

disclosed in the
of independent
can be made for a minimum of
THE PRICE/EARNINGS RATIO BASED ON DILUTED EPS
THE FLOOR PRICE IS 42.60 TIMES THE FACE VALUE OF THE
PRICE BAND: ₹ 426.1
• QIB Portion: Not more than 50% of the Offer • Non-Ins
The Offer is being made through the Book E
We are an integrated pharmaceutical

पावती
Wednesday, November 08, 2023
1:53 PM
Original/Duplicate
नोंदणी क्र. 39म
Regn 39M

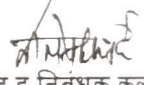
पावती क्र.: 22792 दिनांक: 08/11/2023

गावाचे नाव: हरियाली
दस्तऐवजाचा अनुक्रमांक: करल2-21207-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: निखिल प्रभाकर कुमठेकर

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2100.00
पृष्ठांची संख्या: 105
एकूण: रु. 32100.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:12 PM ह्या वेळेस मिळेल.
बाजार मूल्य: रु. 5748411.3 /-
मोबदला रु. 6914400 /-
भरलेले मुद्रांक शुल्क: रु. 414864 /-


सह दु.निबंधक कुर्ला 2
सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123083207422 दिनांक: 08/11/2023
किचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123081007317 दिनांक: 08/11/2023
किचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010771887202324E दिनांक: 08/11/2023
किचे नाव व पत्ता:



9 NOV 2023

DELIVERED

THE FLOOR PRICE IS 42.60 TIMES THE FACE PRICE
 THE PRICE EARNING RATIO BASED ON
 BUTS CAN BE MADE FOR

The Offer is being made in
 QIB Portion. Not more than 50% of the

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Property constructed after circular dt 02.01.2018

10.0% apply to rate= Rs 139830 -

$$=(((\text{वार्डिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{वर्गा-यानमय टक्केवारी}) + \text{खुल्या जमिनीचा दर})$$

$$= (((139830 - 58970) * (100 - 100)) + 58970)$$

Rs 139830 -

मा 1 प्रमाण मूल्य दर * (पिछकतारा क्षी)

$$139830 * 41.11$$

Rs 57484113 -

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Applicable Rules = 10.4

एकत्रित अंतिम मूल्य

माध्यमिकताच मूल्य ... मंडलानुसृत मूल्य ...

$$A + B + C + D + E + F + G + H + I + J$$

$$57484113 + ... + ... + ... + ... + ... + ... + ... + ... + ...$$

= Rs 57484113 -

The Offer is being made in accordance with Section 3B of the Real Estate (Regulation and Development) Act, 2016. Not more than 50%

We are an integrated pharmaceutical company

The price in the schedule is inclusive of all taxes

मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)

Valuation No: 202311083917 US No: 2023011083917

वर्ष: 2023
 मंडळ: मराठी (उपनगर)
 प्लॉट नंबर: 112-तीरवाली - कला
 भाग: शहरी क्षेत्र बाधीव पासून अगलक्या सर्व मिल्कती (चलनमया अंग)
 सि.टी.एस. नंबर: 356

| वैयक्तिक मूल्य दर नकाश्यानुसार मूल्यदर रु. | निवास सदनिका | कार्गलिंग | दफतार | औद्योगिक | मात्रमापनाचे मूल्य |
|--|------------------|------------------|------------------------|-------------------|--------------------|
| 58970/- | 139830 | 160810 | 174790 | 139830 | मैट्रन - माट्रन |
| बाधीव क्षेत्राची मारिती | 41-11-गाम माट्रन | मिल्कतीचा व्याग- | निवास सदनिका | मिल्कतीचा प्रकार- | कार्गलिंग |
| कार्गलिंग (Built Up)- | 1-अंग सा सा | मिल्कतीचा चय- | 0-10-2 म | बांधकामाचा दर - | Rs 5748411.3/- |
| कार्गलिंग मारिती | अंग | मकान - | 1st floor To 4th floor | | |

सुरक्षा प्रकार -
 Safe Type - First Sale
 Safe Resale of built up Property constructed after circular dt 02/01/2018

मूल्यांकन निष्पत्तीचे दर = 100% apply to rate = Rs 139830/-

गाम-गामसा मिल्कतीचा प्रति चा माट्रन मूल्यदर = (((वैयक्तिक मूल्यदर - खल्या तमितीचा दर) * गाम-गामसा टक्क्याचे) + खल्या तमितीचा दर)
 = (((139830-58970) * (100 / 100)) + 58970)
 = Rs 139830.-

आय कर मिल्कतीचा मूल्य = गाम प्रमाण मूल्य दर * मिल्कतीचा क्षेत्र
 139830 * 41.11
 Rs 5748411.3/-

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| 29200 | 9 | 904 |
| 2023 | | |

Applicable Rules = 10.4

एकरित अंतिम मूल्य = A + B + C + D + E + F + G + H + I + J
 5748411.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs 5748411.3/-

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 8th day of November 2023 ;

BETWEEN

M/S AGASTYA INFRA, (assessed to Income Tax in India under PAN ACAFA8736H) a partnership firm and having its principal place of business at : flat no 305, om Vivek CHS Ltd, new tilak nagar, Pipeline road, chembur Mumbai-400 089. , through its partners viz 1) Pravin Chandrakant Lodhe , 2) Janhavi Pravin Lodhe and 3) Pooja Sanjay Darade 4) Sanjay Pandurang Darade hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;



AND

(1) **Mr. Nikhil Prabhakar Kumthekar.** of Mumbai, Indian Inhabitant/s residing at Shivkrupa Nagar, 2/9 , Jai Maharashtra Nivas, Sai Nagar , Kanjur Gao , Bhandup (East) , Mumbai – 400 042 hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their, heir/s, executor/s, administrator/s and assign) of the **OTHER PART**;

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The Vendor and the Purchasers shall individually be known as the **Party** and collectively as the **Parties**.

WHEREAS:

A. The Maharashtra Housing and Area Development Authority ("**MHADA**") was constituted with effect from 5th December, 1977 under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;



B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to Lower Income Group (LIG) known as Subsidized LIG Housing Scheme;

C. The Maharashtra Housing Board (hereinafter referred to as "**the Board**") had in pursuance of the aforesaid Subsidized LIG Housing Scheme, has constructed a residential building i.e. Building No.236 (hereinafter referred to as "**the Building No.236/ Existing Building**") on the piece and parcel of plot of land admeasuring 1111.15 Sq. mtrs of thereabouts bearing Survey No.113(Part) (Govt. Land), CTS No. 356 situated and lying at Kannamwar Nagar, Mhada Layout, Vikhroli(East), Mumbai, Maharashtra - 400083. The Building No. 236 was ground plus 4 upper floors structure and comprised of 40 tenements;

D. By and under a Indenture of Lease dated 7th May, 1980, made and entered into between Maharashtra Housing and Area Development Authority therein and herein referred to as the "**said MHADA**" on the one part and The Vikhroli Swadham Co-operative Housing Society Limited, **Registration No. BOM/HSG/5017** dated 7th December, 1976 therein (herein referred to as the "**said Society**") of the other party, MHADA demised unto the said Society herein, the leasehold rights, for a period of 99 (Ninety Nine) years, in respect of the land lying under and appurtenant to Building No.236, being Survey No. 113(Part)

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(Govt. Land), CTS No. 356, Village Hariyali, Taluka Kurla, MSD at Kannamwar Nagar, Vikhroli, Mumbai, Maharashtra- 400 083.

- E. The Board had allotted these 40 tenements in the Building No. 236 to individual Purchasers under the provisions of the Maharashtra Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1970; each having about 29.84 sq. mtrs. (i.e. 321.25 sq.feet) carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized LIG Housing Scheme;
- F. The Purchasers of the 40 tenements formed a co-operative housing society known the **"The Vikhroli Swadham Co-operative Housing Society Ltd"**, (hereinafter referred to as **"the said Society"**);
- G. Persistent demands were made by the occupant of said LIG tenements that the Units constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;
- H. The conference of the Housing Minister of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;
- I. The Government of India after considering the entire problem have permitted the State Government of Maharashtra to transfer such tenements on certain conditions laid down by the Government of India in this behalf;



(Signature)

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On the basis of guidelines laid down by the Government of India, the Government of Maharashtra, directed that the building built by the Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;

K. MHADA as the lessor of the Maharashtra Housing Board is the owner of the said land of other wise well and sufficiently entitled to the **Existing Building** standing thereon;

L. By and under deed of sale dated 7th May, 1980 registered with the Sub-Registrar of Bombay Registration number BOM/S-1816 of 1980, executed between Maharashtra Housing and Area Development Authority therein and herein referred to as the "MHADA", the Vendor therein and The Vikhroli Swadham Co-operative Housing Society Ltd, bearing Registration No. BOM/HSG/5017 dated 7th December 1976, therein referred to as the Vendee, in consideration of price of Rs. 6,07,040/- (Rupees Six Lakhs Seven Thousand Forty only) being paid by the said Society on behalf of the Purchasers, MHADA sold and conveyed by way of sale the Building No.236 alongwith the leasehold rights in the land underneath and appurtenant thereto to the said Society.

M. In the above premises, the said Society is seized and possessed of or otherwise well and sufficiently entitled to the all that piece or parcel of land or ground bearing CTS No. 356 Survey No. 113 (Part) of Village Hariyali, Taluka Kurla admeasuring 1111.15 sq. mtrs. or thereabouts (hereinafter referred to as "**the said Land**") together with a building being Building No. 236, standing thereon comprising Ground plus four upper floors (hereinafter referred to as "**said Building**") lying, being and situate at the Kannamwar Nagar, Mhada Layout, Vikhroli (East), Mumbai, Maharashtra- 400 083 (hereinafter the said Land and the said Building are collectively referred to as the "**said Property**") as more


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The Purchaser/s has / have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Promoter's Architect and/or sanctioned by Special Planning Authority(SPA)/MHADA and all other documents as specified under RERA and the rules made thereunder as amended up to date and the Purchaser/s is / are fully satisfied with the title of the Society in respect of the said Property and the Promoter's right to sell various premises in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions on or objections in regard thereto.

KK. The Promoter has entered into a standard Agreement with the Architects for preparing the plan of the said Building/s and Agreement with the Contractor and RCC consultant for carrying out construction of the said Building/s.



The Promoter has entered into and/or shall enter into such Agreement with all persons and/or parties in respect of the sale of Premises, car parking spaces etc. in the said Building.

MM. The Purchaser/s, being desirous of acquiring flat in the Building to be constructed on the said Property, has / have approached the Promoter and requested the Promoter to allot to him / her / them / it, **1BHK Apartment /Flat No. 103** admeasuring 378.46 sq. ft. (carpet area as per RERA) + 23.68 sq. ft. balcony area on the 1st Floor of the said Building (hereinafter referred to as "**the Flat**"), more particularly described in the **Second Schedule** hereunder written and shown in red hatched lines on the plan annexed hereto and marked as **Annexure 'H'**. Accordingly, on the request of Purchaser/s, the Promoter has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to acquire and purchase the Apartment/Flat from the Promoter, at and for a total consideration of **Rs.69,14,400 /-** (**Rupees Sixty Nine Lac Fourteen Thosand Four Hundred Only**) (hereinafter referred to as "**the Purchase Price**") on the terms and conditions appearing hereinafter.


Promoter

NN. Prior to the execution of this Agreement, the sum of Rs. 3,45,75,000 (Rupees Three Crore Forty Five Lacs and Fifty Only) being the amount of the deposit (the balance of the purchase price) and acknowledged by the Purchaser/s, the balance Pur

OO. The Parties hereto have agreed that the Promoter shall execute the "Signature"

PP. The Promoter shall comply with the provisions of the Real Estate

QQ. Under the terms of the Agreement, the sale of the premises shall be made under

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NN. Prior to the execution hereof, the Purchaser/s has / have paid to the Promoter a sum of Rs. 3,45,750 /- (Rupees Three Lac Forty Five Thousand Seven Hundred Fifty Only) being 5 % (Five percent) of the Purchase Price as advance payment / deposit (the payment and receipt whereof the Promoter does hereby admit and acknowledge) and the Purchaser/s has / have agreed to pay the Promoter the balance Purchase Price in the manner set out herein.

OO. The Parties hereto are desirous of recording the terms and conditions on which the Promoter has agreed to sell the Premises in the said building known as "Signature" to the Purchaser/s in the manner hereinafter appearing.

PP. The Promoter herein represents that the Project is registered under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority vide MahaRERA registration no. P51800052112.

QQ. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Purchaser/s, being these presents on the sale of the Flat in the proposed Building and also to register the said Agreement under the Registration Act, 1908.



RR. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the Flat agreed to be sold to the Purchaser/s and the Parties are therefore executing these presents, which shall be registered under the provisions of the Registration Act, 1908.

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

1. TITLE

1.1 The Purchaser/s has / have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Promoter's Architect and/or

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and the rules made thereunder as amended up to date and the Purchaser/s is
are fully satisfied with the title of the said Society in respect of the said
Property and the Promoter's right to sell various Apartment/Flats in the
Buildings to be constructed on the said Property and hereby agrees not to
raise any requisitions on or objections in regard thereto.

2.3

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2. AGREEMENT TO PURCHASE

2.1 The Promoter shall construct the Buildings (wherein comprised is/are the
Apartment/s/Flat/s agreed to be acquired by the Purchaser/s as hereinafter
contained) on the said Property in accordance with the plans, designs and
specifications approved by the authorities concerned from time to time. The
present particulars of the Buildings e.g. number of structures, number of
floors therein, the nature of the Apartment/Flats comprised therein as
permissible under DCR for the time being in force, have been furnished to the



Purchaser/s who has / have independently scrutinized and satisfied himself /
herself / themselves / itself of all aspects relating thereto. Provided however
that if such variations, alterations or amendments to the plans, designs and
specifications adversely affect the said Apartment/Flat, then the Promoter
shall obtain the Purchaser/s prior written consent except where such
variations, alterations or amendments are required by the authorities
concerned or due to change in law.

2.2 The Promoter has agreed to sell and the Purchaser has agreed to purchase
from the Promoter Apartment/ Flat No. Flat No. **103** admeasuring 378.46 sq.
ft. (carpet area as per RERA) + 23.68 sq. ft. balcony area on the **1st Floor** of the
said Building (hereinafter referred to as "the Flat/Apartment ") as shown in
the Floor plan thereof hereto annexed and marked Annexures H and the
consideration of Rs **69,14,400** /- including Rs. 0 / - being the proportionate
price of the common areas and facilities appurtenant to the premises, the
nature, extent and description of the common areas and facilities which are
more particularly described in the Second Schedule annexed herewith (the
price of the Apartment/Flat including the proportionate price of the common
areas and facilities).

each of such Apartment/Flats and the rights in relation thereto of each Purchaser/s shall be subject to all the rights of the other Purchaser/s in relation to their respective Apartment/Flats. None of the Purchaser/s of the remaining Apartment/Flats shall have any right whatsoever to use and/or occupy the open space / terrace / garden as stated aforesaid acquired by any Purchaser/s including the Purchaser/s, as aforesaid nor they do or cause to be done anything whereby such Purchaser/s including the Purchaser/s, if concerned, is / are prevented from using and occupying the open space / terrace / garden in the manner as aforesaid or the rights of such Purchaser/s including the Purchaser/s, if concerned, to the same are in any manner affected or prejudiced. Correspondingly, the Purchaser/s covenant that he / she / it / they shall exercise his / her / its / their right consistently with the rights of the other Purchaser/s and shall not do anything whereby the Purchaser/s of the other Apartment/Flats are prevented from using occupying exclusively their respective Apartment/Flats including the open space / terrace / garden in the manner as stated aforesaid or whereby the rights of the other Purchaser/s with regard to their respective Apartment/Flats including the open space / terrace / garden as aforesaid are in any manner affected or prejudiced. The Purchaser/s covenant that they shall not raise any objection, claim or demand against the Promoter or against any other Purchaser/s in relation to the exclusive use by any other Purchaser/s of any restricted common areas and facilities, exclusively granted to such Purchaser/s.



3. **CONSIDERATION**

- 3.1 The Purchaser/s agree/s to pay to the Promoter the purchase price / consideration of **Rs 69,14,400 /-** (**Rupees Sixty Nine Lac Fourteen Thosand Four Hundred Only**) (hereinafter referred to as "**the Purchase Price**") the proportionate price of the common areas, facilities, legal, water

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13.9 The Purchaser/s shall bear and pay all the amounts payable towards registration charges and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the Apartment/Flat including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser/s account.

13.10 The Purchaser/s hereby declare that he / she / they / it has gone through this Agreement and all the documents related to the said Property and the said Apartment/Flat and has / have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

13.11 Any dispute between parties shall be settled amicably. In case of failure to settled 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.



14. GOVERNING LAW :

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground bearing CTS No. 356 Survey No. 113 (Part) of Village Hariyali, Taluka Kurla admeasuring as per lease deed 1111.15 sq. mtrs./plot area as per MHADA demarcation admeasuring 1101.26 sq. mtrs or thereabouts (hereinafter referred to as **"the said Land"**) together with a building being Building No. 236, standing thereon comprising Ground plus four upper floors (hereinafter referred to as **"said Building"**) lying, being and situate at the Kannamwar Nagar, Mhada Layout, Vikhroli (East), Mumbai, Maharashtra- 400 083

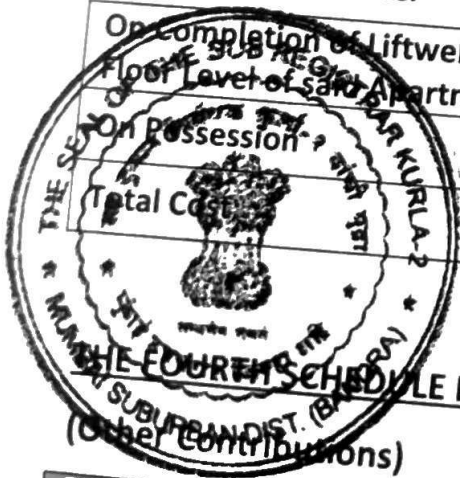
| | | |
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| THE SECOND SCHEDULE HEREINABOVE REFERRED TO | | |
| २०२० | | |
| (Description of the said Apartment/Flat) | | |

Apartment No. 103 admeasuring 378.46 sq. ft. (carpet area as per RERA) + 23.68 sq. ft. balcony area on the 1st Floor of the building to be known as 'Signature' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Payment Schedule)

| Particulars | % Demand | Amount(in Rs.) |
|--|----------|----------------|
| Before Execution Of Agreement | 10% | 6,91,440/- |
| On Execution Of Agreement | 10% | 6,91,440/- |
| Plinth Completion | 15% | 10,37,160/- |
| Completion of 6 th Slab | 10% | 6,91,440/- |
| Completion of 12 th Slab | 10% | 6,91,440/- |
| Completion of 18 th Slab | 10% | 6,91,440/- |
| Completion of 24 th Slab | 10% | 6,91,440/- |
| Completion of Brickwork | 8% | 5,53,152/- |
| Completion of Plaster | 7% | 4,84,008/- |
| On completion of Liftwell, Staircase, Lobby upto Floor Level of said Apartment | 5% | 3,45,720/- |
| On Possession | 5% | 3,45,720/- |
| Total Cost | 100% | 69,14,400/- |



THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(Other Contributions)

| Other Contributions | Amount (Rs.) |
|---|--------------|
| Towards provisional outgoings Maintenance Charges for 12 months | 38592/- |

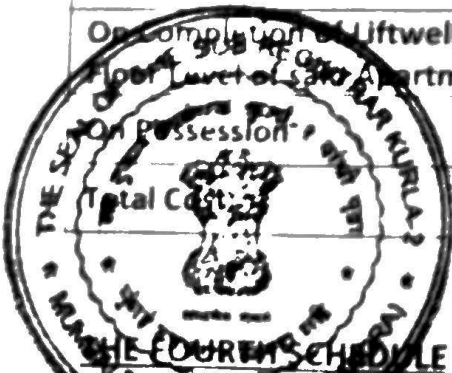
| | | |
|--------|----|-----|
| 2024-2 | | |
| 2020 | 40 | 904 |
| 202 | | |

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of the said Apartment/Flat)

Apartment No 103 admeasuring 378.46 sq. ft. (carpet area as per RERA) + 23.68 sq. ft. balcony area on the 1st Floor of the building to be known as 'Signature' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(Payment Schedule)

| Particulars | % Demand | Amount(in Rs.) |
|--|----------|----------------|
| Before Execution Of Agreement | 10% | 6,91,440/- |
| On Execution Of Agreement | 10% | 6,91,440/- |
| Plinth Completion | 15% | 10,37,160/- |
| Completion of 6 th Slab | 10% | 6,91,440/- |
| Completion of 12 th Slab | 10% | 6,91,440/- |
| Completion of 18 th Slab | 10% | 6,91,440/- |
| Completion of 24 th Slab | 10% | 6,91,440/- |
| Completion of Brickwork | 8% | 5,53,152/- |
| Completion of Plaster | 7% | 4,84,008/- |
| On Completion of Liftwell, Staircase, Lobby upto Floor Level of said Apartment | 5% | 3,45,720/- |
| On Possession | 5% | 3,45,720/- |
| Total Cost | 100% | 69,14,400/- |



THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

करल - २

२९२०० १८ १०५

ANNEXURE "I"

FLOW OF TITLE OF THE SAID PROPERTY:-

1 Upon perusal of the original title deeds and documents of our client, M/s. Agastya Infra, we have to state that our client, has acquired the development rights in respect of the said Property as follows:-

a. The Maharashtra Housing and Area Development ("MHADA") was constituted with effect from 5th December 1976 under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood constituted and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising out of any agreement or contract became the property, rights, liabilities and obligations of MHADA;

b. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis for the Income Group (LIG) known as Subsidized LIG Housing Scheme.

c. The Maharashtra Housing Board (hereinafter referred to as "Board") had in pursuance of the aforesaid Subsidized LIG Housing Scheme, has constructed a residential building i.e. Building No. 236 (hereinafter referred to as "the Building No.236/ Existing Building") on the piece and parcel of plot of land admeasuring 1111.15 Sq. Mts. of thereabouts bearing Survey No.113(Part) (Govt. Land), 19356 situated and lying at Kannamwar Nagar, MHADA Vikhroli (East), Mumbai, Maharashtra - 400083. The Building No. 236 was ground plus 4 upper floors structure and comprised of 40 tenements;



करल - २
२९२०७ ६९ ९०५
२०२३

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
DEVELOPMENT AUTHORITY



म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA-9/1277 /2023

Date : 28 APR 2023

To,
M/s. Agastya Infra
C.A. to Vikhroli Swadham CHS Ltd
Flat No. 305, Om Vivek CHS,
New Pipeline Road, Tilak Nagar,
Chembur -400089.

Sub :- Proposed Redevelopment of existing building No.236 known as "Vikhroli Swadham CHS Ltd." on plot bearing CTS No. 356(pt.), of Village Hariyali, Kannamwar Nagar, Vikhroli(East),Mumbai-400 083.

- Ref.: 1) MHADA Offer letter u/no.CO/MB/REE/NOC/F-1457/2023 dated 29/03/2023.
2) Consent for Zero FSI & CC/u.no. CO/MB/REE/NOC/F-1461/1/2023 dated 26/04/2023
3) Application of Architect for zero FSI IOA dated 24/04/2023



Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 24/04/2023 and delivered to MHADA on 24/04/2023 and the plans, Sections Specifications and Description and further particulars and details of your Building No.236 known as "Vikhroli Swadhaam CHS Ltd." on plot bearing CTS No. 356(pt.)," of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai-400 083 furnished to this office under your letter, dated 24/04/2023. I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under

1/7

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई ४०० ०५१.
फोन : ६६४० ५०००
फैक्स : ०२२-२६५१२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

| | | |
|---|----|-----|
| करल - २ | | |
| २२२०७ | ७० | ९०५ |
| २०२३: CONDITIONS TO BE COMPILED WITH BEFORE STARTING WORK | | |

1. That the commencement certificate U/s-44/69(1) of MRTP Act obtained.

2. That structural Engineer shall be appointed and supervision memo appendix- IX of D.C. Regulation - 5(3) (9) shall be submitted by him.

3. The structural Design and calculations for the proposed work according to system analysis as relevant IS code along with Plan shall be submitted along with C.C.

4. Janata Insurance Policy shall be submitted.

5. Requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.

6. Bore well shall be constructed in consultation with H.E./MCGM.

7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.

8. Information Board shall be displayed showing details of proposed work, name of owner/developer, architect/LS, R.C.C. consultant etc.

Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.

That the owner shall undertake that he will be abide by DCPR 2034 and shall process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.

11. That the existing structure shall be demolished before asking plinth C.C.

12. All the precautionary measures shall be taken during demolition/excavation of foundation & construction work.

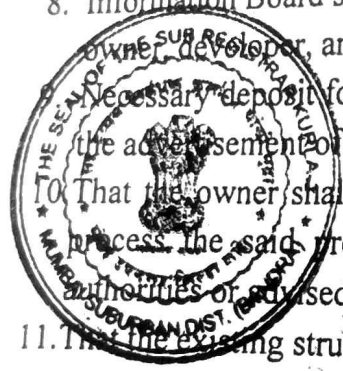
13. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.

B. FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.

2. That, the material for side and top covering used for the Temporary Shed/ Labour Camp shall be either tarpaulin or G.I. Sheets.

3. That this Temporary Shed/Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.



4. That you shall...
 5. That the temporary...
 6. That you shall...
 7. That you shall...
 8. That the...
 9. That you shall...
 10. That in case...
 11. That you shall...
 12. That you shall...
 This

29200 07 1909
2023



Building Permission Cell, Greater Mumbai / MHADA

(Designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1277/2023/CC/1/New

Date : 31 May, 2023

To

M/s.Agastya Infra C.A. to Vikhroli Swadham CHS Ltd.

Proposed redevelopment of existing bldg.No.236 known as "Vikhroli Swadham CHS Ltd." On Plot bearing CTS No.356(Pt), of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai-400083

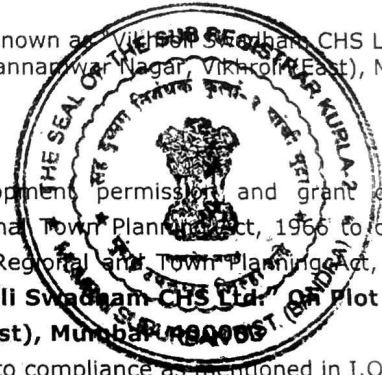
Sub : Proposed redevelopment of existing bldg.No.236 known as "Vikhroli Swadham CHS Ltd." On Plot bearing CTS No.356(Pt), of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai-400083

Dear Applicant,

With reference to your application dated 01 May, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing bldg.No.236 known as "Vikhroli Swadham CHS Ltd." On Plot bearing CTS No.356(Pt), of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai-400083**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1277/2023/IOA/1/Old dt. 28 April, 2023 and following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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.



महाडाचा घटक)

MHADA UNIT



महाडा

MHADA



NO.CO/MB/REE/NOC/F-1461/1170-12023
Dated: 26 APR 2023

Consent letter for Commencement Certificate for the Work up to Plinth only (i.e. For Zero FSI)

To,
The Executive Engineer (East Suburb),
Building Permission Cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra East, Mumbai-400 051.

Consent Letter for Commencement Certificate for the work up to plinth only i.e. for Zero FSI for redevelopment of existing Bldg No. 236, known as **Vikhroli Swadham** CHSL, CTS No.356, S.No.113(Pt.), Village-Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai 400 083, under regulation no.33(5) of DCPR-2034.

1. This office Offer letter No.CO/MB/REE/NOC/F-1461/1170/981/2023, Dated -10.04.2023.
2. Society's letter dtd.13.04.2023



There is no objection to issue Commencement Certificate for the work up to plinth only i.e. for Zero FSI for the proposed work on existing Bldg No. 236, known as **Vikhroli Swadham** CHSL, CTS No.356, S.No.113(Pt.), Village-Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai 400 083 under regulation no.33(5) of DCPR-2034 from M.H. & A.D. Board's side regarding the proposal submitted by them on plot area as per Demarcation plan admeasuring about **1,101.26 m²** (i.e. 9.89 m² Less area as per Lease Area 1,111.15 m²).

Now by this letter Commencement Certificate for the work up to plinth only i.e. for Zero FSI may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1 prior to further consent for Commencement Certificate for work above plinth.

कलानगर, बांद्रा (पु.) मुंबई ४०० ०५१
६६४०५०००-२६५९२८७७-२६५९२८८१

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone : 66405000, 26592877, 26592881
Fax No. : 022-26592058 / Post Box No. 8135

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| करल - २ | | |
| २९२०७ | ७९ | १०५ |
| २०२३ | | |



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 **P51800052112**

Project: **Signature**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 356 partat Vikhroli, Kurla, Mumbai Suburban, 400083;**

1. **Agastya Infra** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400089.**

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

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

OR

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

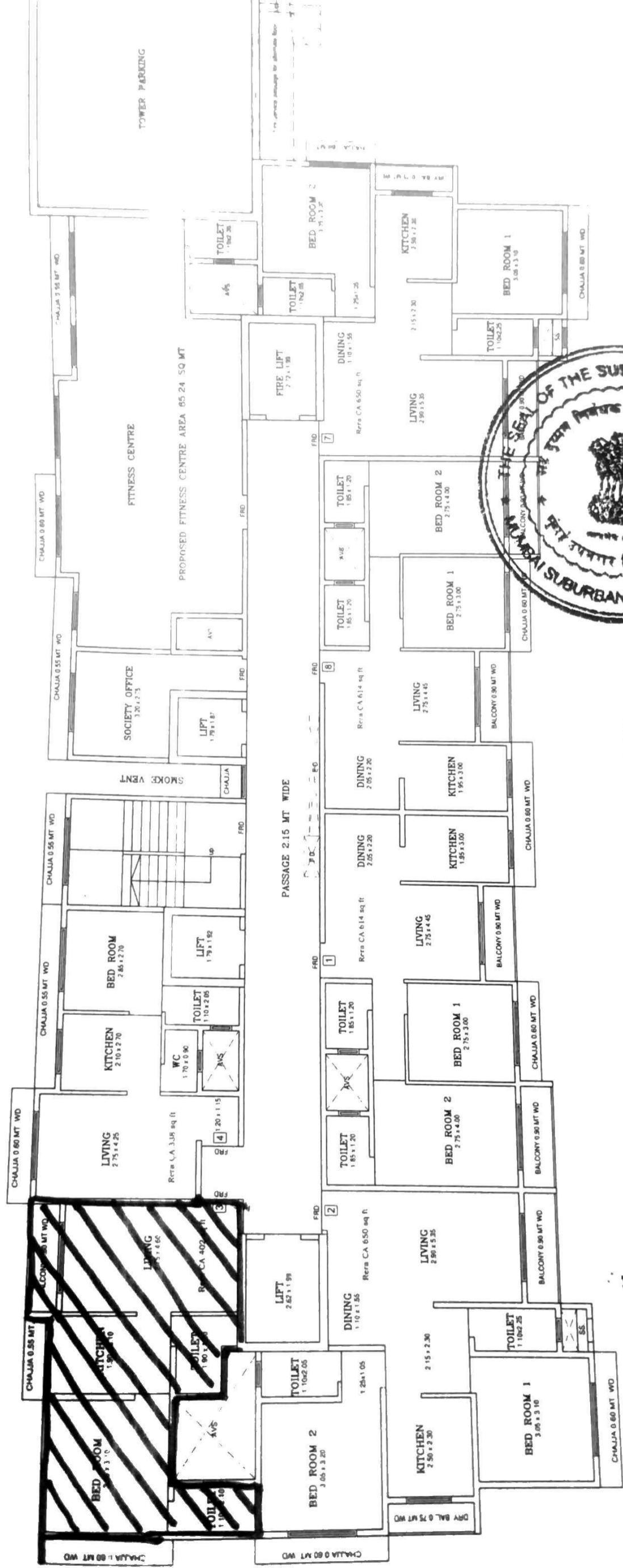
- The Registration shall be valid for a period commencing from **24/07/2023** and ending with **28/04/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu

NPKM...



1ST FLOOR PLAN

Building No. 236, Kannamwar nagar

Flat No:- 103
1st Floor
Area Covered 402 Sq. Ft.

[Handwritten signature]

Please Tick

| | | | |
|---|-------------------------------------|---|------|
| Saving A/C No | | Branch FILE No | |
| CIF NO | | PAL Take Over NEW Resale Top up | |
| RLMS / OS Reference No | | Te Up No | |
| Applicant Name <u>Vikhl Kumthekar</u> | | | |
| Co-Applicant Name | | | |
| Contact (Resi) | | Mobile : <u>9773983415</u> | |
| Loan Amount <u>70,00,000/-</u> | | Tenure : <u>30 Years</u> | |
| Interest Rate | | EMI : | |
| Loan Type | | SBI LIFE : | |
| Hsg. Loan _____ | | Maxgain _____ | |
| Realty _____ | | Home Top up _____ | |
| Property Location : <u>Vikhrodi (E)</u> | | | |
| Property Cost : <u>85,00,000/-</u> | | | |
| Name of Developer / Vendor : | | | |
| RBO - | | ZONE - | |
| | | Branch : <u>CBD Belapur (Code No) 13551</u> | |
| Contact Person : <u>Anil Madane</u> | | Mobile No: <u>9284588678</u> | |
| Name of RACPC Co-ordinator along with Mob No. | | | |
| | DATE | | DATE |
| SEARCH - 1 | | RESIDENCE VERIFICATION | |
| SEARCH - 2 | | OFFICE VERIFICATION | |
| VALUATION - 1 | <u>Vastukala</u> <u>26/12/23</u> | SITE INSPECTION | |
| VALUATION - 2 | | | |
| HLST / MPST / BM / FS / along with Mob. No. | | | |



Please Tick

Saving A/C No _____ Branch FILE No.:

CIF NO _____ PAL/Take Over/NEW/Resale/Top up

RLMS / LOS Reference No. _____ Tie Up No. (if applicable)

Applicant Name : *Nikhil Kumthekar*

Co-Applicant Name :

Contact (Resi.) : _____ Mobile : *9773983415*

Loan Amount : *70,00,000/-* Tenure : *30 Years*

Interest Rate : _____ EMI :

Loan Type : _____ SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : *Vikhrodi (E)*

Property Cost : *85,00,000/-*

Name of Developer / Vendor :

RBO - _____ ZONE - _____ Branch : *CBD Belapur (Code No) 13551*

Contact Person : *Anil Madane* Mobile No: *9284588678*

Name of RACPC Co-ordinator along with Mob No.

| | DATE | | DATE |
|---------------|-------------------------------|------------------------|------|
| SEARCH - 1 | | RESIDENCE VERIFICATION | |
| SEARCH - 2 | | OFFICE VERIFICATION | |
| VALUATION - 1 | <i>Vastukala 26/12/21</i> | SITE INSPECTION | |
| VALUATION - 2 | | | |

HLST / MPST / BM / FS / along with Mob. No.

