

398/4963

पावती

Original/Duplicate

Wednesday, May 09, 2018

नोंदणी क्र.: 39म

10:13 AM

Regn.:39M

पावती क्र.: 6156

दिनांक: 09/05/2018

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-4963-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे.पेम्स इंजिनिअरींग कन्सल्टंट्स प्रा.लि. तर्फे डायरेक्टर विश्वनाथ शंकरनारायणन - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1320.00

पृष्ठांची संख्या: 66

एकूण: रु. 31320.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:12 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

वाजार मुल्य: रु.5466633.04 /-

मोबदला रु.11200000/-

भरलेले मुद्रांक शुल्क : रु. 672000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001276243201819E दिनांक: 07/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1320/-

दस्त परत मिळार

SV.पंभकमती सही
मूळ दस्त परत दिला

निपिक.

निबंधक पन्ना



09/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4963/2018

नोंदणी :

Regn 63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	11200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5466633.04
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र.20/15, दर-91600, ऑफिस, क्र. 1201, बारावा मजला, मिलेनियम एम्पायर, प्लॉट क्र.47, सेक्टर 15, खारघर, ता. पनवेल, जि. रायगड. क्षेत्र 25.659 चौ.मी. कारपेट + 6.405 चौ.मी. एनक्लोज बाळ्कनी + 42.659 चौ.मी. ओपन टेरेस ((Plot Number : 47 ; SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 25.659 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे. भारत कंसल्टेशन तर्फे भागीदार किशोरकुमार सी. घाडीया - - वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पी.एस. ४१, दुसरा मजला, क्रिस्टल प्लाझा, प्लॉट क्र. १८/२७, सेक्टर ७, खारघर, ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AAFFB6683H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- मे. पेम्स इंजिनिअरींग कन्सल्टंट्स प्रा. लि. तर्फे डायरेक्टर विघ्ननाथ शंकरनारायणन - - वय:-53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: टी.सी.-५/१६६५, संगीया, क्रिष्णन कोविल रोड, अंबालामुक्कू कोवडीअर, पो. थिरुवननाथपूरम, ब्लॉक नं. -, रोड नं. -, केरला, THIRUVANANTHAPURAM. पिन कोड:-695003 पॅन नं:-AADCP7249J
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2018
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2018
(11) अनुक्रमांक, खंड व पृष्ठ	4963/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	672000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	

मुल्यांकनासाठी विचारात घेतलेला तपशील :

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

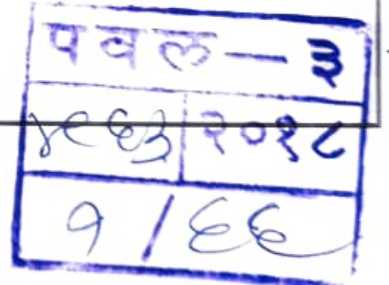


सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		09 May 2018, 10:03:10 AM			
Valuation ID	20180509195				
मूल्यांकनाचे वर्ष	2018	<div style="text-align: right;"> <p>४४६३</p> <p>६६</p> <p>४</p> </div>			
जिल्हा	रायगड				
मूल्य विभाग	तालुका पनवेल				
उप मूल्य विभाग	20/15-खारघर शिडको सेक 15				
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर /न. भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
वृत्ती जमीन	निवासी सदनिका	कायोलय	दुकाने	औद्योगिक	मोजमापनाचे एकक
१०५००	82000	91600	106300	91600	चौ मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	37.19 चौ मीटर	मिळकतीचा वापर-	कायोलये/टपावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे उगीकरण-	1-आर सी सी	मिळकतीचे वय .	0 TO 20 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.91600/-
इच्छाहून सुविधा -	आई	मजला -	11th to 20th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ = (91600 * (100 / 100)) * 110 / 100 = Rs.100760/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 100760 * 37.19 = Rs.3747264.4/-				
F) लगतच्या गच्चीचे क्षेत्र	= 42.66 चौ. मीटर = 42.66 * (100760 * 40/100) = Rs.1719368.64/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेट्टेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बँडिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 3747264.4 + 0 + 0 + 0 + 0 + 1719368.64 + 0 + 0 = Rs.5466633.04/-				

Home

Print





CIDCO
WE MAKE CITIES

OCCUPANCY COMPLETION CERTIFICATE

BP-13386/3003

Date : 07 August, 2018

Unique Code : 20150302102388701

To,

**M/S.BHARAT CONSTRUCTION
P.S.41,2ND FLOOR,PLOT NO.18/27,CRYSTAL
PLAZA,SECTOR-7,KHARGHAR NAVI MUMBAI.
PIN - 410210**

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot No. **47**, Sector **15** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Application for Occupancy certificate dt.25/06/2018.

2)Final Fire NOC vide.CIDCO/FIRE/HQ/281/2018 Dt.27/07/2018.

3)Grant of No-dues certificate vide.CIDCO/M(TS-III)/2018/1909 dt.16/05/2018. 4)DCC vide.CIDCO/EE (KHR-III)/2018/438 dt.09.01.2018.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

BP-13386/3003

Date : **07 August, 2018**

Unique Code : 20150302102388701

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Residential [Residential Bldg/Apartment]** Building **Ground+ 14 Floors** [**Total BUA = 2332.31Sq.mtrs , Residential BUA = 0 Sq.mtrs , Commercial BUA = 2332.31 Sq.mtrs , Any Other BUA = 0 Sq.mtrs** Number of units = **83No. , No.of Commercial Units = 83No. , Any Other Units = 0No.** **Ground+No. Of Floors = Ground+ 14 Floors**] Plot No. **47 ,]** , Sector - **15** at **Kharghar 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **ATUL PATEL ARCHITECTS** Architect has been inspected on **31 July, 2018** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **16 October, 2015** and that the development is fit for the use for which it has been carried out.

Thanking you,

Yours faithfully,



Ref : PEMS/Gen/2018-19/306

06.08.2018

M/s Aditya Birla Finance Limited,
No. 5, Srinivas Towers,
2nd Line, Cenotaph Road,
Teynampet, Chennai – 600 018.

Sub : Declaration / Undertaking

Ref : Office Units 1201,1202, 1203 & 1204 on Millenium Empire on Plot No.- 47 situated in
Sector No.15 at Kharghar, Navi Mumbai, Tal-Panvel, Dist.-Raigad

We hereby declare and undertake that :

1. the property will be used for self-occupation purposes only
2. as and when an lease deed takes place the NOC confirming the bank's charge will be obtained

Thanking you,
Yours faithfully,

For PEMS Engineering consultants (P) Ltd

Srinivasanath

Authorized Signatory





CERTIFICATE OF INCORPORATION

No. U74210KL2005PTC018647

I hereby certify that **FEMS ENGINEERING**

CONSULTANTS PRIVATE LIMITED

is, this day, incorporated under the Companies Act, 1956 (No.1 of 1956)
and that the Company is limited.

Given under my hand at Kochi,

NINETEENTH DAY OF SEPTEMBER

this

TWO THOUSAND FIVE

THE 28TH DAY OF BHADRAPADA, 1927 (SAKA).

(S. M. AMEERUL MILLATH)

Registrar of Companies
KERALA.



CHALLAN
MTR Form Number-6

RN	MH001276243201819E	BARCODE		Date	07/05/2018-14:27:21	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)		PAN No.(If Applicable)			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	Full Name	PEMS ENGINEERING CONSULTANTS PVT LTD				
Location	RAIGAD	Flat/Block No.	OFFICE NO 1201, 12TH FLOOR MILLENIUM				
Year	2018-2019 One Time	Premises/Building	EMPIRE				
Account Head Details		Amount In Rs.	Road/Street				
0030046401	Stamp Duty	672000.00	PLOT NO 47 SEC 15 KHARGHAR				
0030063301	Registration Fee	30000.00	Area/Locality				
			NAVI MUMBAI				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			SecondPartyName=BHARAT CONSTR				
Total		7,02,000.00	Amount In Words	Seven Lakh Two Thousand Rupees Only			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910333201850718619	165270038		
Cheque/DD No.		Bnnl Date	RBI Date	07/05/2018-14:28:28	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

पवल-३
४०६२०१८
३/६६



Mobile No. : 9100000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केंद्र दुबयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

(Handwritten Signature)

Srinanath

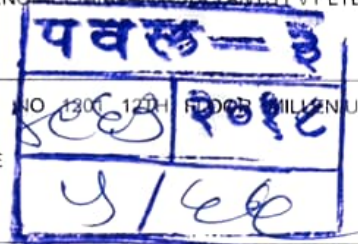
सह दुबयम निबंधक कार्यालय-२
पनवेल-३



CHALLAN
MTR Form Number-6

IN MH001276243201819E	BARCODE	Date 07/05/2018-14:27:21	Form ID 25.1
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Department Inspector General Of Registration		Payer Details			
Type of Payment Stamp Duty Registration Fee		TAX ID (If Any)			
		PAN No.(If Applicable)			
Office Name PNL5_PANVEL NO 5 SUB REGISTRAR	Full Name	PEMS ENGINEERING CONSULTANTS PVT LTD			
Location RAIGAD	Flat/Block No.	OFFICE NO 1300 12TH FLOOR MILLENNIUM			
Year 2018-2019 One Time	Premises/Building	EMPIRE			
Account Head Details		Amount In Rs.	Road/Street		
030046401 Stamp Duty	672000.00	PLOT NO 47 SEC 15 KHARGHAR			
030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI		
		Town/City/District			
		PIN	4	1	0 2 1 0
		Remarks (If Any)	SecondPartyName=BHARAT CONSTRUCTION		
702000.00		Amount In	Seven Lakh Two Thousand Rupees Only		
Total	7,02,000.00	Words			
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332018050712819	165270039
Cheque/DD No.		Bank Date	RBI Date	07/05/2018-14:28:20	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 08/05/2018		

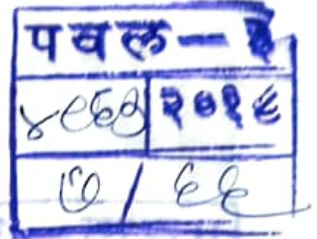


NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9100000000
 सदर चलन केवल दृश्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-398-4963	0000754455201819	09/05/2018-10:02:42	IGR148	30000.00

सह दृश्यम निवधक कार्यालय-३ वरग-२



AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at Panvel on this 09th day of May, 2018 between **M/S. BHARAT CONSTRUCTION**, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at PS 41, 2nd Floor, Crystal Plaza, Plot No.-18/27, Sector No.-7, Kharghar, Navi Mumbai-410 210, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART

AND

M/S. PEMS ENGINEERING CONSULTANTS PVT. LTD.

(Company Identification Number U74210KL2005PTC018647 and PAN AADCP7249J) REPRESENTED BY ITS DIRECTOR Mr. Vishwanath Sankaranarayanan.

having address at : TC 5/1665, 'SANGEETHA', KRISHNAN KOVIL ROAD, AMBALAMUKKU KOWDIAR P.O. THIRUVANANTHAPURAM - 695 003, hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.



FOR BHARAT CONSTRUCTION

PARTNER

For P E M S ENGINEERING CONSULTANTS PVT. LTD.

Vishwanath
Director

Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

पार ३०८
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And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas the Promoters vide their Application dated 21/01/2014, pertaining to scheme bearing reference no. 20008886/90029767 dated 17/04/2014, requested the Corporation to grant lease of a piece and parcel of land acquired and vested in the Corporation by the State.



And whereas the Corporation consented to grant the Promoters a lease of all that piece and parcel of land acquired and vested in the Corporation by the State Government, bearing plot number 47 situated at Sector No.-15, Kharghar, Navi Mumbai, Tal.-Panvel,

Dist.-Raigad, admeasuring about 1554.880 Sq. Mts., for the purpose of construction of the building(s) for commercial use;

And whereas the Promoters have paid to the Corporation a sum of Rs.19,00,68,531/- (Rupees Nineteen Crore Sixty Eight Thousand Five Hundred Thirty One Only) as and by way of full and final payment of Lease Premium as agreed to by and between the corporation and the Promoters in respect of the said plot;

And whereas by an Agreement to Lease dated 15/04/2015 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between the Corporation (therein referred to as "THE CORPORATION") of the One Part and 1) MR. HITENDRA C. GHADIA 2) MR. KISHOR C. GHADIA 3) MR. JITENDRA R. PATEL, all Partners of M/S. BHARAT CONSTRUCTION, therein referred to as "THE LICENSEES" of the Other Part, the Corporation has agreed to

FOR BHARAT CONSTRUCTION

[Signature]
 PARTNER

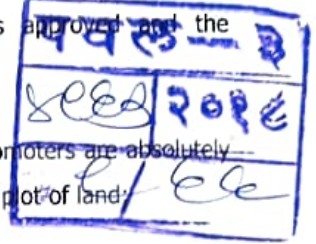
For P E M S ENGINEERING CONSULTANTS PVT. LTD.

Tal.-Panvel
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Tal.-Panvel, Dist.-Raigad, admeasuring about 1554.88 Sq. Mts. or thereabouts, hereinafter referred to as "THE SAID PLOT" and more particularly described in the "**First Schedule**" hereunder written to the Promoters at or for the consideration as mentioned in the said Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-4 under its Rec. No.-5305, Doc. No.-PVL4-4745-2015 dated 15/04/2015;

And whereas the Corporation placed the Promoters in possession of the said Plot for construction of building(s) on the said Plot as per the plans approved and the development permission granted by the concerned authority;

And whereas by virtue of the aforesaid Agreement to Lease, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;



And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

And whereas the Licensee of the Plot is the Partnership Firm M/S. BHARAT CONSTRUCTION consisting 1) MR. HITENDRA C. GHADIA 2) MR. KISHOR C. GHADIA 3) MR. JITENDRA R. PATEL as Partners constituted and registered as per the Indian Partnership Act 1932, under Deed Of Partnership dated 13/04/1993 which is reconstituted on 01/04/2002 and is further reconstituted by executing Retirement Cum Partnership Deed dated 01/04/2014 comprising 1) MR HITENDRA C. GHADIA 2) MR KISHOR C. GHADIA 3) SHRI DHAIRYA HITENDRA GHADIA 4) SHRI NAGARAJ TARARAM CHOUDHARY 5) SHRI BHARAT MOHANSINGH CHOUDHARY & 6) SHRI VIRAMRAM NEMARAM CHOUDHARY as the present Partners of the firm and MR JITENDRA R. PATEL retired from the said Partnership.



And whereas as per the request made by the Promoters Firm to CIDCO Limited for addition and change of Partners in share holding of the Partnership Firm the CIDCO Limited on payment of necessary transfer charges for admission and change of Partners has given consent to make the changes in the shareholding of the Partnership Firm and brought on record the Partners as per the Deed of Retirement cum Partnership by virtue of its letter bearing reference no.-CIDCO/EO(III)/2016/2218 dated 24/05/2016.

And whereas the Promoters are entitled and enjoined upon to construct the commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the building approval granted by the Corporation vide **Commencement Certificate bearing number CIDCO/BP-13386/TPO(NM&K)/2015/1203, dated 16/10/2015**, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the Commencement Certificate is annexed herewith as "**Annexure-A**".

FOR BHARAT CONSTRUCTION


PARTNER

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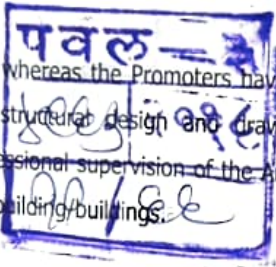

Director

And whereas the Promoters have proposed to construct on the project land building consisting of **Ground + 14 (Fourteen) upper floors**.

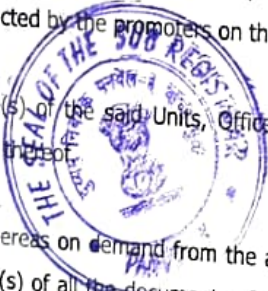
And whereas the Allottee(s) is/are offered a Office bearing number **1201** on the **12th** Floor, (hereinafter referred to as the said "Unit/Office/Shop") in the Building called "**MILLENIUM EMPIRE**" (hereinafter referred to as the said "Building") being constructed of the said project, by the Promoters.

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.



And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Units, Offices and Shops in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Units, Offices and Shops therein and to receive the sale price in respect thereof.




And whereas on demand from the allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects ATUL PATEL ARCHITECTS and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoters **AJEET V. SINGH OF AJEET SINGH & ASSOCIATES (Advocates & Legal Consultants)**, showing the nature of the title of the Promoters to the project land on which the Units/Offices/Shops are to be constructed have been annexed hereto and marked as "**Annexure-B**".

And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "**Annexure-C**".

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Director

And whereas the authenticated copies of the plans and specifications of the Unit/Office/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-D".

And whereas the Promoters have got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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

And whereas the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

And whereas the Allottee(s) have applied to the Promoters for allotment of a Office bearing number **1201** on the **12TH** Floor of the said building project known as "**MILLENIUM EMPIRE**" being constructed of the said Project.

And whereas the carpet area of the said Office is **25.659** Sq. Mts. and "Carpet Area" means the net usable floor area of Unit/Office/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive enclose balcony area of **6.405** Sq. Mts. appurtenant to the said Unit/Office/Shop for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area of **42.659** Sq. Mts. appurtenant to the said Unit/Office/Shop for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Unit/Office/Shop.

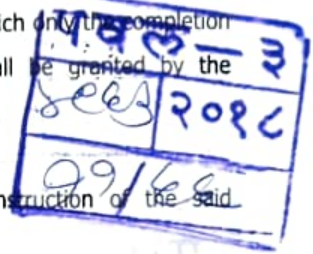
And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs.1,12,00,000/- (Rupees One Crore Twelve Lacs Only)** being part/full payment of the sale consideration of the Unit/Office/Shop agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

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 Director



And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Maharashtra No. P52000001042**; the authenticated copy of the certificate is annexed herewith as "**Annexure-E**".

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Unit/Office/Shop with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.


In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Unit/Office/Shop.

Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

1) The Promoters shall construct the said building project to be known as "**MILLENIUM EMPIRE**" consisting of **Ground + 14 (Fourteen) upper floors** on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Unit/Office/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

a) (i) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said **Office bearing No.1201** admeasuring **25.659 Sq. Mts. carpet area on the 12TH Floor of the said building known as "MILLENIUM EMPIRE"**, hereinafter referred to as "**THE SAID UNIT/OFFICE/SHOP**", more particularly described in the "**Second Schedule**" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "**Annexure-D**" for a **lump sum price of Rs.1,12,00,000/- (Rupees One Crore Twelve Lacs Only)** including **Rs. NIL (Rupees NIL Only)** 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 written hereunder.

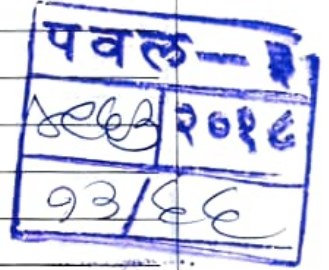
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S. V. N. N. M. M. M.
Director

- b) The Allottee(s) agrees and understands that timely payment towards purchase of the said Unit/Office/Shop as per payment schedule is the essence of the contract, the allottees have paid on or before execution of this agreement a sum of **Rs.1,12,00,000/- (Rupees One Crore Twelve Lacs Only)** as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of **Rs. NIL (Rupees, NIL Only)** in the following manner:-

Sr. No.	Particulars	Percent	Amount in Rs.
1.	EMD at the time of booking	10%	_____
2.	Upon execution of Agreement	20%	_____
3.	Completion of Plinth	15%	_____
4.	On completion of 1 st & 2 nd Slab	4%	_____
5.	On completion of 3 rd & 4 th Slab	4%	_____
6.	On completion of 5 th & 6 th Slab	4%	_____
7.	On completion of 7 th & 8 th Slab	4%	_____
8.	On completion of 9 th & 10 th Slab	3%	_____
9.	On completion of 11 th & 12 th Slab	3%	_____
10.	On completion of 13 th & 15 th Slab	3%	_____
11.	On completion of Walls, Internal Plaster, floorings, doors & windows	5%	_____
12.	On completion of Sanitary fittings, staircases, lift wells, lobbies	5%	_____
13.	On completion of External plumbing, external plaster, elevation, terraces	5%	_____
14.	On completion of lifts, water pumps, electrical fittings, paving, etc.	10%	_____
15.	On Possession upon receipt of Occupancy Certificate	5%	_____
	Total	100%	_____



Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottees shall make all payments, on demand by the Promoters, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of BHARAT CONSTRUCTION, payable at Navi Mumbai.

- c) The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Goods and Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Unit/Office/Shop.

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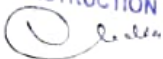
Srinivasan
Director

- d) The Total Price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.
- e) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments @6% (Six Percent) per annum for the period by which the respective instalment has been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoters.

- f) The Promoters shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the charges, 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 Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoters shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- g) The Allottee(s) authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

2.1 The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Unit/Office/Shop to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Unit/Office/Shop. Notwithstanding anything to

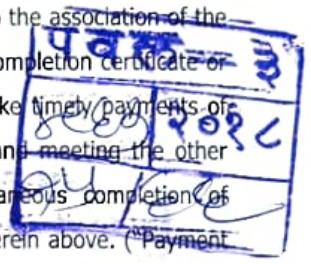
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the contrary contained herein, the Allottee(s) shall not be entitled to claim possession of the said Unit/Office/Shop until the completion certificate is received from the local authority and the Allottee(s) has/have paid all the dues payable under this agreement in respect of the said Unit/Office/Shop to the Promoters and has/have paid the necessary maintenance amount/deposit, service tax, vat and other taxes payable under this agreement of the said Unit/Office/Shop to the Promoters.

- 2.2 Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the Unit/Office/Shop to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").



- 3) The Promoters hereby declare that the Floor Space Index available as on date in respect of the project land is **2332.313** Sq. Mts. only. The Promoters have disclosed the Floor Space Index of 1.5 as proposed to be utilized by him on the project land in the said Project and Allottee(s) have agreed to purchase the said Unit/Office/Shop based on the proposed construction and sale of Unit/Office/Shop to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.



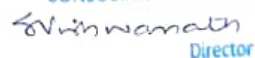
- 4) If the Promoters fail to abide by the time schedule for completing the project and handing over the Unit/Office/Shop to the Allottee(s) the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agrees to pay to the Promoters, interest as specified in the Rule i.e. interest as per state bank of India marginal cost of lending rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoters.
- a) Without prejudice to the right of promoters to charge interest in terms of sub clause 4 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoters under this Agreement (including his/her/them proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing three defaults of payment of instalments, the Promoters shall at his own option, may terminate this Agreement:

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Director

- b) Provided that, Promoters shall give notice of 15 (Fifteen) days in writing to the Allottee(s) by Registered Post AD at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s) of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, promoters shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee(s) after deducting 10% (Ten Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous installments till the date of cancellation by the Promoters to the Allottee(s) as agreed liquidated damages within a period of thirty days of the termination, the instalments of sale consideration of the Unit/Office/Shop which may till then have been paid by the Allottee(s) to the Promoters. And upon termination of this agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Unit/Office/Shop to such person or persons at such price and on such conditions as the Promoters may think fit in their absolute discretion and the Allottee shall have no objection for the same.

- 5) The fixtures and fittings with regards to flooring and sanitary fittings and amenities like one or more lift with particular brand to be provided by the Promoters in the Unit/Office/Shop and the said building are those that are set out in the "Third Schedule" mentioned hereunder.

- 6) **The Promoters shall give possession of the Unit/Office/Shop to the Allottee(s) on or before 31/12/2019.** If the Promoters fail or neglect to give possession of the Unit/Office/Shop to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the Unit/Office/Shop with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Unit/Office/Shop on the aforesaid date, if the completion of building in which the Unit/Office/Shop is to be situated is delayed on account of

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

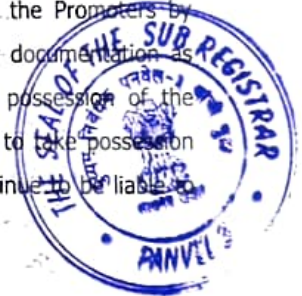
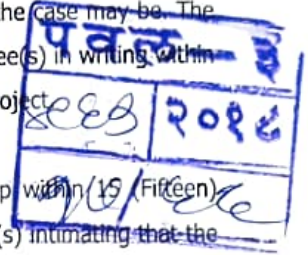
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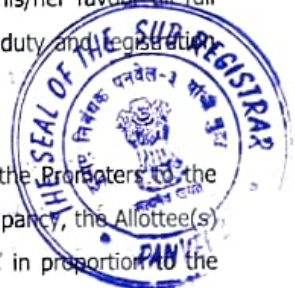
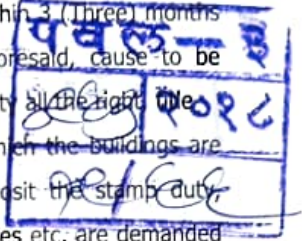
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S. Srinivasan
Director

- 7) The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee(s) as per the agreement shall offer in writing the possession of the Unit/Office/Shop to the Allottee(s) in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Promoters shall give possession of the Unit/Office/Shop to the Allottee(s). The Promoters agree and undertake to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee(s) as the case may be. The Promoters on its behalf shall offer the possession to the Allottee(s) in writing within 7 (Seven) days of receiving the occupancy certificate of the Project.
- a) The Allottee(s) shall take possession of the Unit/Office/Shop within 15 (Fifteen) days of the written intimation from the Promoters to the Allottee(s) intimating that the said Unit/Office/Shop are ready for use and occupancy:
- b) Upon receiving a written intimation from the Promoters as per clause 7, the Allottee(s) shall take possession of the Unit/Office/Shop from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Unit/Office/Shop to the Allottee(s). In case the Allottee(s) fail to take possession within the time provided in clause 7 such Allottee(s) shall continue to be liable to pay maintenance charges as applicable.
- 8) The Promoters have made full and true disclosure of the title of the said land as well as encumbrances, if any, known to the Promoters in the title report of the advocate. The Promoters have also disclosed to the Allottee(s) nature of its right, title and interest or right to construct building(s), and also given inspection of all documents to the Allottee(s) as required by the law. The Allottee(s) having acquainted himself/herself/themselves with all facts and right of the Promoters and after satisfaction of the same has entered into this Agreement.
- 9) i) The Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under 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 Promoters with such permission, approvals which would enable the Promoters to full fill 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 Foreign Exchange Management Act, 1999 or statutory enactments or



b) The Promoters on receipt of the complete amount of the price of the said Unit/Office/Shop under the agreement from the allottee's shall execute a conveyance deed and convey the title of the said Unit/Office/Shop not later than 1 (One) year and with proportionate indivisible share in the common areas to the society / federation as may be formed all the right title interest of the promoters in the aliquot part of the said land i.e. said land, said project referred in Scheduled II unless the above stated period is not clearly mentioned, it is otherwise agreed by and between the parties hereto that the Promoters shall, within 3 (Three) months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the Society, company or federation of the society all the right title and the interest of the Promoters in the project land on which the buildings are constructed. However, in case the Allottee(s) fails to deposit the stamp duty registration charges and all other incidental and legal expenses etc. are demanded within the period mentioned in the demand letter, the Allottee(s) authorises the promoters withhold registration of the conveyance deed in his/her favour till full and final settlements of the amount and payment of stamp duty and registration charges to the promoters is made by the Allottee(s).



b) Within 15 (Fifteen) days after notice in writing is given by the Promoters to the Allottee(s) that the Unit/Office/Shop is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit/Office/Shop) of outgoings in respect of the project land and Building(s) namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and Building(s). Until the Society or Limited Company is formed and the said structure of the Building(s) is transferred to it, the Allottee(s) shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee(s) further agree that till the Allottee's share is so determined the Allottee(s) shall pay to the Promoters provisional monthly contribution of **Rs. 3,500/- (Rupees Three Thousand Five Hundred Only)** per month towards the outgoings. The amounts so paid by the Allottee(s) to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of the building is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.

FOR BHARAT CONSTRUCTION


PARTNER

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Director

12) The Allottee(s) shall on or before delivery of possession of the said premises hereby deposited with the Promoters, the following amounts:

a) **Rs. NIL/- (Rupees NIL Only)** for share money, application entrance fee of the Society or Limited Company.

b) **Rs. NIL/- (Rupees NIL Only)** for formation and registration of the Society or Limited Company.

c) **Rs. 63,000/- (Rupees Sixty Three Thousand Only)** for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company.

13) The Allottee(s) shall pay to the Promoters a sum of **Rs. NIL (Rupees NIL Only)** for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoters in connection with formation of the said Society or Limited Company and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

14) At the time of registration of conveyance or Lease of the structure of the building, the Allottee(s) shall pay to the Promoters, the Allottee's 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. At the time of registration of conveyance or Lease of the project land, the Allottee(s) shall pay to the Promoters, the Allottee's 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 land to be executed in favour of the Society or limited company.

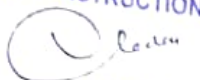
15) The Promoters hereby represents and warrants to the Allottee(s) as follows:

a) The Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;

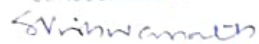
b) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

c) There are no encumbrances upon the project land or the Project;

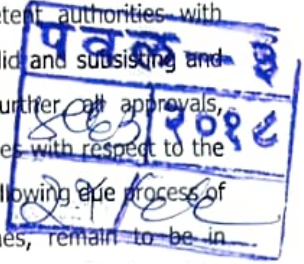
FOR BHARAT CONSTRUCTION


PARTNER

For P.E.M.S ENGINEERING
CONSULTANTS PVT. LTD.


Director

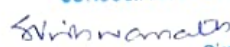
- d) There are no litigations pending before any Court of law with respect to the project land or Project;
- e) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;
- f) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- g) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Unit/Office/Shop which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- h) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Unit/Office/Shop to the Allottee(s) in the manner contemplated in this Agreement;
- i) At the time of execution of the conveyance deed of the structure to the association of Allottee(s) the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee(s);
- j) The Promoters have 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;
- k) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project.



FOR BHARAT CONSTRUCTION


PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.


Director

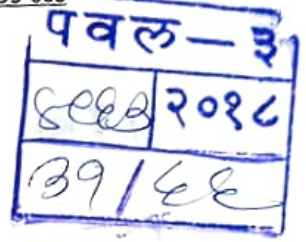
- 44) That all notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

M/S. PEMS ENGINEERING CONSULTANTS PVT. LTD.

TC 5/1665, 'SANGEETHA', KRISHNAN KOVIL ROAD,

AMBALAMUKKU KOWDIAR P.O. THIRUVANANTHAPURAM – 695 003

Notified Email ID: accounts@pemsconsultants.com



M/S. BHARAT CONSTRUCTION

PS 41, 2nd Floor, Crystal Plaza,

Plot No.-18/27, Sector No.-7,

Kharghar, Navi Mumbai-410 210.

Notified Email ID: bharatconstruction2000@gmail.com

It shall be the duty of the Allottee(s) and the promoters 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 promoters or the Allottee(s), as the case may be.

- 45) That in case there are Joint Allottee(s) all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address notified by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).
- 46) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the allottee(s) only.
- 47) Any dispute between parties shall be settled amicably. 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, there under.
- 48) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement



FOR BHARAT CONSTRUCTION

PARTNER

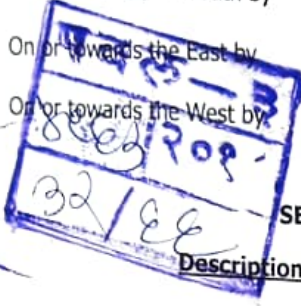
For PEMS ENGINEERING
CONSULTANTS PVT. LTD.

Srinivasaiah
Director

FIRST SCHEDULE**Description of the Land**

All that piece and parcel of land bearing Plot number 47 situated at Sector No.-15 at Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring 1554.88 Sq. Mts. or thereabout bounded as follows; i.e. to say:

- On or towards the North by : 24 Mts. wide Road
 On or towards the South by : 15 Mts. wide Road
 On or towards the East by : Plot No.-48
 On or towards the West by : C/L & 20.00 Mts. Road/Plot No.-15 & 16

**SECOND SCHEDULE****Description of the Unit / Office / Shop**

All that Commercial premises bearing Office number **1201** admeasuring **25.659** Sq. Mts. Carpet area on the **12TH** Floor of the building project to be known as 'MILLENIUM EMPIRE', being constructed on Plot No.- 47 situated in Sector No.-15 at Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

THIRD SCHEDULE**AMENITIES**

'MILLENIUM EMPIRE' Plot No.-47, Sector-15, Kharghar, Navi Mumbai, Tal.-Panvel & Dist.-Raigad



Vitrified Flooring 2' x 2'.

- Internal Partition wall to be 4" brick/Suprex Block work with putty finish & 6" brick/Suprex Block wall Externally.
- In Office/Unit Provide good quality main door & MS rolling shutter for Shops.
- Concealed Plumbing and Copper Wiring with Modular Switches, Circuits Breakers with Adequate Electrical Points
- Putty Finished internal Walls and Ceiling for the entire unit with OBD Paint internally.
- Acrylic Emulsion Paint to all External Walls of entire building and compound wall.
- Lift of Reputed make.
- Under Ground and Over Head Water Tank with Adequate Water Supply

FOR BHARAT CONSTRUCTION

PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.

S. Srinivasan
Director

In witness whereof the parties hereto have executed this agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED PROMOTERS

M/S. BHARAT CONSTRUCTION

PAN NO.: AAFFB 6683 H

REPRESENTED BY ITS DIRECTOR *Partner*

MR. KISHORKUMAR C. GHADIA

FOR BHARAT CONSTRUCTION

IN THE PRESENCE OF

1) *[Signature]*

2) *[Signature]*

Partner



PARTNER



SIGNED, SEALED & DELIVERED BY
THE WITHIN NAMED PURCHASERS

M/S. PEMS ENGINEERING CONSULTANTS PVT.LTD.

PAN NO.: AADCP 7249 J

REPRESENTED BY ITS DIRECTOR

MR. VISHWANATH SANKARANARAYANAN

IN THE PRESENCE OF

1) *[Signature]*

2) *[Signature]*

For PEMS ENGINEERING CONSULTANTS PVT. LTD.
Vishwanath
Director



LIST OF ANNEXURES

- ANNEXURE-A : Copy of Building permission / Commencement Certificate.
- ANNEXURE-B : Copy of the Certificate of the title issued by the advocate.
- ANNEXURE-C : Copy of the plans and specifications approved by the concerned local / planning authority.
- ANNEXURE-D : Copy of floor plan of the said Flat/Office/Shop.
- ANNEXURE-E : Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

FOR BHARAT CONSTRUCTION

[Signature]
PARTNER

For PEMS ENGINEERING CONSULTANTS PVT. LTD.

Vishwanath
Director

ANNEXURE - A



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

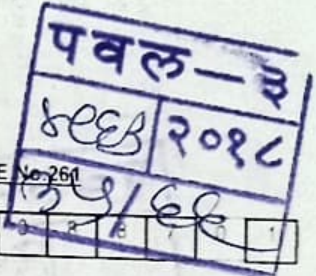
LOCAL OFFICE:
MUMBAI, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22 6791 8166

CIDCO/BP-13386/TPO(NM & K)/2015/ 1202 -

Date: 16 OCT 2015

To,
M/s. Bharat Construction,
Through its Partner Mr. Hitendra C. Ghadia & Others Two,
P.S.41, 11nd Floor, Plot No.18/27
Crystal Plaza, Sector-7,
Kharghar, Navi Mumbai.



ASSESSMENT ORDER No.261/2015-16 REGISTER NO.01 PAGE No.261

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2								
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Commercial Building on Plot No.47, Sector - 15 at Kharghar, Navi Mumbai

REF:- 1) Your architect's letter dated 28/04/2015 & 11/09/2015

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1980)

- Name of Assessee :- M/s. Bharat Construction, Through its Partner Mr. Hitendra C. Ghadia & Others Two
- Location :- Plot No.47, Sector - 15 at Kharghar, Navi Mumbai
- Land use :- Commercial
- Plot area :- 1554.88 Sq. mtrs
- Permissible FSI :- 1.5
- GROSS BUA FOR ASSESSEMENT :- 8897.400 Sq.mtrs.
- ESTIMATED COST OF CONSTN. :- 8897.400 Sq.mtrs. X 18000/- = Rs. 160153200/-
- AMOUNT OF CESS :- Rs.160153200/- X 1% = Rs. 1601532/-
- Construction & Other Workers Welfare Cess charges paid Rs.16,02,500/- vide Receipt No 14134, dtd 23/09/2015.



Yours faithfully,

Manjula
16/10/15

(Manjula Nayak)
Sr. Planner (Bldg. Permission)
Navi Mumbai & Khopta

In case of any corruption related complaints, please visit :
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

CIDCO
WE MAKE

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 3GC - 014574)

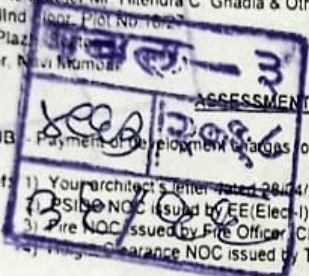
REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Bldg,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8
FAX : 00-91-22-6791 8

Ref. No. CIDCO BP-13386/TPO(NM & K)/2015/1202 -

Date : 16 OCT 2015

To
Mrs. Bharat Construction
Through its Partner Mr. Hitendra C. Ghadia & Others Two,
P S 41, 11th floor, Plot No. 47,
Crystal Plaza, Kharghar,
Kharghar, Navi Mumbai.



SUB: Payment of Development Charges for Commercial Building on Plot No.47, Sector-15, Kharghar, Navi Mumbai.

- Refs: 1) Your architect's letter dated 28/04/2015 & 11/09/2015
2) PSIS NOC issued by EE(Elect-I) vide letter No.CIDCO/EE(Elect-I)/15/2434/2852, dtd. 20/04/2015
3) Fire NOC issued by Fire Officer, CIDCO vide letter No.CIDCO/FIRE/KLM/1481/2015, dtd. 08/09/2015
4) Fire Clearance NOC issued by TPO(NM&K) vide letter No.CIDCO/TPO(NM&K)/2014/200, dtd.20/06/2014.

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

1	Name of Assessee	- M/s. Bharat Construction, Through its partner Mr. Hitendra C. Ghadia & Others Two,
2	Location	- Plot No.47, Sector - 15 at Kharghar, Navi Mumbai.
3	Land use	- Commercial
4	Plot area	- 1554.88 Sq. mtrs
5	Permissible Floor Area	- 1.5
6	Rates as per Stamp Duty Revaly Reckoner, for Sps 15, Kharghar	- Rs.31500/-
7	AREA FOR ASSESSMENT FOR COMMERCIAL	
i)	Plot area	- 1554.88 Sq mtrs..
ii)	Built up area	- 2332.313Sq.mtrs.
8	DEVELOPMENT CHARGES FOR COMMERCIAL	
i)	On plot area @ 1% of (6) above	- 1554.88 Sq mtrs X 31500/- x 1% = Rs 489787.20
ii)	On built up area @ 4% of (6) above	- 2332.313 Sq mtrs X 31500/- x 4% = Rs 2939714.38
		TOTAL = Rs 3428501.58
9	Total Assessed development Charges	8(i) + 8(ii) = Rs 3428501.58 Say Rs 3428502/-
10	Date of Assessment	22/09/2015
11	Due date of completion	15/04/2015 to 14/04/2019
12	Development charges paid of Rs 34,30,300/- vide Receipt No 14134, dtd. 23/09/2015	

Unique Code No 2015 03 021 02 3887 01 is for this Development Permission on Plot No. 47, Sector- 15, at Kharghar, Navi Mumbai

Yours faithfully,
Manjula
16/10/15
(Manjula Nayak)
Sr. Planner (Bldg Permission)
Navi Mumbai & Khopla





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGIONAL OFFICE:
MUMBAI, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

1203 -

Date: 16 OCT 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	8	8	7	0	1
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To,
M/s. Bharal Construction,
Through its Partner Mr. Hitendra C. Ghadia & Others Two,
P.S. 41, 11th Floor, Plot No. 18/27
Crystal Plaza, Sector-7,
Kharghar, Navi Mumbai.

SUB : Development Permission for Commercial Building on Plot No 47, Sector - 15 at Kharghar, Navi Mumbai.

- Ref:- 1) Your architect's letter dated 28/04/2015 & 11/09/2015
 2) PSIDC NOC issued by EE(Elect-I) vide letter No CIDCO/EE(Elect-I)/15/2434/2852, dtd 20/04/2015
 3) Fire NOC issued by Fire Officer, CIDCO vide letter No CIDCO/FIRE/KLM/1481, dtd 08/09/2015
 4) Height Clearance NOC issued by TPO(NM&K) vide letter No CIDCO/TPO(NM&K)/2014/200, dtd 20/06/2014

पवल - ३
 १६/१०/१५
 ३६/६६



Please refer to your application for development permission for Commercial Building on Plot No. 47, Sector - 15 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is hereby issued herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings shall be minimum 150 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 150 mm above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You may approach to the Office of Executive Engineer (Kharghar) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,
 Manjula Nayak
 16/10/15
 (Manjula Nayak)
 Sr Planner (Bldg Permission)
 Navi Mumbai & Khopta

C.C.TO: Atul Patel Architects,
1209, Landmark, Plot No 26-A,
Sector-7, Kharghar, Navi Mumbai.

In case of any corruption related complaints, please visit :

cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Bharat Construction, through its Partners. Hitendra C. Ghadia & others Two, on Plot No- 47, Sector- 15 at Kharqhar, Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Commercial Building (Gr.+14th Floors), Total Commercial BUA= 2332.313 Sq.mt.
(Nos. of Total Commercial units - 82 (Eighty Two))

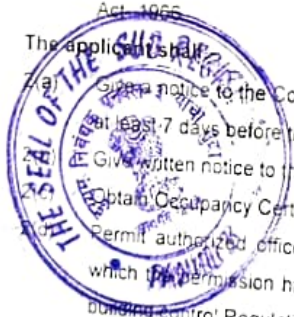
This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation 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 upon by the corporation is contravened.

16/10/15
2332
B. J. Ghadia

The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title 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.

2. The applicant shall:
- (a) Give notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
 - (b) Give written notice to the Corporation regarding completion of the work.
 - (c) Obtain Occupancy Certificate from the Corporation.
 - (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTPA Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.



G. J. 1110

REF.NO.CIDCO/B.P -13386/TPO (NM&K)/2015

1203

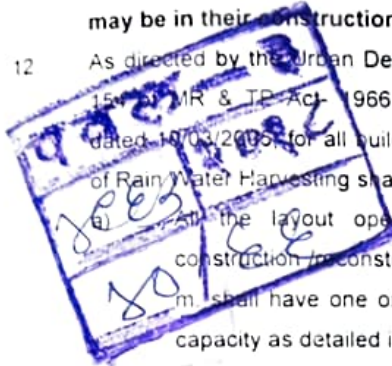
DATE

16 OCT 2015

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of Them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

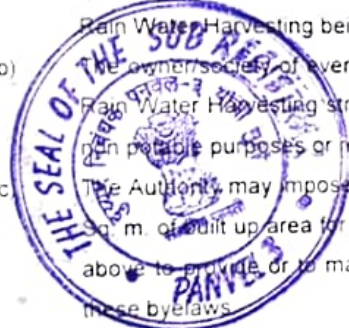
12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 15 of MR & TP Act - 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply



- a) In the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for open potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



Manjivla
16/10/15

Sr.Planner (Bldg.Permission)
Navi Mumbai & Khopta

Atul

CC TO ARCHITECT

M/s Atul Patel (Plot No-47, Sector-15 at Kharghar)

CC TO Separately to

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE (WS)

Atul



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B.Com. LL.B
ADVOCATE HIGH COURT

Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614
27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

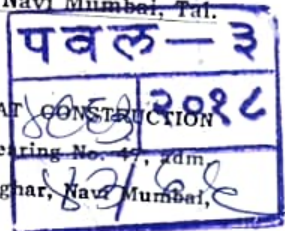
Date: 23rd February 2016

ANNEXURE "B"

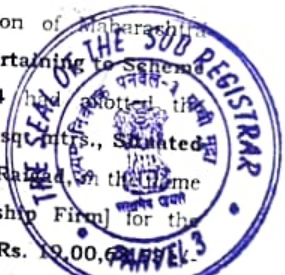
TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.: Commercial Plot bearing No. 47, adm. about 1554.880
sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal.
Panvel, Dist. Raigad.



We have investigated the Title of **M/S. BHARAT CONSTRUCTION** [Partnership Firm], the Licensees of Commercial Plot bearing No. 47, adm about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad have to State as follows:

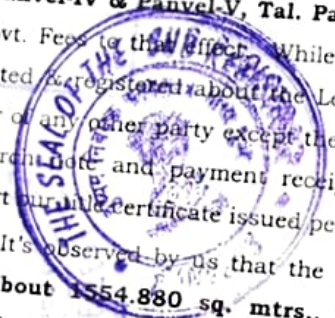


The City and Industrial Development Corporation of Maharashtra Limited under the Application dtd. 21st January 2014, Pertaining to Scheme Ref. No. 20008886/90029767 dtd. 17th April 2014 allotted the Commercial Plot bearing No. 47, adm. about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, to the applicants **M/S. BHARAT CONSTRUCTION** [Partnership Firm] for the Commercial Use. On payment of lease premium amount of Rs. 19,00,00,000/- (Rupees Nineteen Crore Sixty Eight Thousand Five Hundred Thirty One Only), Agreement to Lease executed on 15th April 2015 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO) the Licensor Corporation Party of **ONE PART** AND **[1] MR. HITENDRA C. GHADIA**, **[2] MR. KISHOR C. GHADIA**, **[3] MR. JITENDRA R PATEL** Partners of **M/S. BHARAT CONSTRUCTION**, the Licensees Party of **OTHER PART** for the grant of License of Commercial Plot bearing No. 47, adm. about 1554.88 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad (more particularly as written in the schedule of property therein) and had handed over the possession of the aforesaid allotted plot to the Licensees and permitted to construct commercial building thereon within available F.S.I of 1.5 (Floor Space Index) as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO Ltd. The said Agreement to Lease duly stamped & registered with the concerned Sub Registrar of Assurances Panvel-4 vide under Registration Sr. No. PVL-4/4745/2015 dtd. 15th April 2015.

.... Continued

The Licensees of Plot herein is the Partnership Firm was constituted & registered as per the Indian Partnership Act, 1932 was originally constituted under Deed of Partnership dtd. 13th April 1993 which reconstituted on 1st April 2002 and further reconstituted by executing Retirement Cum Partnership Deed dtd. 1st April 2014. The Present Partners of the firm are [1] SHRI. HITENDRA CHHAGANBHAI GHADIA, [2] SHRI. KISHOR CHHAGANBHAI GHADIA, [3] SHRI. DHAIRYA HITENDRA GHADIA, [4] SHRI. NAGARAM TARARAM CHOUDHARY, [5] SHRI. BHARAT MOHANSINGH CHOUDHARY and Previous Partner MR. JITENDRA R PATEL

SHRI. BHARAT MOHANSINGH CHOUDHARY
Retired from the firm.
We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search of Plot through MR. VINAY MANKAME, Search Clerk for a period One [01] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel - I, Panvel - II, Panvel - III, Panvel-IV & Panvel-V, Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no document executed & registered about the Lease, License, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search certificate and payment receipt for title advocate enclosed herewith to support our title certificate issued pertaining to title of said plot.



It's observed by us that the title of Commercial Plot bearing No. 47, adm. about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad with M/S. BHARAT CONSTRUCTION [Partnership Firm] are clear & marketable and further the License of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot bearing No. 47, Situated at Sector-15, Kharghar, Navi Mumbai Tal. Panvel & Dist. Raigad, adm. about 1554.88 sq. mtrs. and bounded as follows that is to say:

- On or towards the North : 24.00 Mtrs Wide Road
- On or towards the South : 15.00 Mtrs. Wide Road
- On or towards the East : Plot No. 48
- On or towards the West : C/L & 20.00 Mtrs. Road/Plot No.15&16

For AJEET SINGH & ASSOCIATES
(Signature)
(ADVOCATE)

Encl. : Search Report taken through MR. VINAY MANKAME

2015
2015
2015
2015
2015

Note:

1. Document BHARAT CONSTRUCTION 2015 with the 4745/2015 by available but th
2. Comput at PVL-I, II, III,

For AJEET SINGH

(Signature)
AJEET. V.
(ADVOCATE)

Advocate
Reg. No. MA
17, 1st Floor, Sai
Plot No. 44, C
Mumbai - 400 61

SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel - I]	
2015	Current Year 2015 record is not ready

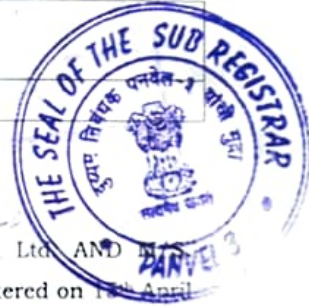
TRANSACTION [Sub-Registrar, Panvel - II]	
2015	Current Year 2015 record is not ready

TRANSACTION [Sub-Registrar, Panvel - III]	
2015	Current Year 2015 record is not ready

TRANSACTION [Sub-Registrar, Panvel - IV]	
2015	Current Year 2015 record is not ready

TRANSACTION [Sub-Registrar, Panvel - V]	
2015	Current Year 2015 record is not ready

पवल - 3
२६/३/२०१६
५/६६



Note:

- Document executed between CIDCO of Maharashtra Ltd. AND **BHARAT CONSTRUCTION [Partnership Firm]** has been registered on 14th April 2015 with the Sub Registrar, PVL-4 under as per you Provided Doc. No. 4745/2015 by through Agreement to Lease record of 2015 physically not available but the said document is system verified on computerised system.
- Computerised Index are not properly maintained in Sub Registrar Office at PVL-1, II, III, IV & V.

For AJEET SINGH & ASSOCIATES

Ajeet Singh
Ajeet Singh

AJEET. V. SINGH
(ADVOCATE)

Ajeet V. Singh

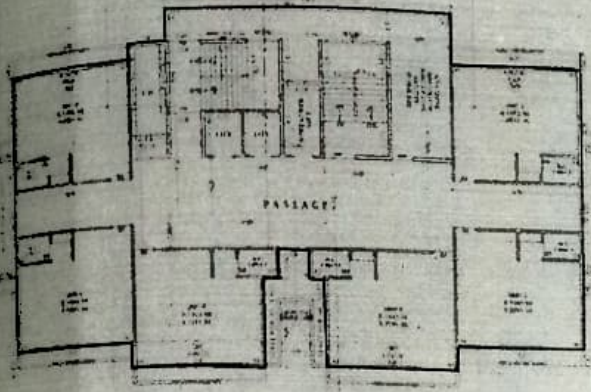
B. Com., LL.B
Advocate High Court
Reg. No. MAH/1522/1993
117, 1st Floor, Sai Chamber, Sector-11,
Plot No. 44, C.B.D. Belapur,
Mumbai - 400 614. Ph. No. 27...

ANNEXURE 'C'

SEAL & STAMP OF APPROVAL

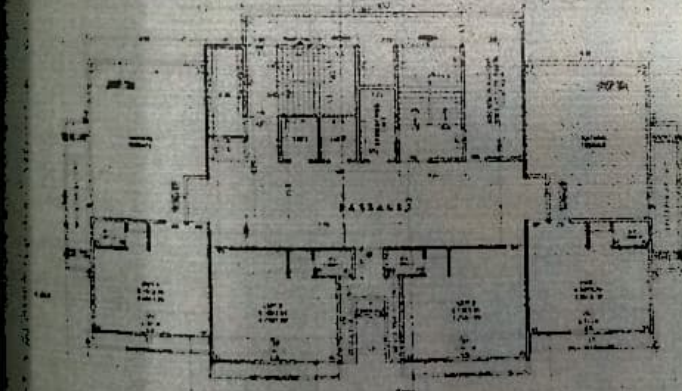
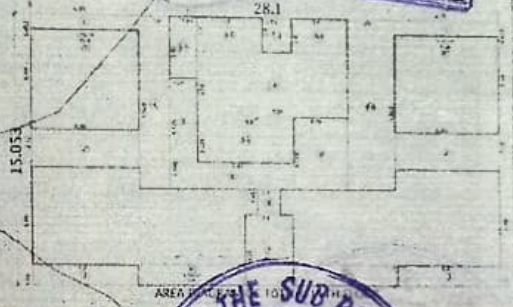
REGISTERED TO BE DRAWN
BY NO. 203
Karnataka
1. Mr. Vinay
2. Mr. Vinay
3. Mr. Vinay
4. Mr. Vinay
5. Mr. Vinay
(5/17)

10TH & 11TH FLOOR PLAN



पवल-३
२२/२०२६
६/६६

10TH & 11TH FLOOR PLAN



PROJECT
FOR BHARAT CONSTRUCTION
M/S. BHARAT CONSTRUCTION
ARCHITECTS

M/S. BHARAT CONSTRUCTION
ARCHITECTS

ATUL PATEL
ARCHITECTS

SCALE DRAWING 5/7

uction the said agreement
, PVL - 4 under as per yo
ugh Lease Deed, this docu
available of 2015, the said

Registrar Office at Panvel

Mr. Vinay Maniam
Property Investigator



FOR BHARAT CONSTRUCTION

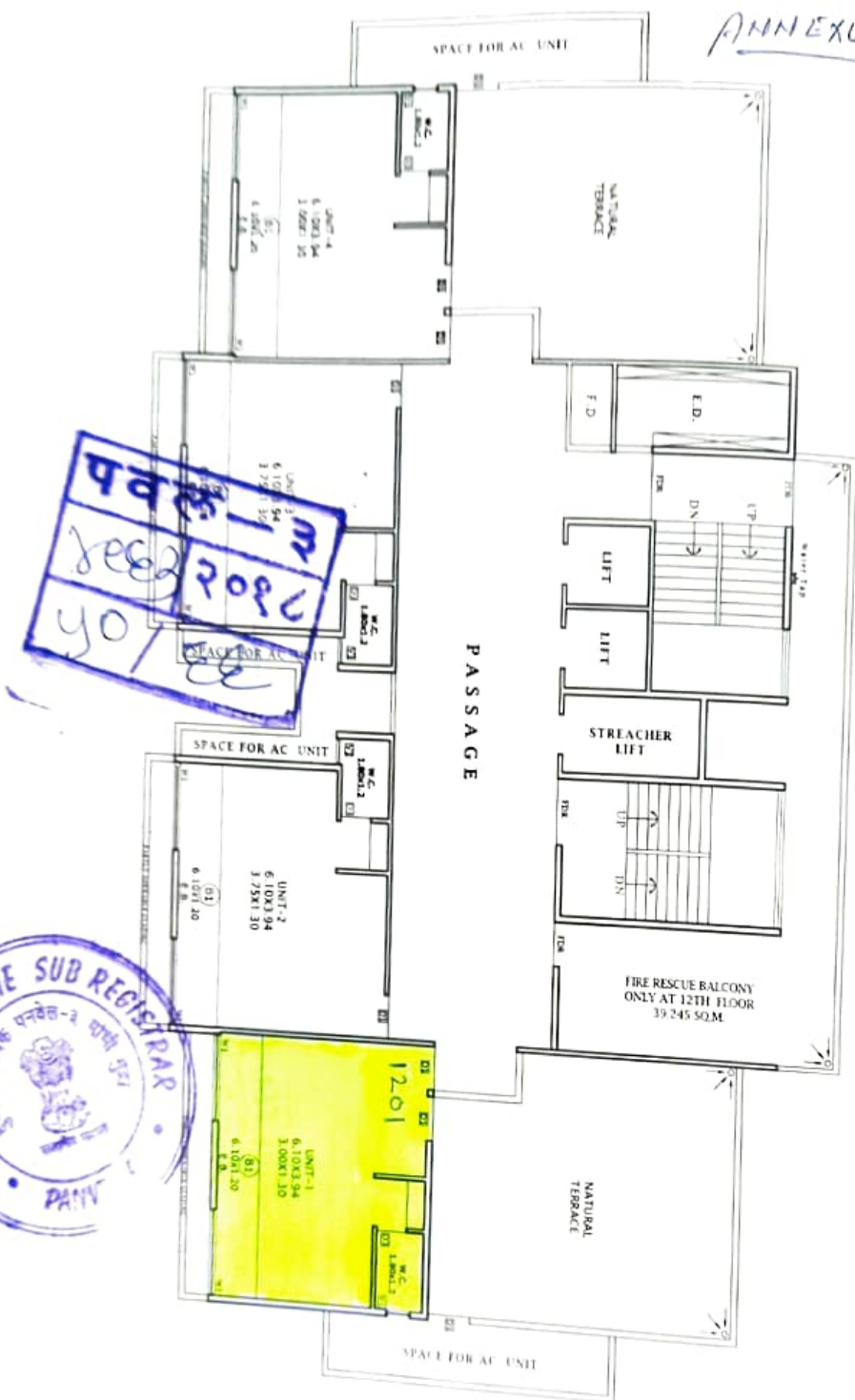
Signature

PARTNER

FOR P E M S ENGINEERING
CONSULTANTS PVT. LTD.

Signature
Director

ANNEXURE 'D'



PROPOSED COMMERCIAL BUILDING
AT PLOT NO. 47, SECTOR.15, KHARGHAR, NAVI MUMBAI.

DEVELOPERS M/S. BHARAT CONSTRUCTION	UNIT NO. 1201	
	FLOOR TWELFTH	
	CARPET AREA 25.559	
	TERRACE AREA	
SIGNATURE OF DEVELOPERS FOR BHARAT CONSTRUCTION	SIGNATURE OF PURCHASER	
<i>[Signature]</i> PARTNER	<i>[Signature]</i> 8 Vinayachand Director	

For P.E.M.S. ENGINEERING
CONSULTANTS PVT. LTD.
8 Vinayachand
Director



ANNEXURE - 'E'

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 :
PSW0001042

Project: **Milenium Empire, Plot Bearing / CTS / Survey / Final Plot No.: 47 at Kharghar, Panvel, Raigarh, 410210;**

1. **Sharat Construction** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh,**
Pin: **410210.**

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 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.

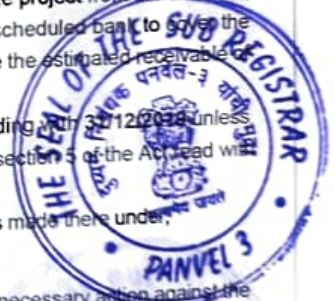
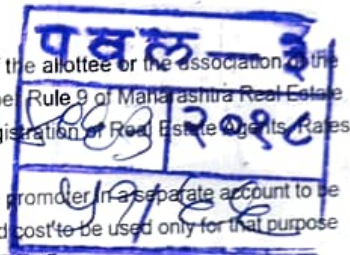
- o The Registration shall be valid for a period commencing from **25/07/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/25/2017 5:50:26 PM

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

Dated: 25/07/2017
Place: Mumbai





ANNEXURE - 'E'

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 :
PS20000001042

Project: **Millenium Empire**, Plot Bearing / CTS / Survey / Final Plot No.: **47 at Kharghar, Panvel, Raigarh, 410210;**

1. **Bharat Construction** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh,**
Pin: **410210.**

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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

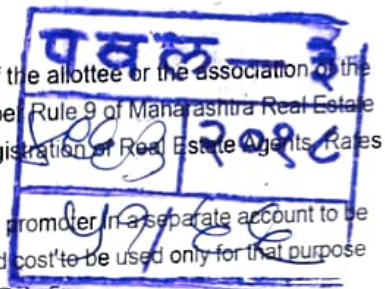
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

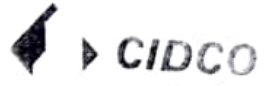
- o The Registration shall be valid for a period commencing from **25/07/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 7/25/2017 5:50:26 PM

Dated: **25/07/2017**
Place: **Mumbai**

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





CIDCO INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE
2nd Floor, Nariman Point,
400 021.
(Reception) +91-22-6650 0900 / 6650 0928
+91-22-2202 2509 / 6650 0933

HEAD OFFICE
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Date: 21/5/16
पवल-३
४६६ २०१८
५७/६६

CIDCO/BP-13386/TPO(NM&K)/2016/ 1900

To,
M/s. Bharat Construction
P.S.41, 2nd Floor, Plot No.18/27,
Crystal Plaza, Sector-7,
Kharghar, Navi Mumbai - 410210

Sub :- Plinth Completion Certificate for Proposed Commercial Building on
Plot No. 47, Sector 15 at Kharghar, Navi Mumbai.

- Ref :-
- 1) Development Permission granted by this office vide letter No. **CIDCO/BP-13386/TPO(NM&K)/2015/1203, dated 16.10.2015**
 - 2) Your Architect's online application received on dtd. **18.02.2016.**
 - 3) Site Visit by AEE on dtd. **23.02.2016.**



Sir,
This has reference to your letter cited above, through your Licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard it is to inform you that as per the reference points and constructed compound wall shown by your Architect for Commercial Building on **Plot No. 47, Sector 15 at Kharghar Navi Mumbai**, the marginal open spaces are found as per plans approved vide this office letter No **CIDCO/BP-13386/TPO(NM&K)/2015/1203, dated 16.10.2015.**

Therefore you may go ahead with the construction work beyond Plinth Level upto top of 1st Habitable Floor i.e. upto Six Slab as per approved plans and terms and conditions mentioned in this office letter dtd. **16.10.2015** and Agreement to Lease executed with Corporation.

Thanking you,

Yours faithfully,

(Jagdish B. Patil)
Associate Planner (BP)