

398 8597

पावती

Original/Duplicate

Monday, August 06, 2018

नोंदणी क्र.: 39म

10:49 AM

Regn.: 39M

पावती क्र.: 10565 दिनांक: 06/08/2018

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-8597-2018

दस्तऐवजाचा प्रकार : करारनामा

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

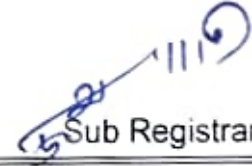
पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:52 AM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

वाजार मूल्य: रु. 3856589 /-

मोबदला रु. 8000000/-

भरलेले मुद्रांक शुल्क : रु. 480000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004763197201819E दिनांक: 06/08/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1400/-

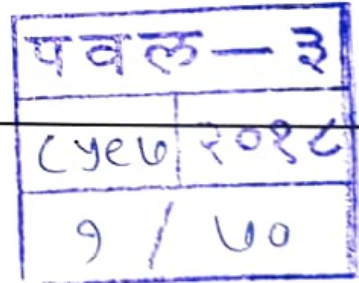
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0608201800820 दिनांक: 06/08/2018

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20180806364			06 August 2018, 10:53:13 AM		
मूल्यांकनाचे वर्ष	2018					
जिल्हा	रायगड					
मुल्य विभाग	तालुका पनवेल					
उप मुल्य विभाग	2015-खारघर सिडको से क्र 15					
क्षेत्राचे नाव	A Class Palika		सर्व्हे नंबर / न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन 264(A)	निवासी सदनिका 82000	कार्यालय 91600	दुकाने 106300	औद्योगिक 91600	मोजमापनाचे एकक चौ मीटर	
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र-	38 275 चौ मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 91600/-	
उद्दवाहन सुविधा -	आहे	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 मुल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 100760 * 38 275				
		= Rs 3856589/-				
एकत्रित अंतिम मुल्य		- मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य - मेझनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य = A + B + C + D + E + F + G + H = 3856589 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 3856589/-				

Home Print





CHALLAN
MTR Form Number-6



GRN	MH004763197201819E	BARCODE	Date		04/08/2018-14:09:20	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 1203 12TH FLOOR MILLENIUM			
Year	2018-2019 One Time			Premises/Building	EMPIRE			
Account Head Details			Amount In Rs.					
0030046401	Stamp Duty		480000.00	Road/Street	PLOT NO 47 SEC 15 KHARGHAR			
0030063301	Registration Fee		30000.00	Area/Locality	NAVI MUMBAI			
				Town/City/District				
				PIN	4	1	0	2
							1	0
				Remarks (If Any)	SecondPartyName=BHARAT CONSTRUCTION-CA=8000000			
				Amount In	Five Lakh Ten Thousand Rupees Only			
Total			5,10,000.00	Words	6 / 00			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332018030412569		177130555	
Cheque/DD No.			Bank Date	RBI Date	04/08/2018-14:10:35		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

पवल-३
C/yeu 2018
6 / 00



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालन केवल दस्तावेज निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तावेजांी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजांी, यदर चालन लागू नाही.

(Handwritten signature)

S. Vithanath

सहाय्य निबंधक वर्ग-२
पवल-३



CHALLAN
MTR Form Number-6



GRN	MH004763197201819E	BARCODE			Date	04/08/2018-14 09 20	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	PNLS_PANVEL NO 5 SUB REGISTRAR			Full Name	PEMS ENGINEERING CONSULTANTS PVT LTD			
Location	RAIGAD			Flat/Block No.	OFFICE NO 1203 12TH FLOOR MILLENIUM			
Year	2018-2019 One Time			Premises/Building	EMPIRE			
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			480000 00	Road/Street	PLOT NO 47 SEC 15 KHARGHAR			
0030063301 Registration Fee			30000 00	Area/Locality	NAVI MUMBAI			
				Town/City/District				
				PIN	4 1 0 2 1 0			
				Remarks (If Any)	SecondPartyName=BHARATI CONSTRUCTION-CA=6600000			
				Amount In	Five Lakh Ten Thousand Rupees Only			
Total			5,10,000 00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref No	09100332018080412569 180330555		
Cheque/DD No				Bank Date	RBI Date	08/08/2018 14:10:35 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No	Date	Not Verified with Scroll		

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 दस्तावेज निवाहक कार्यालयत नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजां सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-8597	0002498627201819	06-08-2018-10 44 21	IGR148	30000.00

सहाय्यक निबंधक वर्ग-२
पानवेल क्र.३

Print Date 06-08-2018 10:44:57



AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at **Panvel** on this 06th day of **August, 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.

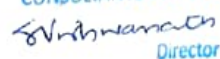
(Company Identification Number U74210KL2005PTC018647 and PAN AADCP7249J) REPRESENTED BY ITS DIRECTOR Mr. Vishwanath Sankaranarayan

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**

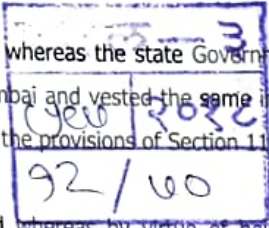

PARTNER

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


Director

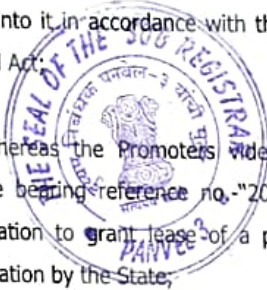
Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been 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;



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

PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.

Director

grant lease of the aforesaid Plot No.-47 situated at Sector No.-15, Kharghar, Navi Mumbai, 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;

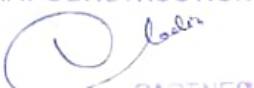
And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

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 was 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 NAGARAM 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.

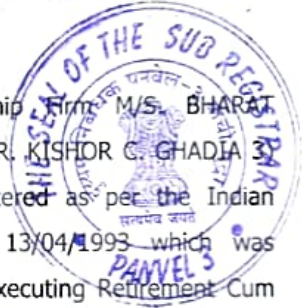
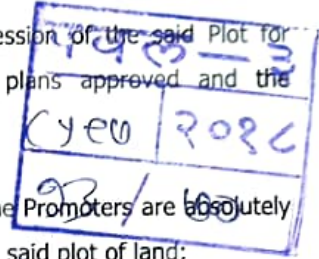
And whereas the Promoters are entitled and enjoined upon to construct the commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the building approval granted by the Corporation vide **Commencement Certificate bearing number CIDCO/BP-13386/TPO(NM&K)/2015/1203, 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

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.





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 **1203** 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.

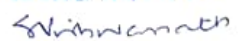
And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoters **AJEET V. SINGH OF AJEET SINGH & ASSOCIATES (Advocates & Legal Consultants)**, showing the nature of the title of the Promoters to the project land on which the Units/Offices/Shops are to be constructed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

For **BHARAT CONSTRUCTION**


PARTNER

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


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 **1203** 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 **26.559** 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 **NIL** 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. 4,00,000/- (Rupees Four 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.

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.1203 admeasuring 26.559 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.80,00,000/- (Rupees Eighty 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.

For BHARAT CONSTRUCTION


PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.


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.4,00,000/- (Rupees Four Lacs Only)** as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of **Rs. 76,00,000/- (Rupees. Seventy Six Lacs 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%	

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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.

For BHARAT CONSTRUCTION


PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.


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 changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the 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.

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 Promotes as provided in clause 2.1 herein above. ("Payment Plan").

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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:

For BHARAT CONSTRUCTION


 PARTNER

For P E M S ENGINEERING
 CONSULTANTS PVT. LTD.

Srinivasaiah
 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 notice from the Promoters to the Allottee(s) intimating that the said Unit/Office/Shop are ready for use and occupancy:

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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.

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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

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 PARTNER

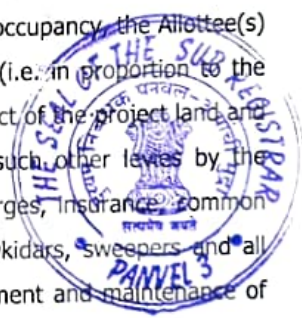
For P E M S ENGINEERING
 CONSULTANTS PVT. LTD.

 Director

- 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).

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- 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

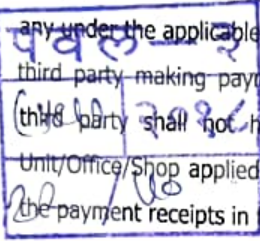
 PARTNER

For P E M S ENGINEERING
 CONSULTANTS PVT. LTD.

 Director

amendments thereof and the Rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- ii) The Promoters accept no responsibility in this regards. The Allottee(s) shall keep the Promoters fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee(s) and such third party shall not have any right in the application/allotment of the said Unit/Office/Shop applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Allottee(s) only.



- 10) The Allottee(s) shall use the Unit/Office/Shop or any part thereof or permit the same to be used only for purpose of carrying on any business. He shall use the parking space only for purpose of keeping or parking his own vehicle.

- 11) The Allottee(s) along with other Allottee(s) of Unit/Office/Shop in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within 7 (Seven) days of the same being forwarded by the Promoters to the Allottee(s), so as to enable the Promoters to register the common organisation of Allottee(s). No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- a) The Promoters shall, within 3 (Three) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoters in the said structure of the Building in which the said Unit/Office/Shop is situated.

For BHARAT CONSTRUCTION

DATE

- 12) The Allottee(s) shall on or before delivery of possession of the said premises keep deposited with the Promoters, the following amounts:
- Rs. NIL/- (Rupees NIL Only)** for share money, application entrance fee of the Society or Limited Company.
 - Rs. NIL/- (Rupees NIL Only)** for formation and registration of the Society or Limited Company.
 - 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.

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- 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:
- 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;
 - 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;
 - There are no encumbrances upon the project land or the Project;

For BHARAT CONSTRUCTION



PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT LTD.

- 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 Allottees 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.

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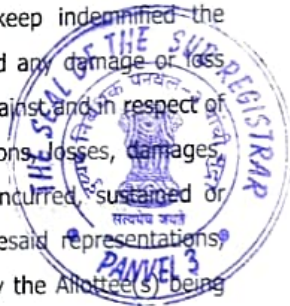
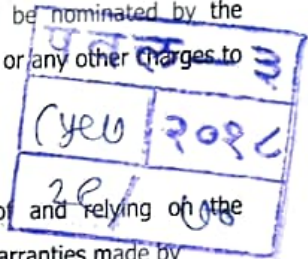


For BHARAT CONSTRUCTION



 PARTNER

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

- 21) It has been made clear by the Promoters to the Allottee(s) that the electric meters as well as the water meter in the said Proposed Buildings project will be in the name of the Promoters herein and the Allottee(s) and/or the legal body which may be formed shall get the same transferred in their favour and the Promoter(s) will grant their No Objection as and when required.
- 22) The Promoters and the Allottee(s) hereby covenant with each other that after formation of the society of the various allottee(s), the Promoters shall be entitled to sell and dispose of the unsold premises in the said buildings Project to any prospective buyers without payment of any transfer fee or premium and the society shall admit the buyers of the premises as may be nominated by the Promoters without payment of any transfer fee or premium or any other charges to the said Society/Condominium.
- 23) The Allottee(s) is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them, the Promoters have agreed to and is executing this Agreement for sale and Allottee(s) hereby agree(s) to indemnify and keep indemnified the Promoter(s) absolutely and forever from and against all and any damage or loss that may be caused to the Promoter(s) including inter-alia against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Promoter(s), by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Allottee(s) being untrue and/or as a result of the Promoter/s entering in to this Agreement for sale and/or any other present/future writings with the Allottee(s) and/or arising there from.
- 24) It is expressly agreed and confirmed by the Allottee(s) that the terraces which are attached to the respective Unit will be in exclusive possession of the said Allottee(s) of the said Unit and other Allottee(s) will not in any manner object to the Promoters selling the Unit with an attached terrace with exclusive rights of the said Allottee(s) to use the said terraces.
- 25) This Agreement shall always be subject to the terms and conditions of the Tripartite Agreement and of the Agreement to Lease and also the lease to be granted by the Corporation and the rules and regulations, if any made by the Corporation and/or the Government of Maharashtra and/or any other authority.



For BHARAT CONSTRUCTION


PARTNER

For P E M S ENGINEERING
CONSULTANTS PVT. LTD.


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

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३६	००

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


All that Commercial premises bearing Office number **1203** admeasuring **26.559** 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**

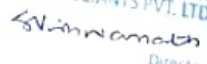
'MILLENIUM EMPIRE' Plot No.-47, Sector-15, Kharghar, Navi Mumbai, Tal.-Panvel & Dist.-Raigad

- 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


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 WITHINNAMED PROMOTERS

M/S. BHARAT CONSTRUCTION

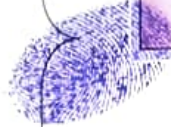
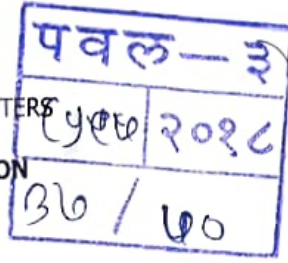
PAN NO.: AAFFB 6683 H

REPRESENTED BY ITS PARTNER

MR. KISHORKUMAR C. GHADIA

IN THE PRESENCE OF

- 1) _____
2) _____



For **BHARAT CONSTRUCTION**

[Handwritten signature]

PARTNER

SIGNED, SEALED & DELIVERED BY

THE WITHINNAMED PURCHASERS

M/S. PEMS ENGINEERING CONSULTANTS PVT. LTD.

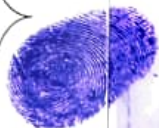
PAN NO.: AADCP 7249 J

REPRESENTED BY ITS DIRECTOR

Mr. VISHWANATH SANKARANARAYAN

IN THE PRESENCE OF

- 1) _____
2) _____



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

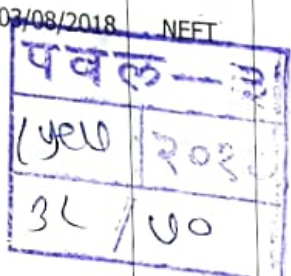
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Director

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)

RECEIPT

Received of and from the within named Purchaser(s) **M/S. PEMS ENGINEERING CONSULTANTS PVT.LTD.**, the day and the year first herein above written the sum of **Rs.4,00,000/- (Rupees Four Lacs Only)** being part/full payment of the consideration against the sale of Office No. **1203** admeasuring **26.559** Sq. Mts. carpet area on the **12TH** Floor of the building project named "MILLENIUM EMPIRE" being constructed on Plot No.- 47 admeasuring 1554.88 Sq. Mts. situated at Sector No.-15, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:

Date	Cheque No.	Drawn on (Bank & Branch)	Amount
07/08/2018	NEFT		Rs. 4,00,000/-
			
Total			Rs. 4,00,000/-
(Total Rupees. Four Lacs Only).			

**WE SAY RECEIVED
FOR M/S. BHARAT CONSTRUCTION**

For **BHARAT CONSTRUCTION**

(PARTNER)



PARTNER

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

Srinivasaiah
Director

WITNESS:

1) )

2) )



ANNEXURE - A



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 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 Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8165

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, 4th Floor, Plot No. 18/27
Crystal Plaza, Sector-7,
Kharghar, Navi Mumbai

पवल-३
(येव) ३०२८
३० / ७०

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	3	8	8	1
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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, 1998)

- 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 :- 15
- GROSS BUA FOR ASSESSEMENT :- 8897 400 Sq mtrs
- A) ESTIMATED COST OF CONSTN. :- 8897 400 Sq mtrs. X 18000/- = Rs. 160153200/-
- B) AMOUNT OF CESS :- Rs. 160153200/- X 1% = Rs. 1601532/-
- Construction & Other Workers Welfare Cess charges paid Rs. 15,02,500/- vide Receipt No 14134 dtd 23/09/2015.



Yours faithfully,
Manjula
16/10/15

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

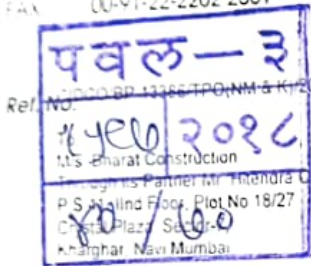


CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 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
Navi Mumbai - 400 614
PHONE: 00-91-22-6791 8000
FAX : 00-91-22-6791 8000



1202 -

Date: 16 OCT 2015

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

SUB - Payment of development charges for Commercial Building on Plot No.47, Sector-15, Kharghar, Navi Mumbai.

Ref - 1) Your architect's letter dated 28/04/2015 & 11/09/2015
2) CIDCO NO. 6 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) Flight 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	Location	- M/s. Bharat Construction, Through its partner Mr. Hitendra C. Ghadia & Others Two,
2	Land Use	- Plot No 47, Sector - 15 at Kharghar, Navi Mumbai.
3	Plot area	- Commercial
4	Permissible FSI	- 1554.88 Sq mtrs
5	Rates as per Stamp Duty Ready Reckoner for Sec-15, Kharghar	- 1.5
6	AREA FOR ASSESSMENT FOR COMMERCIAL	- Rs.31500/-
7	Plot area	-
8	Built up area	- 1554.88 Sq mtrs. - 2332.313 Sq mtrs.
9	DEVELOPMENT CHARGES FOR COMMERCIAL	-
10	On plot area @ 1% of (6) above	-
11	On built up area @ 4% of (6) above	- 1554.88 Sq mtrs. X 31500/- x 1% = Rs. 489787.20 - 2332.313 Sq mtrs. X 31500/- x 4% = Rs. 2938714.38
12	Total Assessed development Charges	TOTAL = Rs. 3428501.58
13	Date of Assessment	22/09/2015
14	Due date of completion	15/04/2015 to 14/04/2019
15	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 M.

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 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 Belapur
Navi Mumbai - 400 614
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

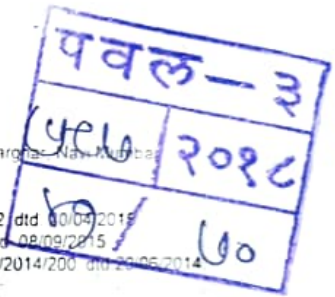
Ref: CIDCO/BP-13386/TPO(NM & K)/2015/

1203 -

Date: 16 OCT 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	8	8	7	0	
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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.



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 00/04/2015
 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 28/05/2014

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, 1962 is hereby granted for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings should be minimum 75 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 100 mm above the proposed road 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 Malana breeding during the construction period of the project. If required, you can approach Health Department CIDCO for orientation program and pest control program.

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

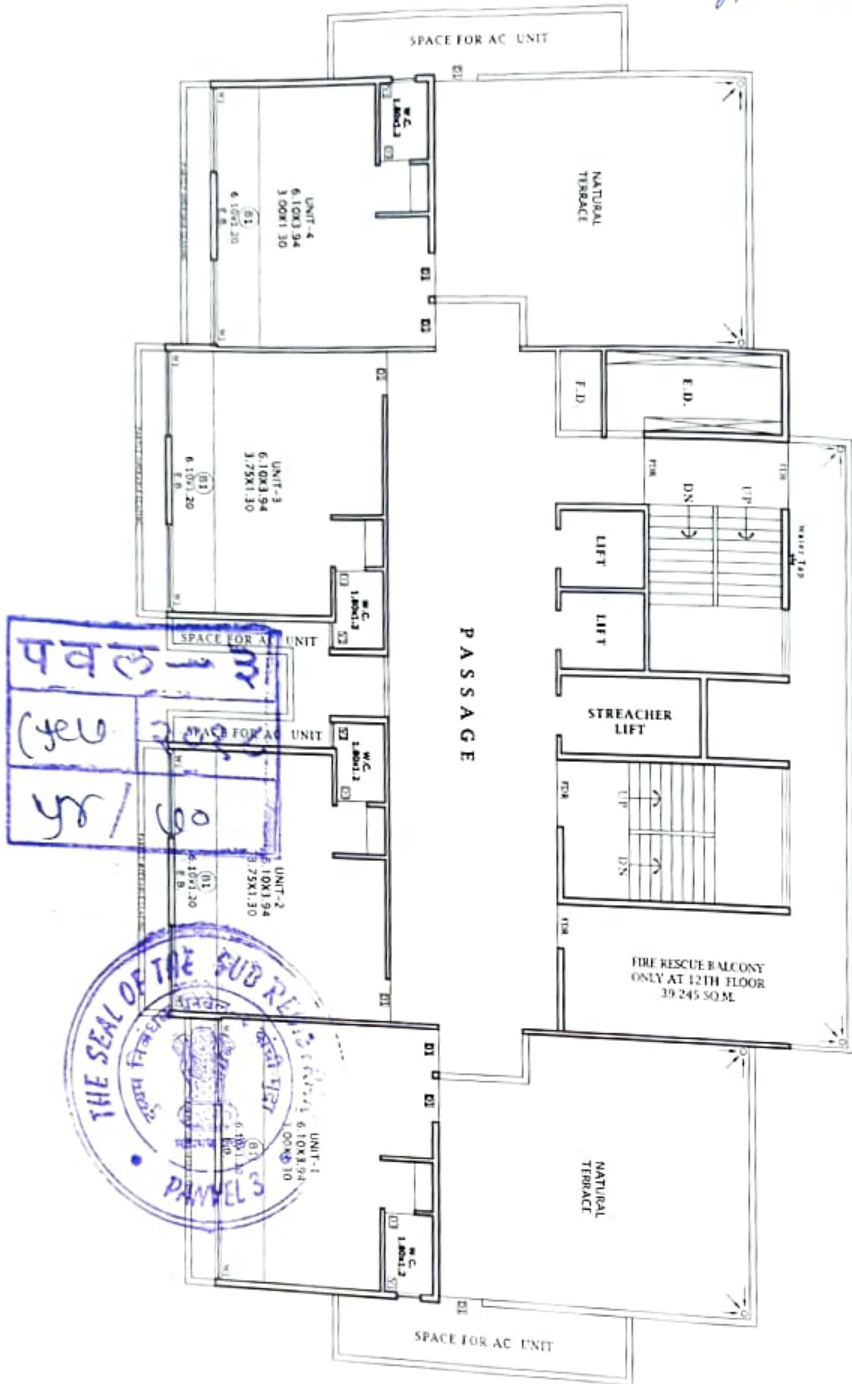
Thanking you,

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


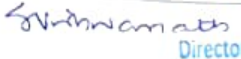
C C TO Atul Patel Architects,
1209, Landmark, Plot No 26-A,
Sector-7, Kharghar, Navi Mumbai



ANNEXURE - D



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

DEVELOPERS M/S. BHARAT CONSTRUCTION	UNIT NO.	1203
	FLOOR	TWELFTH
	CARPET AREA	26.559 sq.mtr
	TERRACE AREA	
SIGNATURE OF DEVELOPERS For BHARAT CONSTRUCTION		SIGNATURE OF PURCHASER
 PARTNER		For P E M S ENGINEERING CONSULTANTS PVT. LTD.  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 :
P52000001042

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:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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.

- The Registration shall be valid for a period commencing from **25/07/2017** and ending with **31/12/2019** 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 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



HABITABLE FLOOR COMPLETION CERTIFICATE

BP-13386/0887

Date : 01 September, 2016

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

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

Ref : Your Architect's online application dated 20/08/2016

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of construction up to Habitable Floor of proposed Building on Subject plot. In this regard, it is to inform you that as per the reference points shown by your Architect, the offset of natural terrace from the plot line for proposed **Commercial** Building on Plot No. 47 , Sector 15 at **Kharghar**, Navi Mumbai is found as per plans approved vide this office letter No. **CIDCO/BP-13386/TPO(NM&K)/2015/1202** dated **16 October, 2015**.

Therefore, you may go ahead with the construction work beyond Habitable Floor as per approved plans and terms and conditions mentioned in this office letter dated **16 October, 2015** and agreement to lease executed with Corporation.

Thanking you	
CYEB	2086
C.C. 10 : ATUL PATEL ARCHITECTS 1209, THE LANMARK, PLOT NO.- 26/A, SECTOR-7, NR. THREE STAR HOTEL, KHARGHAR	

Yours faithfully,

Genoraj
ASSOCIATE PLANNER (BP)

