney holder Ketan Rajendra Jhaveri , Vendors therein conveyed all that pieces or parcels of plot of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T. Nos. 905, 905/1 to 15 admeasuring approx. 5000 sq.yds. equivalent to 4180 sq. mts. or thereabouts situate at S.V. Road, Goregaon (West) more particularly described in the Schedule thereunder written ("the said land") along with right of way upon the strip of land 3.05 meters wide in width and 59.00 meters in length forming part of Survey No.54 Hissa No.1.



6.5 By Deed of Rectification dated 16<sup>th</sup> December 2013 registered with the Sub-Registrar of Assurances Bombay under No. BRL-7/9882/2013 an inadvertent mistake was corrected in the name of Vendor No.3 in the above Deed of Conveyance and also in the Index II.

6.6 By Transfer of the Tenancy Agreement dated 23/09/2009 registered with the Sub-Registrar of Assurances Bombay under No. BDR-16/587/2009, Bharat Kumar Vyas with the consent of the landlord i.e. M/s. Param Anand Builders Private Limited

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transferred its tenancy right to Mr. Ashish Agarwal being incoming tenant.

6.7 By Transfer of the Tenancy Agreement dated 23/09/2009 registered with the Sub-Registrar of Assurances Bombay under No. BDR- 16/578/2009, Navinchandra Vyas with the consent of the landlord i.e. M/s. Param Anand Builders Private Limited transferred its tenancy right to Mr. Pooja Agarwal being incoming tenant.

6.8 By Transfer of the Tenancy Agreement dated 9/10/2009 registered with the Sub-Registrar of Assurances Bombay under No. BDR- 16/583/2009, Smt. Prafullaben Girishkumar Vyas and Shri. Jignesh Girishkumar Vyas legal heirs and representatives of late Shri. Girishkumar Vyas with the consent of the landlord i.e. M/s. Param Anand Builders Private Limited transferred its tenancy right to Mr. Rohan Agarwal being incoming tenant.

6.9 We also note that by a Indenture of Permanent Right of Way dated 13/03/2019 registered with the Sub-Registrar of Assurances Bombay under No. BRL-1/3579/2019, M/s. Param Anand Builders Private Limited purchased 6 meters right of way apart from the 10 feet (aggregating to 9.05 sq. meters) common right of way which they already have land bearing CTS No.906, from M/s. Rishabraj Estate Developers Pvt. Ltd. for the consideration and terms and condition mentioned therein.

6.10 The said M/s. Param Anand Builders Private Limited became a Limited Liability Partnership viz. M/s. Param Anand Builders LLP



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**DUA ASSOCIATES**  
Advocates & Solicitors

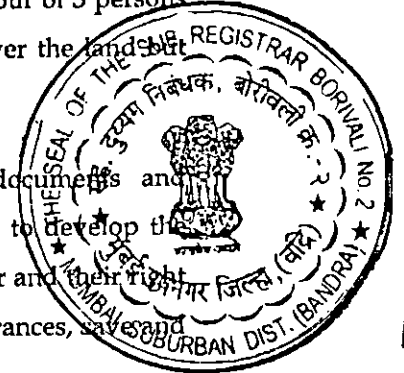
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vide Certificate dated 25<sup>th</sup> June 2019 issued by the Registrar of Companies Maharashtra State.

6.11 We observe that there are various undertakings are given to the BMC on behalf of M/s. Param Anand Builders LLP.

7. We thus have to opine/certify and report that the above documents the title of PARAM ANAND BUILDERS LLP in respect of the said land as mentioned above is clear, Marketable and free from all encumbrances. Save and except to Tenancy Rights in favour of 3 persons named in paragraphs 5.6 to 5.9 who have no rights over the land but only the structure occupied by such Tenant.

8. In our opinion and in view of the above documents and Agreements Param Anand Builders LLP has the right to develop the said properties as mentioned in the Schedule hereinunder and their right to develop is clear, Marketable and free from all encumbrances, save and except the Tenancies as created as above.



Date: 13<sup>th</sup> August 2021.

*[Handwritten Signature]*  
Dua Associates

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**DUA ASSOCIATES**  
Advocates & Solicitors

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116, Free Press House, 11th Floor, 215, Backbay Reclamation III, Nariman Point, Mumbai 400 021, India  
T.: +91 (22) 6636 9966 • F.: +91 (22) 6616 4849  
E.: duamum@duasassociates.com

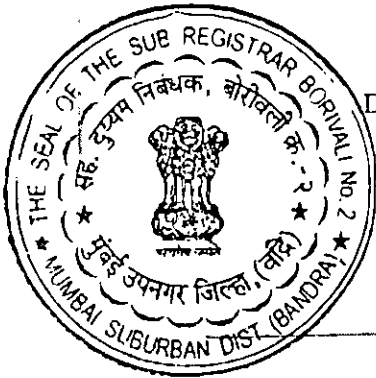
FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Deed of Conveyance dated 02/01/1965 registered with the Sub-Registrar of Bombay under No. BOM-R/4/1965.
- 3) Agreement for Sale dated 7<sup>th</sup> June, 1982
- 4) Deed of Conveyance dated 24<sup>th</sup> October 2013 registered with the Sub-Registrar of Assurances Bombay under No. BRL-7/8755/2013
- 5) Deed of Rectification dated 16<sup>th</sup> December 2013 registered with the Sub-Registrar of Assurances Bombay under No. BRL-7/9882/2013.
- 6) Three Tenancy Documents.
- 7) Indenture of Permanent Right of Way dated 13/03/2019 registered with the Sub-Registrar of Assurances Bombay under No. BRL-1/3579/2019
- 8) Any respective document which has been considered



Dated this 13<sup>th</sup> day of August 2021.

  
Dua Associates

B - 504 & C - 509, 5th Floor, Crystal Plaza, New Link Road, Andheri (West), Mumbai 400 053  
T.: +91 (22) 2673 1084, 6699 5694

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ANNEXURE F  
RERA CERTIFICATE

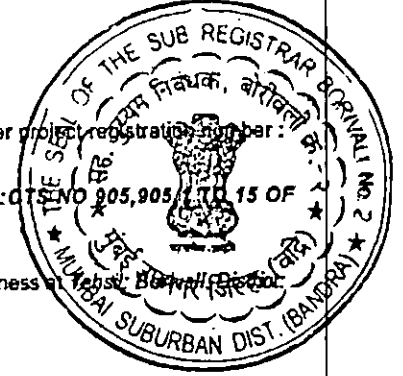


Maharashtra Real Estate Regulatory Authority

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  
**P51800032916**

Project: **AGARWAL FLORENCE**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 905,905 / TO 15 OF VILLAGE PAHADI at Borivali, Borivali, Mumbai Suburban, 400062;**



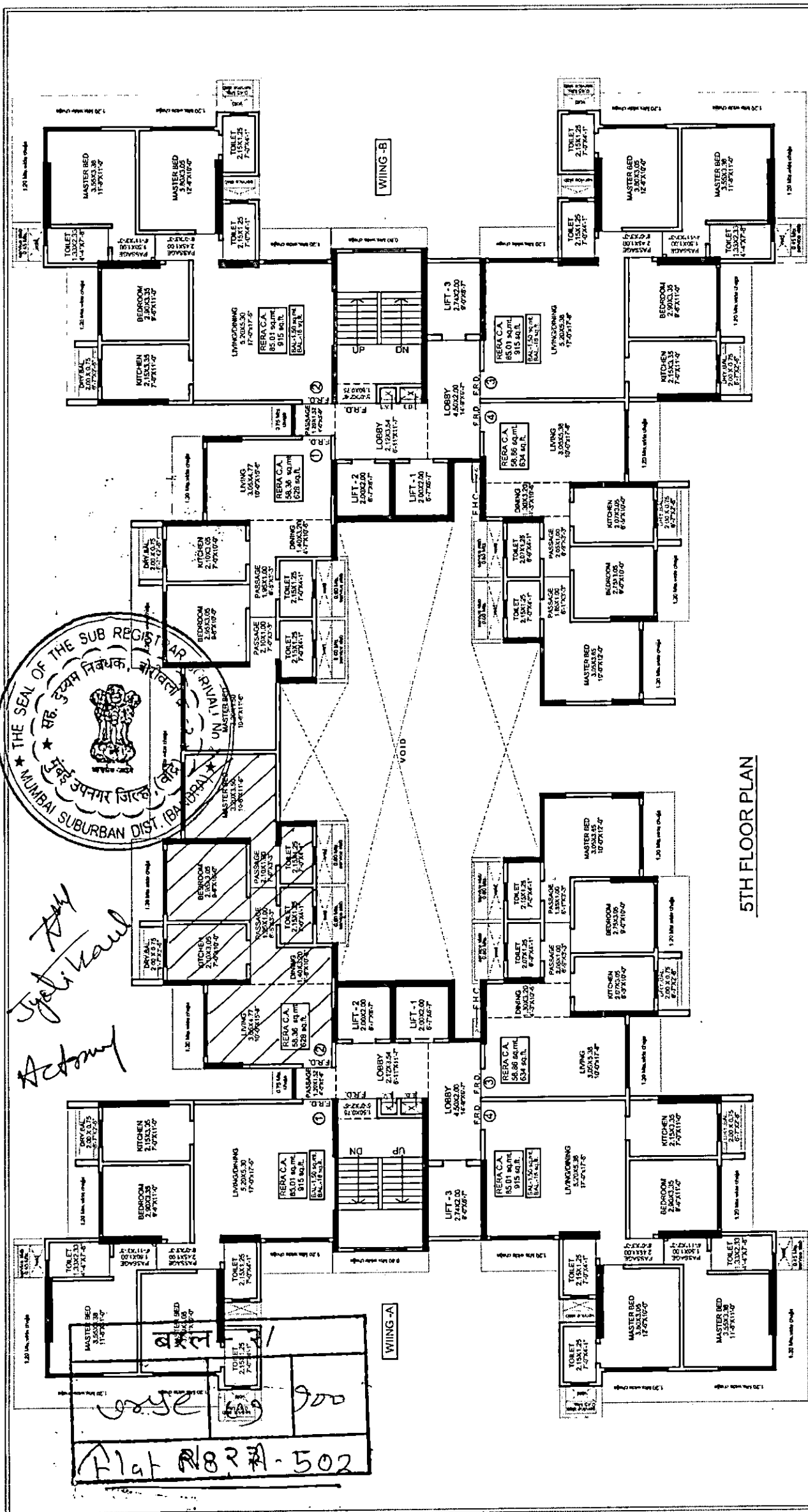
1. Param Anand Builders Llp having its registered office / principal place of business at **Borivali, Mumbai Suburban, Pin: 400062.**
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o The promoter 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;
  - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - o The Registration shall be valid for a period commencing from 02/02/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:02-02-2022 11:44:00

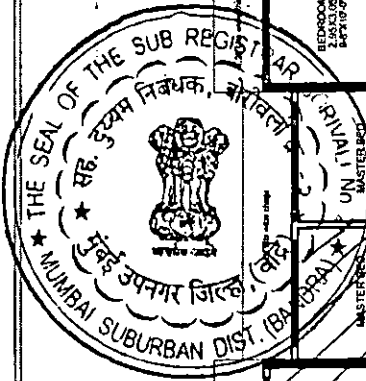
Dated: 02/02/2022  
Place: Mumbai

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

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5TH FLOOR PLAN



*Handwritten notes:*  
 Jay  
 Jyotikaul  
 Acharya

*Handwritten notes:*  
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 502  
 Flat 82A-502

PROJECT - AGARWAL FLORENCE (A&B WING)

MAHA RERA No. P51800032916

M/S PARAM ANAND BUILDERS LLP







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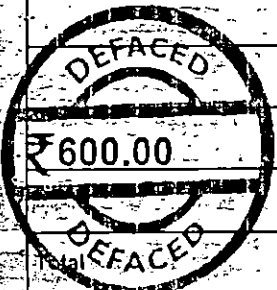
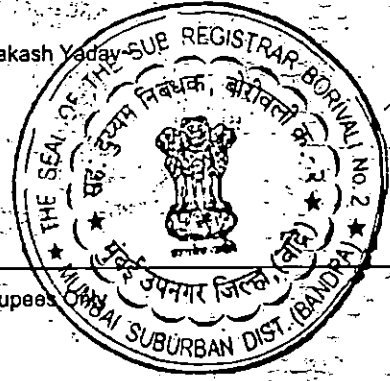
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CHALLAN  
MTR Form Number-6



GRN	MH001490919202223E	BARCODE	Date		05/05/2022-16:58:29	Form ID	48(f)
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BRL2_JT SUB REGISTRAR BORIVAL: 2			
Location				MUMBAI			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				500.00			
0030063301 Registration Fee				100.00			
Total				600.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD No.				Bank CIN			
Name of Bank				STATE BANK OF INDIA			
N. of Branch				Scroll No., Date			
				126, 06/05/2022			



Department ID: [Blank]  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.  
 सदर चलान केवल दुर्यम नितांक कार्यालयाने नोंदणी करी घ्याच्या दस्तऐवजांसाठी लागू आहे. नोंदणी व क्रमांकनात्मक दस्तऐवजांसाठी सदर चलान लागू नाही.

Mobile No: 0000000000  
 2022

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-367-6224	0000858784202223	09/05/2022-12:43:37	IGR191	100.00
2	(IS)-367-6224	0000858784202223	09/05/2022-12:43:37	IGR191	500.00
Total Defacement Amount					600.00

*Handwritten signature*

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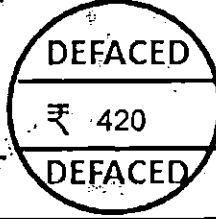


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0805202202181	Receipt Date	09/05/2022
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Received from AMRISHCHANDRA J AGARWAL PARTNER OF PARAM ANAND BUILDERS LLP, Mobile number 9819599955, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered on Document No. 6224 dated 09/05/2022 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	sbiipay	Payment Date	08/05/2022
Bank CIN	10004152022050801985	REF No.	202212815309444
Deface No	0805202202181D	Deface Date	09/05/2022

This is computer generated receipt, hence no signature is required.

*Autonomy*



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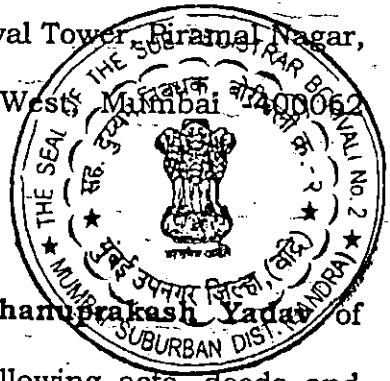
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**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I **AMRISHCHANDRA J. AGARWAL**, Partner of **M/S PARAM-ANAND BUILDERS LLP** of Mumbai having registered office at CTS No. 905, 905/1 to 15 etc., Agarwal Tower, Piramal Nagar, Off. S.V. Road, Village Pahadi Goregaon, Goregaon West, Mumbai, Indian-Inhabitant to hereby send Greetings;



WHEREAS I am desirous of appointing One **Mr. Bhanuprakash Yadav** of Mumbai as my true and lawful attorney to do the following acts, deeds and things.

*[Handwritten signature]*

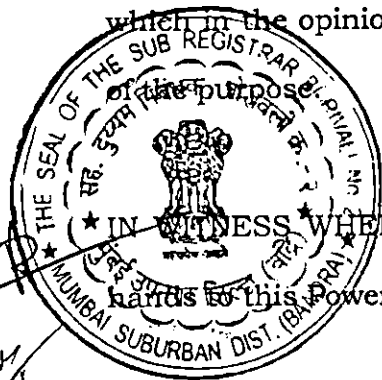
*[Handwritten signature]*

*[Handwritten signature]*

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NOW KNOW YE AND THESE PRESENTS WITNESS that I, the said **AMRISHCHANDRA J. AGARWAL**, Partner of **M/S. PARAM ANAND BUILDERS LLP** do hereby nominates constitute and appoint said **Mr. Bhanuprakash Yadav** as our true and lawful attorney to do the following acts, deeds and things viz.

To appear before the Sub Registrar of Assurances at Mumbai and Others places and/or other public officers and to presents for registration or admit execution, register or perfect or cause to be registered and perfected all deeds and things in connection with the said premises related to M/s. Param Anand Builders LLP which in the opinion of our said Attorney may be expedient or necessary for any



IN WITNESS WHEREOF, I, **AMRISHCHANDRA J. AGARWAL** hereunto set my hands to this Power of Attorney on the 9<sup>th</sup> Day of MAY 2022.

Signed Sealed and Delivered

by the withinnamed

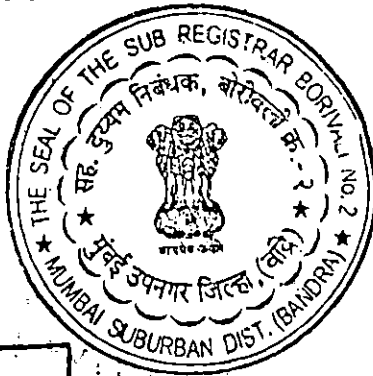
For **M/S. PARAM ANAND BUILDERS LLP.**

*Amrisha*

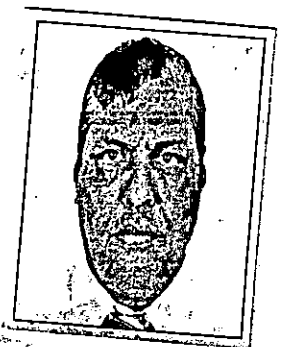
(**AMRISHCHANDRA J. AGARWAL**)

In the presence of

Before Me,



*Prakash*  
*A. Yadav*



*Bhanuprakash*



बरल - २/		
<i>Prakash</i>	<i>06</i>	<i>900</i>
<i>2023</i>	<i>ERAX</i>	<i>4 129</i>
बरल - २/		
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(POWER OF ATTORNEY HOLD)

# PARAM ANAND BUILDERS LLP

(Formerly Known as Param Anand Builders P. Ltd.)

Registered Office : CTS 905 ECT, Agarwal Tower, Piramal Nagar, Off. S. V. Road, Village Pahadi, Goregaon (West), Mumbai - 400 062. Tel: 022-4960 3434/03535/36362-6148 0030  
email : sales@agarwalgroup.net.in • website : www.agarwalgroup.net.in • LLPIN : AAP-7301



Where YOU matter

## TO WHOMSOEVER IT MAY CONCERN

I/we Mr. Amrishchandra J. Agarwal Partner of M/s. Param Anand Builders LLP do hereby confirm and declare that M/s. Param Anand Builders LLP registered office at CTS No. 905, 905/1 to 15 etc., Agarwal Tower, Piramal Nagar, Off. S.V. Road, Village Pahadi Goregaon, Goregaon West, Mumbai -400062.

I further inform that I have executed admission Power of Attorney in favour of Mr. Bhanuprakash Yadav.

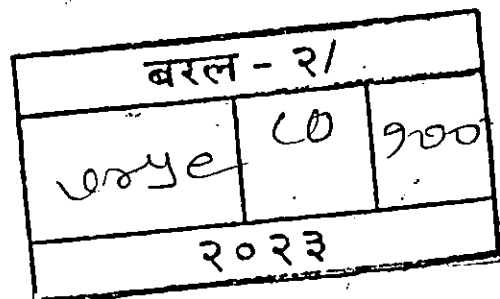
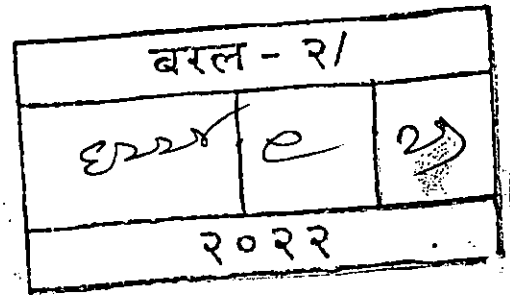
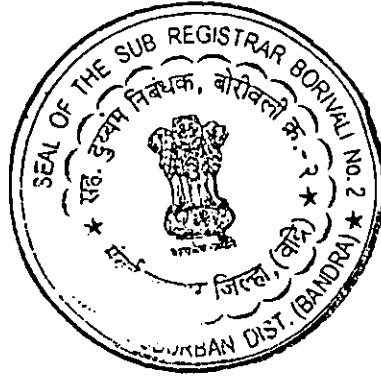
Place: Mumbai

Date: 28/04/2022

M/s. PARAM ANAND BUILDERS LLP.

Mr. Amrishchandra J. Agarwal

Partner





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PARAMANAND BUILDERS LLP  
 TSP, CTS, 905 ECT AGARWAL TOWER  
 VILLAGE PAHADI, GOREGAON (W)  
 OFF. S.V. ROAD, PIRAMAL NAGAR  
 MUMBAI 400062  
 Mobile No. 98-22-78-XXXX  
 Email Id: acs@agarwalgroup.net.in  
 Connected Load In kW 2.49

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CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS

Off Western Express Highway, Dindoshi, Malad (E), Mumbai - 400 097

www.adanielectricity.com helpdesk.mumbaielectricity@adani.com

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For power interruption, complaint or restoration status SMS POWER <9 digit account no.> to 7065313030 from any mobile no. Give us a missed call on 1800 532 9998 from your registered mobile no. Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number.

Bill No. 101176675263 Bill Date 25-02-2022 Type of Supply THREE PHASE Cycle No. 08

**YOUR CURRENT CONSUMPTION**

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption Previous reading	Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)
LT B (A)	9065384	1	2126.00	2023.00	103.00	581.95	405.00
<b>TOTAL</b>					<b>103.00</b>	<b>581.95</b>	<b>405.00</b>

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount	Units	Amount
FEB	35	999	35	999
Jan	29	729	29	729
Dec	35	999	35	999
Nov	52	1312	52	1312
Oct	49	1244	54	1373
Sep	40	1016	60	1524

Refer Important Message Section

**IMPORTANT MESSAGE**

Tentative meter reading date for your March-2022 bill is 25-03-2022

In view of MERC order in case no. 325 of 2019, cash payment limits towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000/- please use convenient digital channels /online /cheque modes.

Your consumption shows an increase of 94.34% compared to Feb-21. Possible reasons could be additional appliances or increased hours of usage. Please inform us for any further clarifications, feel free to contact us on 19122.

Please note that all important communications related to your account are being sent on 9822228282. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.

Avoid delayed payment of bills due to

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises



ACCOUNT NO. 152825877



BILL MONTH Feb-22



DOE DATE\* 19-03-2022



SMILES EARNED 390

DUÉ AMOUNT ₹1440.00\*

SUMMER IS ON And so are your cooling appliances! Be mindful of your energy consumption during this season as increased usage leads to higher electricity bills.

DISCOUNTED BILL AMOUNT Round sum bill payable (after discount of ₹11.37) on or before discount date 04-03-2022 ₹1430.00

LATE PAYMENT BILL AMOUNT Round sum bill payable (including DPC of ₹ 17.64) after due date 19-03-2022 ₹1460.00

\*Refers only to current bill amount. Previous balance is payable immediately. # Payable until one month after due date, thereafter interest applicable as per MERC tariff order. ## 1 Electric Smile equals 1 reward point credited to your account.

S. S. Narale SANDEEP NARALE Division Head (Maid Division)

Our representatives are NOT authorized to transact in cash

Net A/c

0108/22  
0102/22  
Bhalu  
14/0

Official Adani Electricity GeniusPay outlets or authorized payment bank branches. If any representative demands cash, call 19122 or write to helpdesk.mumbaielectricity@adani.com

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CONSOLIDATED STAMP DUTY PAID BY ORDER NO. LQA NO. CSO/07/2021/weekly period from 01.01.2022 to 01.31.03.2022/9029 DT. 03.04.2022

PAY IN SLIP FOR CHEQUE DROP

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Mention A/C No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.
- Make cheque payable to Adani Electricity Mumbai Ltd. A/C No.: 152825877

3000/C02/3031-312/33  
0152825877800001440190320220000148000000143004032022

Feb-22 152825877 /B/

Round sum payable: ₹1440.00 Discounted amount: ₹1430.00 Amount after due date: ₹1460.00

Due date: 19-03-2022 Discount date: 04-03-2022

₹ 1440.00

2022

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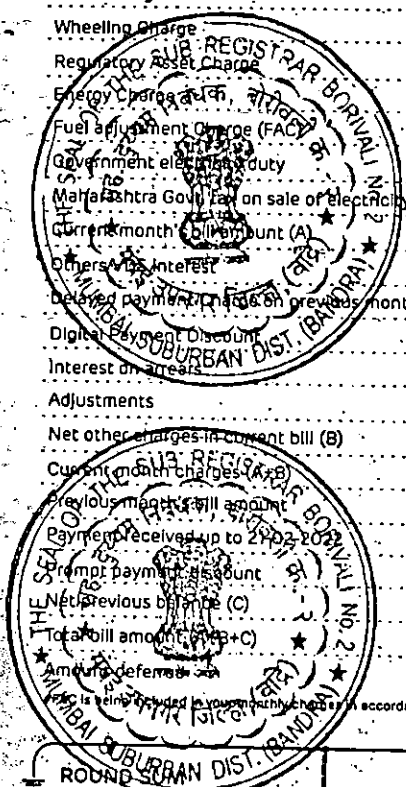
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2022

3031-312/282-285

HOW YOUR BILL WAS CALCULATED	RATE/TARIFF	INR (₹)
------------------------------	-------------	---------

Electrical energy (HSN Code 27160000)		
Fixed Charge		405.00
Wheeling Charge		150.38
Regulatory Asset Charge		0.00
Energy Charge		581.95
Fuel adjustment Charge (FAC)	0.00p/unit	0.00
Government electricity duty	21.00%	238.84
Maharashtra Govt. tax on sale of electricity	34.04 p/unit	35.06
Current month bill amount (A)		1411.23
Others (VAT Interest)		0.00
Delayed payment charges on previous month's bill		0.19
Digital Payment Discount		0.00
Interest on arrears		0.00
Adjustments		0.00
Net other charges in current bill (B)		0.19
Current month charges (A+B)		1411.42
Previous month bill amount		36.18
Payment received up to 27/02/2022		0.00
rompt payment discount		0.00
Net previous bill (C)		36.18
Total bill amount (A+B+C)		1447.60
Amount deferred		0.00



01528258778000014401 903202200001460000000143004032022

Regd. Office: Adani Corporate House,  
 Shantipuri, Near Vashishta Devi Circle, S. G. 1,  
 CN 17/9996/2008/4/70726  
 For Correspondence Address only from the front page

**ROUND PAYABLE WITH THIS BILL** ₹ 1440.00

Your security deposit (SD) with us ₹ 3400.00

Your unpaid security deposit (SD)

Meter reading date 23-02-2022

Previous meter reading date 22-01-2022

**KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION**

Your tariff structure (Effective from 01.04.2021)

Tariff Category	Fixed /Demand Charge ₹/Month	Energy Charge ₹/Unit	Wheeling Charge ₹/Unit	FAC Rate ₹/Unit Feb-22
LT II (A) Commercial 0-20 kw load	405	5.65	1.46	0.00
All units				
TOD tariffs (In addition to above base tariffs) conditionally available where TOD meter installed				
0600-0900 Hrs		0.00		
0900-1200 Hrs		0.50		
1200-1800 Hrs		0.00		
1800-2200 Hrs		1.00		
2200-0600 Hrs		-0.75		

**GO PAPERLESS TO PAY LESS**

**Important Note**

- Paperless billing subscribers can Obtain hard copy on request for paperless bill period.
- Earn a discount of Rs.10 every month.
- Avail bill on email/SMS/WhatsApp.
- Visit <https://www.adanielectricity.com/Billing>

To view Supply Code SoP, including Power Quality Regulations 2021, scan the QR Code below or visit <https://www.adanielectricity.com/Regulator>



**भारत सरकार**  
**GOVERNMENT OF INDIA**



अमरिश्चंद्र जगदिशनाथरायन  
अगरवाल  
Amrishchandra  
Jagdishnarayan Agarwal  
जन्म तारीख / DOB: 10/10/1952  
पुरुष / MALE



**6835 2711 3783**

**मेरी आधार, मेरी पहचान**


*Handwritten signature*

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**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**पता:**  
S/O: जगदिशनाथरायन  
अगरवाल, फ्लैट नं-सि/८०१  
स्काई गार्डन, ३रा कोस-लेन,  
ब्रुक हिल टावर, लोखण्डवाला  
कोम्प्लेक्स,  
अंधेरी (पश्चिम), मुंबई, महाराष्ट्र - ४०००५३

**Address:**  
S/O: Jagdishnarayan Agarwal,  
Flat No-C/801, Sky Garden, 3rd  
Cross Lane, Next to Brook Hill  
Tower, Lokhandwala Complex,  
Andheri (West), Mumbai,  
Maharashtra - 400053

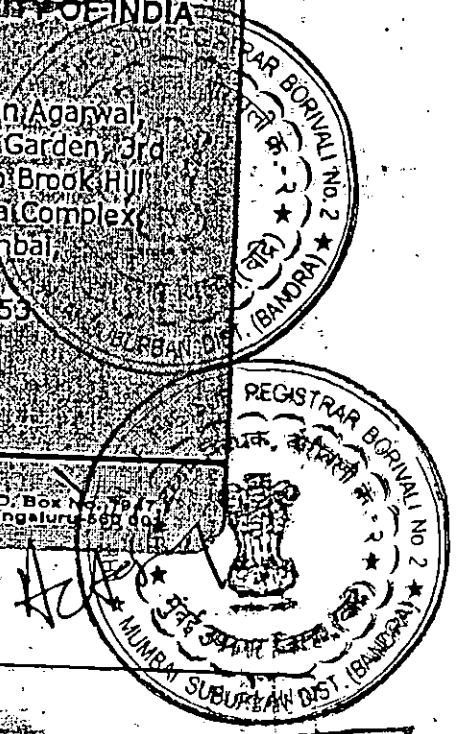


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1800 300 1047

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www  
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Bangalore - 560 002



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
**AAXEP7185C**



TNT/REGD  
PARAM ANAND BUILDERS LLP

दिनांक / Issue Date: 10/05/2019

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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
BHANUPRAKASH'S YADAV  
SHOBHARAM DEVNANDAN YADAV  
22/06/1964  
Permanent Account Number  
ABURV123TH  
Signature



*Bhanu Prakash*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
AMRISHCHANDRA AGARWAL  
JAGDISHNARAIN AGARWAL  
10/10/1952  
Permanent Account Number  
ADGPA3105M  
Signature  
2/052014

आधार  
भारतीय विधानसभा  
विकास प्राधिकरण  
मुंबई उपनगर जिल्हा (बंदरा)  
MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार  
GOVT. OF INDIA  
Bhanu Prakash Shobharam Yadav  
DOB: 22-06-1964  
Gender: Male  
4766 0426 2040  
आधार - आम आदमी का अधिकार

बी/102, ताराबाई स्मृति अपार्टमेंट,  
चंदनसर रोड, बेगर्स होम, ओम शान्ति  
नगर, पाचपायरी गेट व्हा समोर, विरार  
पूर्व, विरार, ठाणे (पूर्व), ठाणे,  
महाराष्ट्र, 401305

Address  
B/102, Tarabai Smruti Apartment,  
Chandansar Road, Beghars Home,  
Om Shanti Nagar, Opp Pachpayri  
Gate, Virar (east), Virar, Virar  
(east), Thane, Maharashtra,  
401305



1947  
1800 300 1947  
help@uidai.gov.in  
www.uidai.gov.in  
P.O. Box No. 1947,  
Bengaluru-500 001

बरल - २१		
६२४	१४	२१
२०२२		

*Bhanu Prakash*

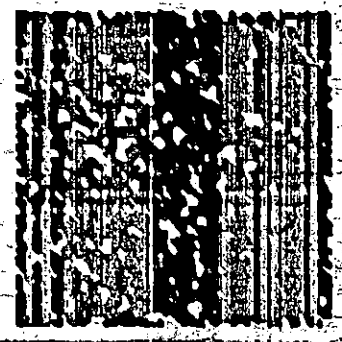


~~भारत सरकार~~



अर्चना अभिमन्यु यादव  
Archana Abhimanyu Yadav  
जन्म तिथि / DOB : 15/05/1983  
महिला / FEMALE

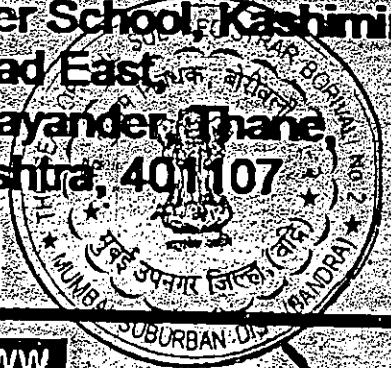
8707 8091 1206



~~भारतीय पहचान प्राधिकरण~~  
~~UNIQUE IDENTIFICATION AUTHORITY OF INDIA~~

पता:  
रो हाउस न-12, ग्रीन विलेज  
कॉम्प्लेक्स, माशाचा पाडा  
रोड, काशीगांव, सेंट जेवियर स्कूल  
जवळ, काशिमीरा, मीरा रोड ईस्ट,  
मीरा-भायंदर, ठाणे, महाराष्ट्र,  
401107

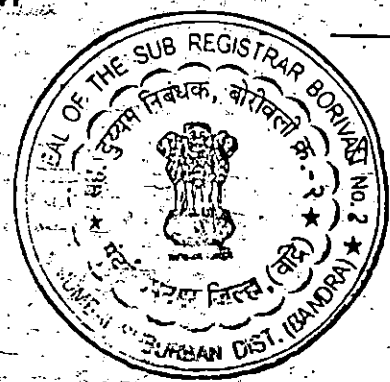
Address:  
Row House No-12, Green Village  
Complex, Mashacha Pada  
Road, Kashigaon, Near  
ST Xavier School, Kashmirira,  
Mira Road East,  
Mira-Bhayander Thane,  
Maharashtra, 401107



1947  
1800-300-1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No.1947,  
Bengaluru-560 001

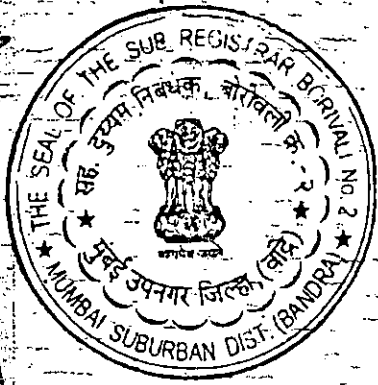


A. Yadav

बरल - २/		
९२२४	१५	२९
२०२३		

बरल - २/		
००५९	८९	१००
२०२३		

Witness



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARCHANA ABHIMANYU YADAV

JANGI YADAV

15/05/1983

Permanent Account Number

AMEPY0031D

A. A. Yadav

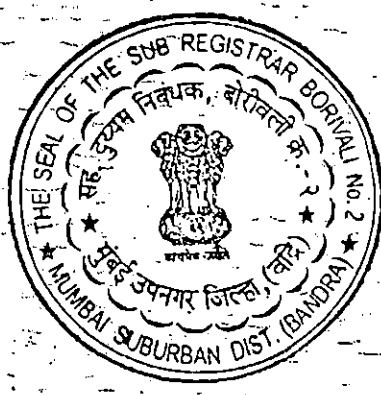
Signature




बरल - २१		
२०२३	०००	०००
२०२३		

A. A. Yadav

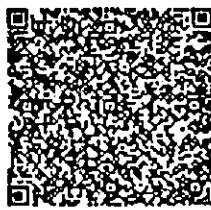
बरल - २१		
२०२२	९६	२९
२०२२		



भारत सरकार  
Government of India



प्रशान्त यादव  
Prashant Yadav  
जन्म तिथि / DOB : 03/07/1995  
पुरुष / Male



2196 4716 8737

**आधार - आम आदमी का अधिकार**

*Prashant*

बरल - २/		
१०	२९	
२०२२		

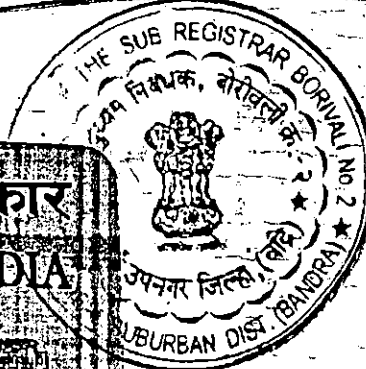
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRASHANT YADAV  
RAMKRIT YADAV

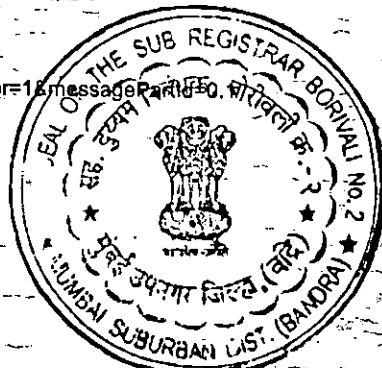
03/07/1995  
Permanent Account Number  
ALFPY6900M

*Prashant Yadav*  
Signature



बरल - २/		
१०	२९	
२०२२		

*Prashant*





बरल - २/		
०५६	९६	०००
२०२३		



बरल - २/		
०५६	९६	२७
२०२२		

367/6224

सोमवार, 09 मे 2022 12:43 म.नं.

दस्त गोपवारा भाग-1

बरल-2

दस्त क्रमांक: 6224/2022

92

दस्त क्रमांक: बरल-2 /6224/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल-2 यांचे कार्यालयात

पावती:6623

पावती दिनांक: 09/05/2022

अ. क्र. 6224 वर दि.09-05-2022

सादरकरणाऱाचे नाव: परम आनन्द बिल्डर्स एल एल पी तर्फे  
भागीदार अमरीशचंद्र जे अगरवाल

रोजी 12:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 420.00

पृष्ठांची संख्या: 21

एकुण: 520.00

दस्त-हजर करणाऱ्याची सही:

सह. दु. नि. को-बोरीवली-2

सह. दु. नि. को-बोरीवली-2

सह. दुय्यम निबंधक बोरीवली-२,

सह. दुय्यम निबंधक बोरीवली-२,

दस्त मुंबई उपनगर मुंबई जिल्हा पत्र

मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्का क्र. 1 09 / 05 / 2022 12 : 40 : 39 PM ची वेळ: (सादरीकरण)

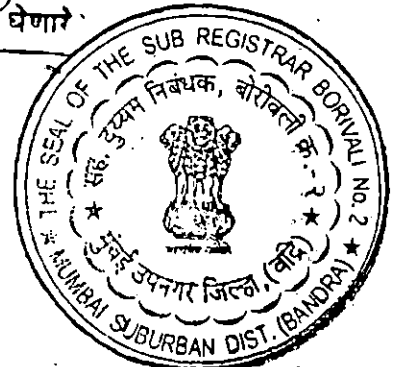
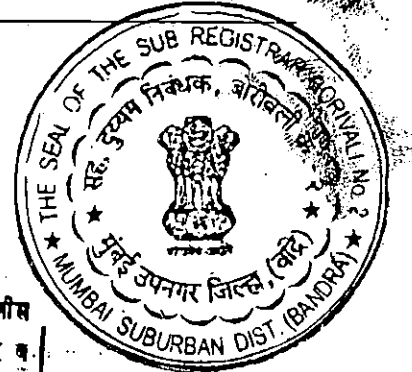
शिक्का क्र. 2 09 / 05 / 2022 12 : 41 : 28 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तावेज संपूर्ण गजबूत, निष्पादक व्यक्ती, साक्षी व सोबत जोडलेल्या कायदापत्रांची प्रत पत्रासह आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कर्तुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :




बरल - २/		
७०५६	६०	३००
२०२३		

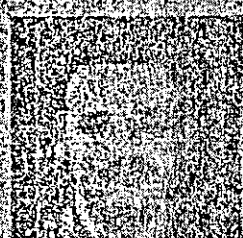
**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**RAHUL SUNIL KAUL**  
**SUNIL KUMAR KAUL**

**16/03/1992**  
 Permanent Account Number  
**CPIRK9985F**

  
 Signature



RM

**भारत सरकार**  
**Government of India**

**आधार**

**राहुल सुनिल कौल**  
**Rahul Sunil Kaul**  
 जन्म तारीख / DOB: 16/03/1992  
 पुरुष / MALE

Issue Date: 18/08/2012





**7916 1310 1779**

**मेरा आधार, मेरी पहचान**

**आयकर विभाग महामंडल प्राधिकरण**  
**Unique Identification Authority of India**

पत्ता: ए-९ गोविंद नगर, आगशी रोड, भाटा प्रा.उ. अंगण,  
 विरार (प.व.), ठाणे, महाराष्ट्र, 401305

Address: A-9 Govind Nagar, Agashi Road,  
 Opp. Mhada Ground, Virar (West), Thane,  
 Maharashtra, 401305

Print Date: 02/06/2021

**7916 1310 1779**

1947    help@uidai.gov.in    www.uidai.gov.in

बिल नं. २७		
२२	२३	१००
२०२३		



आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card  
**ANSFK8185E**

नाम/Name: **JIWAN JYOTI SUNIL KAUL**

पिता का नाम / Father's Name: **RATAN LAL TIKOO**

जन्म तिथि / Date of Birth: **05/05/1983**

13092024

*Jyoti kaul*



To: Jivian Jyoti Sunil Kaul  
 A/B Govind Nagar Agashi Road  
 Opp. Mahada Ground Virar West  
 Borli  
 Virar  
 Vasai Thane  
 Maharashtra 401303  
 7738991104

159878955 26022013

ME598789556FH

आपका आधार क्रमांक / Your Aadhaar No.  
**8248 7710 6340**

मेरा आधार, मेरी पहचान

---

Government of India  
 Jivian Jyoti Sunil Kaul  
 DOB: 05/05/1983  
 Female

**8248 7710 6340**

मेरा आधार, मेरी पहचान

बरत - २/		
<i>Jyoti</i>	<i>et</i>	900
२०२३		

*Jyoti kaul*

Witness

**आधार**

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक/ Enrolment No.: 0000/00408/07946

To  
अक्षत प्रवीण जाले  
Akshat Praveen Jalan  
S/O Praveen Jalan  
B/104, Kamanwala Niwas  
Agashi Road, Virar (west)  
Near Sheetal Nagar  
Behind Science Garden  
Vasai Virar Municipal Corporation  
Virar  
Palghar Maharashtra - 401303  
9886943372

Download Date: 11/03/2018  
Generation Date: 28/05/2017

Signature Not Verified

आपला आधार क्रमांक / Your Aadhaar No. :  
**9329 7459 6572**  
माझे आधार, माझी ओळख

---

अक्षत प्रवीण जाले  
Akshat Praveen Jalan  
जन्म तारीख/DOB: 20/07/1991  
पुरुष/ MALE

**9329 7459 6572**  
माझे आधार, माझी ओळख

**AADHAAR**

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

*Jalal*

SEAL OF THE SUB REGISTRAR BORIVALI No. 2  
उपस्थित निबंधक, बोरीवली क्र. २  
THE SUB REGISTRAR BORIVALI  
9329 7459 6572

पत्ता:  
प्रवीण जाले, बी/104, कमानवाला निवास, अशाशी रोड,  
विरार (वेस्ट), शीतल नगर जवळ, सायन्स गार्डन मागे,  
विरार महानगरपालिका, पालघर,  
महाराष्ट्र - 401303

Address:  
S/O Praveen Jalan, B/104, Kamanwala  
Niwas, Agashi Road, Virar (west), Near  
Sheetal Nagar, Behind Science Garden,  
Vasai Virar Municipal Corporation, Palghar,  
Maharashtra - 401303

**9329 7459 6572**

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

AKSHAT PRAVEEN JALAN  
PRAVEEN RAM KRISHNA JALAN  
20/07/1991

Permanent Account Number  
**AOCPJ8373B**


Signature

*Jalal*


बरल - २/

०४५६	६५	७००
२०२३		

भारत सरकार  
GOVT OF INDIA



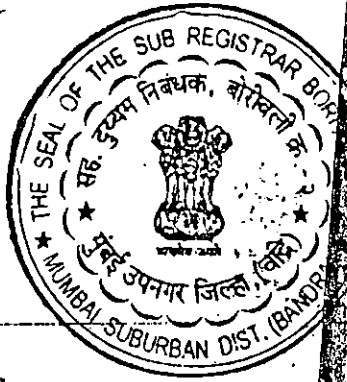
देविदास बबन रायकर  
Devidas Baban Raikar  
DOB: 10-08-1990  
Gender: Male



2947 2588 0310



आधार - आम आदमी का अधिकार

*Dato*



आयकर विभाग  
INCOME TAX DEPARTMENT  
DEVIDAS BABAN RAIKAR  
BABAN LAXMAN RAIKAR  
10/08/1990  
Permanent Account Number  
ARAPR0816L


भारत सरकार  
GOVT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address  
Karnala post tokarde, Tala, Tala  
Raigarh, Maharashtra, 402111

कर्मल पोस्ट टोकार्ड, तळ, तळ,  
रायगढ़, महाराष्ट्र, 402111



1947  
1888 308 1947  
help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

*Puro*

बरल - २/		
७४५६	६६	३००
२०२३		

367/7459

मोमद्वारा, 22 मे 2023 11:14 म.पू.

दस्त गोपवारा भाग-1

वरल-2

दस्त क्रमांक: 7459/2023

20

दस्त क्रमांक: वरल-2 /7459/2023

वाजार मूल्य: रु. 1,03,63,314/-

मोवदला: रु. 1,64,26,366/-

भरलेले मुद्रांक शुल्क: रु.9,85,600/-

दु. ति. सह. दु. ति. वरल-2 यांचे कार्यालयात

पावती:8001

पावती दिनांक: 22/05/2023

अ. क्र. 7459 वर दि.22-05-2023

सादरकरणाचे नाव: गहुल मुनील कौल

रोजी 11:10 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण: 32000.00

दस्त हजर करणाऱ्याची मही:

मह. दु. ति. का-वोगीवली?

सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा

मह. दु. ति. का-वोगीवली?

सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 22 / 05 / 2023 11 : 10 : 47 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 22 / 05 / 2023 11 : 12 : 17 AM ची वेळ: (फी)

## प्रतिज्ञापत्र

\* सदर दस्तऐवजांना नोंदणी कायदा अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीकृत दाखल केलेला आहे. \* दस्तांतील संपूर्ण गजबुज, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीररीतीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे



Jyoti Kaul

बरल - २/		
७४५२	२८	१००
२०२३		



09/05/2022 12 52:49 PM

दस्त गोषवारा भाग-2

बरल-2

दस्त क्रमांक:6224/2022

20

दस्त क्रमांक: बरल-2/6224/2022

दस्तावा प्रकार : कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भानु प्रकाश यादव पत्ता:प्लॉट नं: 204, माळा नं: 2 रा मजला, इमारतीचे नाव: ग्रीनवेज विलिडिंग 2 रंजनीगंधा को ऑफ हौ सो ली, ब्लॉक नं: महाजन वाडी वेस्टर्न एक्सप्रेस हायवे, रोड नं: भीरा रोड पुर्व ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:ABJPY1231H	पॉवर ऑफ अटॉर्नी होल्डर वय :-58 स्वाक्षरी:		
2	नाव:परम आनन्द विल्डर्स एल एल पी तर्फे.भागीदार अमरीशचंद्र जे अगरवाल पत्ता:प्लॉट नं: ऑफिस अँट प्लॉट वेयरिंग सर्वे नं 54, माळा नं: -, इमारतीचे नाव: हिस्सा नं 1 पार्ट करेस्पॉडींग सी टी एस नं 905, 905/1 ते 15, ब्लॉक नं: व्हिलेज पहाडी गोरगाव प ऑफ एस व्ही रोड, रोड नं: पिरामल नगर जवळ, गोरगाव प मुंबई, महाराष्ट्र, AHMEDNAGAR. पिन नंबर:	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ:09 / 05 / 2022 12 : 49 : 10:PM

ओळख:-

गोल इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत यादव - वय:27 पत्ता:रो हाऊस नं 12, ग्रीन व्हिलेज कॉम्प्लेक्स काशी गाव, मशाचापाडा रोड काशीमिरा, मीरा रोड पुर्व ठाणे पिन कोड:401107			
2	नाव:अर्चना अभिमन्यु यादव - वय:39 पत्ता:रो हाऊस नं 12, ग्रीन व्हिलेज कॉम्प्लेक्स काशी गाव, मशाचापाडा रोड काशीमिरा, मीरा रोड पुर्व ठाणे पिन कोड:401107			

शिक्का क्र.4 ची वेळ:09 / 05 / 2022 12 : 50 : 23 PM

शिक्का क्र.5 ची वेळ:09 / 05 / 2022 12 : 50 : 44 PM नोंदणी पुस्तक 4 मध्ये

सह दु.नि.का.बोरीवली-२,  
सह: दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Used Amount	Deface Number	Deface Date
1	Amrishchandra J. Agarwal partner of Ms. Param Anand Builders LLP	eChallan	00040572022050577795	MH001490919202223E	500.00	SD 0000858784202223	09/05/2022
2		DHC		0805202202181	420	RF 0805202202181D	09/05/2022
3	Amrishchandra J. Agarwal partner of Ms. Param Anand Builders LLP	eChallan		MH001490919202223E	100	RF 0000858784202223	09/05/2022

(SD: Stamp Duty) [RF: Registration Fee] [DHC: Document Handling Charges]

बरल २/	२०२३
२०२३	२०२३

6224 /2022.

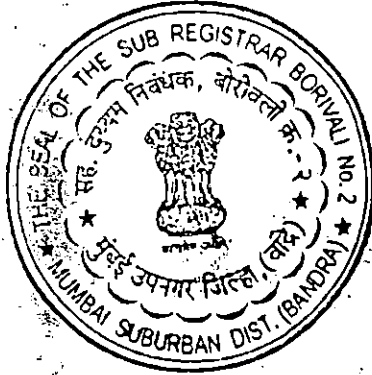
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बरल - २/		
५२२४	२९	२९
२०२२		



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण.....२९.....पाने आहेत.

सह. दुय्यम निबंधक, बोरिवली क्र. २,  
मुंबई उपनगर जिल्हा.  
बरल-२/ ५२२४ १२०२२  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला: - 9 MAY 2022  
दिनांक:

बरल - २/		
७५६	२९	००
२०२३		

सह. दुय्यम निबंधक, बोरिवली क्र.-२,  
मुंबई उपनगर जिल्हा.

घोषणापत्र

मी ..... मानू प्रकाश आवठ ..... याद्वारे घोषित करतो की, दुय्यम  
निबंधक बोरिवली क्र. २ यांचे कार्यालयात करीनामा या शिर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. श्री. पुत्रम कायदा विल्लस व इ. यांनी  
दि. ०९/५/२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधाराने, सादर दस्त नोंदणीस  
सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार  
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यावर्तीपेकी कोणीही  
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.  
सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 22/05/2023

कुलमुखत्यारपत्रधारकाचे नाव  
व सही

दस्त गोपवारा भाग-2

वरल-2

दस्त क्रमांक:7459/2023

22/05/2023 11 30:56 AM

दस्त क्रमांक :वरल-2/7459/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:परम आनन्द विल्डर्स एल एल पी तर्फे भागीदार अमरीशचंद्र जे अग्रवाल यांच्या तर्फे मुखत्यार भानु प्रकाश यादव पत्ता:प्लॉट नं: ऑफिस एट प्लॉट बियरिंग सर्वे नं 54, माळा नं: -, इमारतीचे नाव: हिस्सा नं 1 पार्ट करेस्पाडींग सी टी एस नं 905, 905/1 ते 15, ब्लॉक नं: व्हिलेज पहाडी गोरेगाव ऑफ एस व्ही रोड, रोड नं: पिरामल नगर जवळ, गोरेगाव पश्चिम मुंबई, महाराष्ट्र, . पॅन नंबर:AAXFP7195C	लिहून देणार वय :-58 स्वाक्षरी:-		
2	नाव:राहुल सुनील कौल पत्ता:प्लॉट नं: ए-9, माळा नं: -, इमारतीचे नाव: गोविंद नगर , ब्लॉक नं: आगाशी रोड ,म्हाडा ग्राउंड समोर , रोड नं: विरार पश्चिम ,जिल्हा पालघर , महाराष्ट्र, THANE. पॅन नंबर:CPIPK9985F	लिहून घेणार वय :-31 स्वाक्षरी:-		
3	नाव:जीवन ज्योती सुनील कौल पत्ता:प्लॉट नं: ए-9, माळा नं: -, इमारतीचे नाव: गोविंद नगर , ब्लॉक नं: आगाशी रोड ,म्हाडा ग्राउंड समोर , रोड नं: विरार पश्चिम ,जिल्हा पालघर , महाराष्ट्र, THANE. पॅन नंबर:AMSPK8185E	लिहून घेणार वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:22 / 05 / 2023 11 : 28 : 17 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:देविदास बबन रायकर वय:33 पत्ता:कर्णाला पोस्ट टोकार्ड जिल्हा रायगड पिन कोड:402111		
2	नाव:अक्षत प्रवीण जालन वय:32 पत्ता:बी/104 कामनवला निवास आगाशी रोड शीतल नगर जवळ साईन्स गार्डन च्या मागे विरार पश्चिम पालघर पिन कोड:401303		

शिक्का क्र.4 ची वेळ:22 / 05 / 2023 11 : 28 : 59 AM

सह दु.नि.का-बोरीवली

सह, दय्यम निबंधक बोरीवली-२,  
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date	
1	PARAM ANAND BUILDERS LLP	eChallan	69103332023051213307	MH001924603202324M	985600.00	SD	0001243817202324	22/05/2023
2		DHC		1905202313953	2000	RF		
3		eChallan		MH001988441202324M	30000	RF	0001243820202324	22/05/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7459 /2023

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बरल - २/		
७४५६	१००	१००
२०२३		

प्रमाणित करपेत येते की, वा  
दस्तामध्ये एकूण.....१००.....पाने आहेत.  
पुस्तक क्र. १/बरल-२/७४५६.....२०२३  
बर नोंदला, दिनांक.....२२. MAY. 2023.....

सह. दुय्यम निबंधक, बोरीवली क्र. २  
मुंबई उपनगर जिल्हा.



22/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 7459/2023

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16426366
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10363313.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र 502 ए विंग, 5 वा मजला, अगरवाल फ्लोरेन्स, व्हिलेज पहाडी गोरेगाव पश्चिम, ऑफ एस व्ही रोड, पिरामल नगर जवळ, गोरेगाव पश्चिम मुंबई 400062, कारपार्किंग स्पेस नं बी-143 सहित सदनिकेचे एकूण क्षेत्रफळ 58.36 चौ मी कारपेट आणि 64.19 चौ मी बिल्टअप दस्तात नमुद केल्याप्रमाणे, सर्वे नं 54 हिस्सा नं 01 पार्ट, करेस्पार्डिंग सी टी एस नं 905, 905/1 ते 15 (( C.T.S. Number : करेस्पार्डिंग सी टी एस नं-905, 905/1 to 15 ; Survey Number : S No 54 Hissa No 1 Part ; ))
(5) क्षेत्रफळ	1) 64.19 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- परम आनन्द बिल्डर्स एल एल पी तर्फे भागीदार अमरीशचंद्र जे अगरवाल यांच्या तर्फे मुखत्यार भानु प्रकाश यादव वय:-58; पत्ता:- प्लॉट नं: ऑफिस एट प्लॉट बियरिंग सर्वे नं 54, माळा नं: -, इमारतीचे नाव: हिस्सा नं 1 पार्ट करेस्पार्डिंग सी टी एस नं 905, 905/1 ते 15, ब्लॉक नं: व्हिलेज पहाडी गोरेगाव ऑफ एस व्ही रोड, रोड नं: पिरामल नगर जवळ, गोरेगाव पश्चिम मुंबई, महाराष्ट्र, . पिन कोड:-400062 पॅन नं:-AAXFP7195C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राहुल सुनील कौल वय:-31; पत्ता:- प्लॉट नं: ए-9, माळा नं: -, इमारतीचे नाव: गोविंद नगर, ब्लॉक नं: आगाशी रोड, म्हाडा ग्राउंड समोर, रोड नं: विरार पश्चिम, जिल्हा पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-CPIPK9985F 2): नाव:- जीवन ज्योती सुनील कौल वय:-60; पत्ता:- प्लॉट नं: ए-9, माळा नं: -, इमारतीचे नाव: गोविंद नगर, ब्लॉक नं: आगाशी रोड, म्हाडा ग्राउंड समोर, रोड नं: विरार पश्चिम, जिल्हा पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-AMSPK8185E
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7459/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	985600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



खरी मत्व

सह. दुय्यम निबंधक, बोरीवली क्र.-२  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARAM ANAND BUILDERS LLP	eChallan	69103332023051213307	MH001924603202324M	985600.00	SD	0001243817202324	22/05/2023
2		DHC		1905202313953	2000	RF	1905202313953D	22/05/2023
3		eChallan		MH001988441202324M	30000	RF	0001243820202324	22/05/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2:10  
25/10/2023

\*\*\*\*\*  
DATED THIS DAY OF 20  
\*\*\*\*\*

BETWEEN

Param Anand - BUILDERS -  
LLP

AND

SHRI/SMT./M/s Rahul Sunil Kaul &  
Mrs. Jiwan Jyoti Sunil Kaul

ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RESI : \_\_\_\_\_  
PHONE : OFF : \_\_\_\_\_

\_\_\_\_\_ PURCHASER

**AGREEMENT FOR SALE**

FLAT NO. 502 WING / Bldg. No. A  
FLOOR 5<sup>th</sup>

AT

A PROJECT OF :

**AGARWAL GROUP**

Registered Address : Plot No. 13/A, Agarwal Golden Chambers,  
5th Floor, Behind Balaji Telefilms, Fun Republic Road,  
Off. New Road, Andheri (W), Mumbai - 400 053. Maharashtra  
Tel.: 022-6148 0000, Fax : 022-6148 0030

**MESSERS N. S. PATEL & CO.**

ADVOCATE FOR THE SELLER

SAILOR BUILDING, 1ST FLOOR, 373,  
DR. D. N. ROAD, FORT, MUMBAI - 400 001.