

337/1012

पावती

Original/Duplicate

Wednesday, January 17, 2024

नोंदणी क्र. :39म

2:31 PM

Regn.:39M

पावती क्र.: 1108 दिनांक: 17/01/2024

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन7-1012-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जॉली रॉय --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 31500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:51 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मुल्य: रु.7294886.116 /-

मोबदला रु.12957143/-

मरलेले मुद्रांक शुल्क : रु. 907100/-

सह दुय्यम निबंधक वर्ग. २
ठाणे क्र ७

1) देयकाचा प्रकार: DHC रक्कम: रु.1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124131901958 दिनांक: 17/01/2024

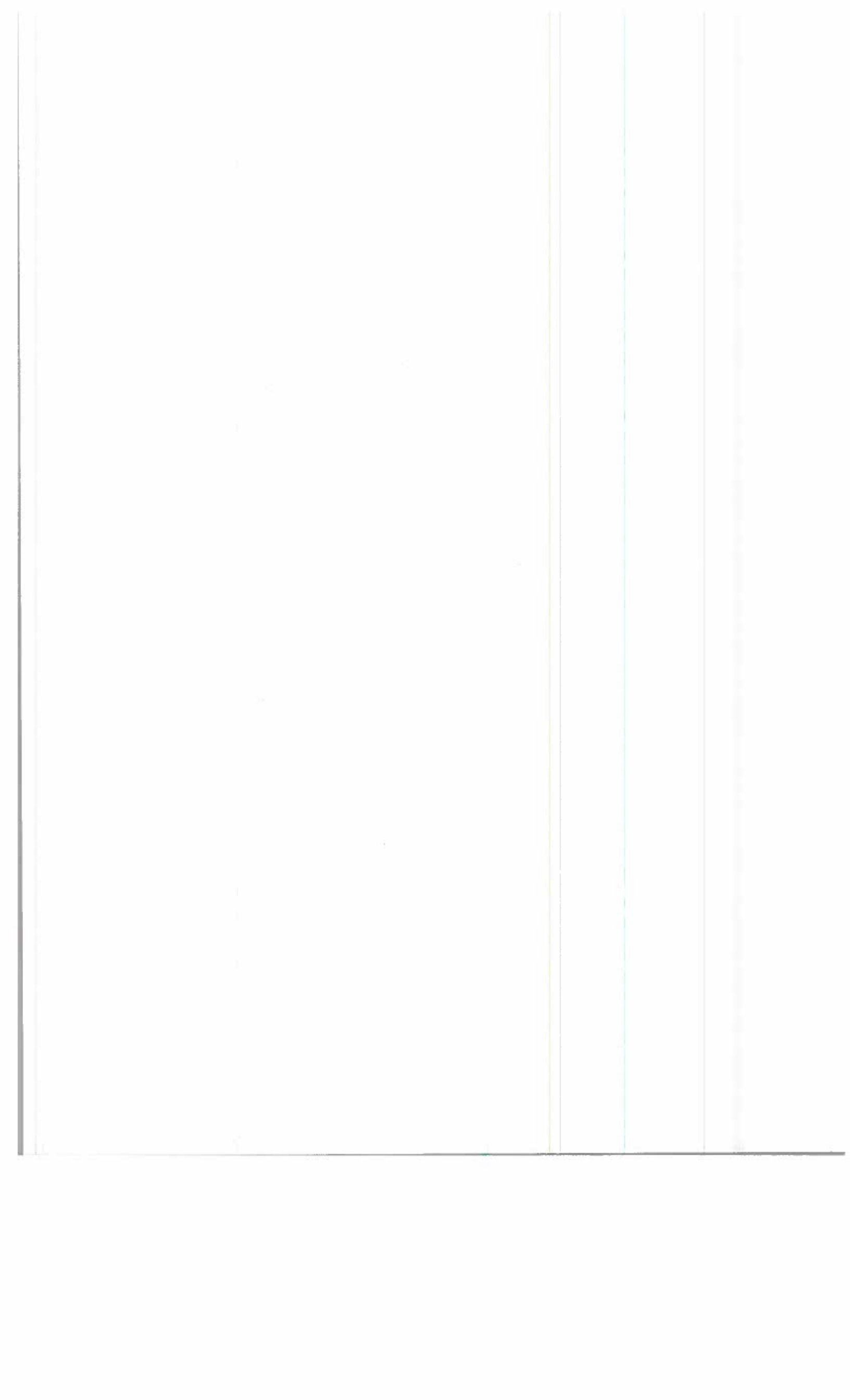
बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014081239202324P दिनांक: 17/01/2024

बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 1012/2024

नोंदणी :

Regn:63m

17/01/2024

गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12957143
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7294886.116
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे मिरा,येथील जुना सर्वे क्र. 69,51,नवीन सर्वे क्र. 88,102,हिस्सा क्र. 13,26,येथील सदनिका क्र. ए/1702,17 वा मजला,एस3 स्कायग्रीन्स,बिल्डींग नं. 2,प्लॉट नं. ए,क्षेत्रफळ रेरा कारपेट 81.85 चौ. मी. म्हणजेच 881 चौ. फुट,संघवी एस3 इकोसिटी,दहिसर चेक पोस्ट जवळ,महाविष्णू मंदिर व ठाकूर मॉल मागे,मिरारोड पु. ठाणे.,विभाग क्र. 5/22ए,वॉर्ड क्र. व्पु.((Survey Number : सर्वे क्र. 88, 102, हिस्सा क्र. 13, 26 ;))
(5) क्षेत्रफळ	1) 90.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एस 3 स्मार्ट स्पेसेस प्रा.लि.,तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत बॉबले - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:- AAXCS5901Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जॉली रॉय - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कल्पतरू स्पारकले बी विंग, सदनिका क्र. बी 92, एम आय जी क्रिकेट क्लब, बी. के. सी. गांधी नगर, बांद्रा पु. मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AKQPD9189D 2): नाव:-सुमित रॉय - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कल्पतरू स्पारकले बी विंग, सदनिका क्र. बी 92, एम आय जी क्रिकेट क्लब, बी. के. सी. गांधी नगर, बांद्रा पु. मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AFYPR7592H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2024
(11) अनुक्रमांक,खंड व पृष्ठ	1012/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	907100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	



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
ठाणे क्र ७

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Jolly Roy	eChallan	10000502024011608450	MH014081239202324P	907100.00	SD	0007443955202324	17/01/2024
2		DHC		0124131901958	1500	RF	0124131901958D	17/01/2024
3	Jolly Roy	eChallan		MH014081239202324P	30000	RF	0007443955202324	17/01/2024

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





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AGREEMENT FOR SALE

(S3 Skygreens)

THIS AGREEMENT is made and executed at Mumbai/Thane, on this 17th day of JAN. 2024

BETWEEN

S3 Smart Spaces Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013, having its registered office at Office No. VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai – 400 001; hereinafter referred to as “Promoter” (which expression shall unless repugnant to the context or meaning thereof, shall mean and include its successors and assigns) of the ONE PART;

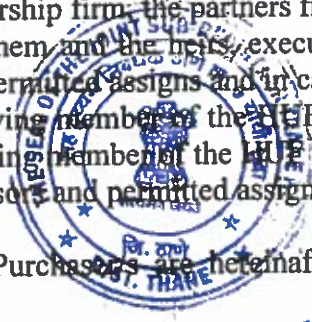
AND

Mr./Mrs./Miss. JOLLY ROY
MR SUMIT ROY

Indian Inhabitant(s) residing at KALPATARU SPARKLE
B WING, FLAT NO B92, NR. MIG
CRICKET CLUB, BKC, GANDHI NAGAR
BANDRA (EAST) MUMBAI-400051

hereinafter jointly and severally referred to as the “Purchaser/s” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART.

पान नं०
दस्तावेज नं० 122/2024



The Promoters and the Purchaser/s are hereinafter individually referred to as “Party” and collectively as “Parties”.

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WHEREAS:

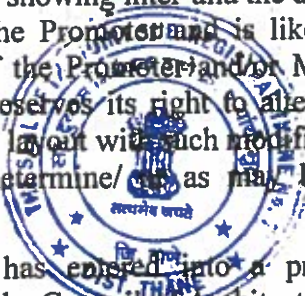
- A. Sanghvi Premises Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013 ("SPPL"), was inter alia the owner and seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land admeasuring 263.93 square meters, situated at Village Mira and Mahajanwadi, Taluka Thane, District Thane, more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Larger Property"). SPPL purchased and acquired, inter alia the Larger Property by a Deed of Conveyance dated 20th January, 2012, registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/7/439/2012;
- B. The Larger Property was proposed to be developed, in a phase wise and/or project wise manner;
- C. SPPL developed Phase I, and constructed three (3) buildings known as "Spring Building A Wing (Building No.7)", "Spring Building B Wing (Building No.6)" and "Spring Building C Wing (Building No.5)", on a portion of the Larger Property (collectively, "Phase I New Buildings"), and obtained the occupation certificate in respect thereof. The said portion of the Larger Property, on which Phase I New Buildings have been developed and constructed, is hereinafter referred to as "Phase I Property";
- D. The purchasers of flats in Phase I, have formed and got registered, a society known as "Sanghvi S3 Ecocity Spring Cooperative Housing Society Limited", under the provisions of the Maharashtra Cooperative Societies Act, 1960, under registration No.TNA/(T.N.A.)/HSG/(TC)/30552/2017-18;
- E. SPPL has also constructed a Club House, on another portion of the Larger Property ("Club House"). The said another portion of the Larger Property, on which the Club House has been constructed, is hereinafter referred to as the "Club House Property";
- F. SPPL is developing Phase II, and constructing two (2) buildings known as "S3 Woods A Wing (Building No. 4)" and "S3 Woods B Wing (Building No. 3)", on another portion of the Larger Property (collectively, the "Phase II New Buildings"). The said another portion admeasuring of the Larger Property, on which the Phase II New Buildings are being constructed, is hereinafter referred to as the "Phase II Property";
- G. SPPL is also developing Phase III, and constructing two (2) buildings known as "S3 Orchid A Wing (Building No. 1)" and "S3 Orchid B Wing (Building No. 2)", on another portion of the Larger Property (collectively, the "Phase III New Buildings"). The said another portion of the Larger Property, on which the Phase III New Buildings are being constructed, is hereinafter referred to as the "Phase III Property";
- H. By a Deed of Conveyance dated 22nd June, 2022, executed between SPPL of the one part and the Promoter of the other part, and registered with the Sub-Registrar of Assurances at Thane under serial No. TNN4-10894-2022, SPPL inter alia conveyed to the Promoter, a portion admeasuring 2,695.06 square metres of the Larger Property. The said portion admeasuring 2,695.06 square metres of the Larger Property is more particularly described in the Second Schedule hereto and is hereinafter referred to as the "said Property";

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- I. The Promoter has commenced the development of Phase IV, and construction of a building known as "S3 Skygreens" on the said Property ("New Buildings"). The development and construction of the New Building is hereinafter referred to as the "Project";
- J. The Promoter is developing the said Property, and constructing the New Building on the said Property, being the Project, as a separate project as provided under Section 3 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("RERA Rules");
- K. The Project has been registered with the Real Estate Regulatory Authority (hereinafter referred to as "Authority") under the provisions of Section 5 of RERA read with the provisions of the RERA Rules at Mumbai under no. P51700047108 on 10th October, 2022. A copy of RERA Registration Certificate issued by the Authority is annexed and marked as Annexure "1" hereto. The above details are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>;
- L. The following approvals, permissions and sanctions have been granted in respect of the development of the said Property:
- The Additional Collector, Thane issued non-agricultural use permission vide Order bearing No. Rev/K-1/T-1/NAP/SR-476/2008 dated 19th September 2008 ("NA Permission Order");
 - State Environment Impact Assessment Authority (SEIAA) issued Environment Clearance vide EC Identification No.EC22B038MH110002 / File No.SIA/MH/MIS/236676/2021 dated 15th April, 2022 ("EC").
 - MBMC issued Commencement Certificate dated 21st July, 2022 bearing No. MB/MNP/NR/1551/2022-23 ("CC");
- M. In these circumstances, the Promoter became entitled to undertake the Project;
- N. While sanctioning the plans, the authorities and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Project shall be granted by concerned authority;
- O. The Purchaser/s is/are aware that layout of the Larger Property and the said Property, including the right of way/ access, prepared by the Promoter is a tentative layout, showing inter-alia the different portions presently envisaged to be developed by the Promoter and is likely to be changed or revised as per the requirements of the Promoter and/or MBMC and/or other statutory authorities. The Promoter reserves its right to alter the layout design, elevation etc. /make variations in the layout with such modifications thereto as the Promoter, may from time to time determine/ as may be required), with 2/3rd consent of the Purchaser/s;
- P. The Promoter has entered into a prescribed agreement with an Architect, registered with the Council of Architects and also appointed a Structural Engineer for preparing structural designs and drawings and specifications of the New Building (i.e. Project) to be constructed on the said Property and the Purchaser/s accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of the buildings, unless otherwise changed by the Promoter;

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Q. Adv. Abhay Parab have issued a Report on Title dated 19th July, 2022 relating to the said Property. The copy of the said Report of Title is annexed hereto and marked as Annexure "5".

R. The principal and material aspects of the development of the said Property as disclosed by the Promoter are briefly stated below:

- (i) FSI of 39,667.88 square meter is proposed to be consumed on the said Property;
- (ii) The Project comprises of one tower building with two wings consisting of 290 Sale Premises;
- (iii) Total FSI of 24,232.32 square meters has been sanctioned for consumption in the construction and development of the Project;
- (iv) The Promoter shall be entitled to put hoarding/boards of their Brand Name, in any form including of Neon Signs, MS Letters, Vinyl & Sun Boards on said Property including on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites;

S. The Purchaser/s has/have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating *inter-alia* to the said Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter' Architects, the Report on Title, revenue records and all other documents as specified under RERA and the rules made there under, as amended up to date and the Purchaser/s is/are fully satisfied with the title of the Promoter in respect of the said Property and the Promoter's right to allot various flat/ premises in the New Building to be constructed on the said Property and Purchaser/s has/have agreed not to raise any requisitions on or objections to the same;

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The Purchaser/s after having investigated and after being fully satisfied with respect to the title of said Property, has/have approached the Promoter and requested the Promoter to allot to him/het/them a flat bearing No. A1702 admeasuring

81.85 square metres (RERA carpet area) on the 17TH floor of the New Building, "S3 Skygreens" being constructed on the said Property,

for the consideration of Rs. 1,29,57,143/- (Rupees

ONE CRORE TWENTY NINE LAKH FIFTY SEVEN THOUSAND ONE HUNDRED FORTY THREE Only)

(hereinafter referred to as "Sale Price") and on the terms and conditions hereinafter appearing. The said flat is shown in colour hatch lines on the plan annexed and marked as Annexure "6" hereto, and is more particularly described in the Third Schedule hereunder written, and is hereinafter referred to as the "said Flat"; Plus exclusive balcony / dry area admeasuring 10.13 square meters which area shall be provided to exclusive use & occupation by the Purchaser/s.;

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Scriber

- U. Relying upon the said applications, declaration and agreement herein contained, the Promoter has agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.
- V. Copies of following documents are annexed to this Agreement:
- RERA Registration Certificate (Annexure "1");
 - 7/12 Extract (Annexure "2");
 - N.A. Permission (Annexure "3");
 - CC (Annexure "4");
 - Report on Title given by Adv. Abhay Parab (Annexure "5"); and
 - Plan of the said Flat (Annexure "6").
- W. Under section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Flat, being in fact these presents and also to register this Agreement under the Indian Registration Act, 1908.

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

1. The recitals contained above and the Schedules and the Annexures hereto form an integral and operative part of this Agreement as if the same were set out and incorporated herein verbatim.

2. The Promoter shall comply with all the terms, conditions, stipulations, restriction etc., if any, which may have been imposed by the authorities, at the time of sanctioning of the plans. The Promoter shall complete the construction of the New Building known as "S3 Skygreens", being Project, on the said Property, in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and perused by the Purchaser/s with such variations and modifications as the Promoter may consider necessary or as may be required by the Government, MBMC and/or any other local authority from time to time. The Purchaser/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed/ be imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.

3. The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to allot to the Purchaser/s the said Flat admeasuring 81.85 square metres (RERA carpet area) on the 17th Floor of the New Building known as "S3 Skygreens" being constructed on the said Property, being the Project, at and for the lumpsum Sale Price of Rs. 1,29,57,143/- (Rupees ONE CRORE TWENTY NINE LAKH FIFTY SEVEN THOUSAND ONE HUNDRED FORTY THREE ONLY Only) payable by the Purchaser/s to the Promoter in the following manner:

The Sale Price* shall be paid by the Purchaser/s to the Promoter in the following manner:

[Handwritten signatures and initials]

Sr. No.	Particulars/Event	Amount (Rs.)
1	Earnest Money on Booking	38,87,143/-
2	Within 30 days from the date of Booking	
3	Within 60 days from the date of Booking	
4	Footing	12,95,714/-
5	Plinth Work	6,47,857/-
6	2nd Slab	4,21,107/-
7	6th Slab	4,21,107/-
8	10th Slab	4,21,107/-
9	14th Slab	4,21,107/-
10	18th Slab	3,88,714/-
11	22nd Slab	3,88,714/-
12	26th Slab	3,88,714/-
13	30th Slab	3,88,714/-
14	Brick Work	6,47,857/-
15	Plaster (E)	6,47,857/-
16	Plaster (I)	6,47,857/-
17	Tiling	6,47,857/-
18	Plumbing	6,47,857/-
19	Possession	6,47,860/-
	Total	1,29,57,143/-

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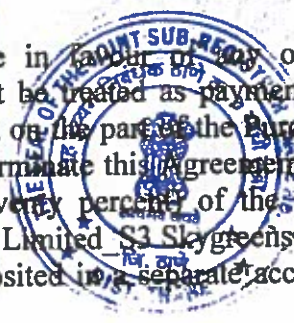
The Sale Price is exclusive of any sums or amounts including applicable service tax, VAT/ GST and other taxes, cess, levies, fees and other charges of any nature whatsoever, as are or may be applicable on the Sale Price and/or payable hereunder in respect of the said Unit and all such amounts shall be entirely borne and paid by the Purchaser/s on demand being raised by the Promoter.

4. The Promoter shall confirm the final carpet area of the said Flat that has been allotted to the Purchaser after the construction of the New Building is complete and the occupation 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 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty five (45) days with annual interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser 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 this Agreement.

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Srinivas Reddy

5. The Promoter has disclosed and the Purchaser is aware, agrees, acknowledges and confirms that: (a) the Floor Space Index available as on date in respect of the Project is 24,232.32 square meters, and (b) the Promoter has planned to utilize more FSI by availing of TDR and FSI available on payment of premiums and/or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations or otherwise. The Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
6. The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price of Rs. 1,29,57,143/- plus all taxes, cess, fees, cost, charges, duties etc. including service tax and /or Value Added Tax (VAT) and/ or Goods and Services Tax (GST) etc. to the Promoter from time to time in the manner set out in Clause 3 herein. The Sale Price is exclusive of any sums, amounts, taxes, charges, cess, duties etc. including service tax, VAT, GST and other taxes, cess, levies, fees and other charges of any nature whatsoever, as are or may be applicable and/or payable hereunder or that may become applicable or payable in the future, and all such sums, amounts, taxes, charges, duties, cess, etc. shall be entirely borne and paid by the Purchaser/s, and the Promoter shall never be liable, responsible and/or required to bear and/or pay the same or any part thereof. The Purchaser/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed.
7. The Purchaser shall pay to the Promoter escalation / increase in the Sale Price if such escalation / increase is on account of development charges, payable to the competent authority and/or any other increase in charges which may be levied or imposed by competent authority Local Bodies/Government from time to time.
8. The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of S3 Smart Spaces Private Limited_S3 Skygreens – A/c. No. 777705041500". In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the said Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoter through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of "S3 Smart Spaces Private Limited_S3 Skygreens – A/c. No. 777705041500".
- Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Flat and shall be construed as a breach on the part of the Purchaser/s, in which event the Promoter shall be entitled to terminate this Agreement and forfeit 10% (ten percent) of the Sale Price. 70% (seventy percent) of the amounts deposited/transferred to S3 Smart Spaces Private Limited_S3 Skygreens – A/c. No. 777705041500, from time to time shall be deposited in a separate account to be maintained under Section 4(2)(1)(D) of RERA.
9. The Purchaser/s further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Price, the Purchaser/s shall deduct TDS (presently at the rate of 1% of the amount paid) as may be applicable from time to time and pay the same to the concerned department/authority. The Purchaser/s after making payment of each installments and Service Tax/ GST, on or before 7th day of next month, shall file Form 26QB with the Income Tax Authority in the prescribed format and on or before 22nd day of the month in which respective Form 26QB is

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filed, shall furnish Form 16B to the Promoter.

10. The Purchaser/s is/are aware that the time to make the payment of instalments and service tax / GST and all other taxes and all other amounts as mentioned herein, is the essence of contract and in event of delay on part of the Purchaser/s to make the payment of any of the instalment together with Service Tax/GST and/or any other tax (including delivering Form 16B certificate thereof), then without prejudice to right of the Promoter to cancel and terminate this Agreement, the Purchaser/s shall be liable to pay interest at the simple rate specified under the RERA Rules per annum to the Promoter on all delayed payments from the due date till the date of realization thereof.
11. In the event, the Purchaser/s desire/s to cancel the allotment of said Flat, then 10% (ten percent) of the Sale Price shall stand forfeited and the Purchaser/s shall not be entitled to receive or recover the said 10% (ten percent) of the Sale Price from the Promoter and Promoter shall not be liable or responsible for the same. The Purchaser/s shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat is purchased through the broker). The Promoter shall not be liable to refund Service Tax, VAT, GST and all other taxes paid or payable on this Agreement and/or on the Sale Price and/or interest and/or otherwise. The Purchaser/s shall also be liable to pay interest on any defaulted payment as per the terms herein contained, and all other amounts, sums, taxes, charges, duties, cess, etc. payable by the Purchaser to the Promoter, at the time of making accounts when the Purchaser/s has/have expressed his/her/their desire to cancel the allotment of the said Flat. It is agreed by and between the Parties that all the above-referred amounts due and payable by the Purchaser/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Purchaser/s till the time of such cancellation. The Promoter shall return the balance amount from the Sale Price (if any) to the Purchaser/s without any interest within a period of thirty (30) days after said Flat is sold to a third party and all amounts including consideration amount in respect thereof is received by the Promoter, and thirty (30) days after the date on which said Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, shall be the date on which refund of the balance amount, if any, shall become due and payable by the Promoter to the Purchaser. The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to Allottee by the Promoter.

12. The Purchaser/s is/are aware that the Promoter shall not be liable and/or obligated to allot any car parking spaces to the Purchaser/s, and the Purchaser/s shall not be entitled to any car parking spaces. However, the Promoter shall be entitled to allot car parking spaces to other purchasers.

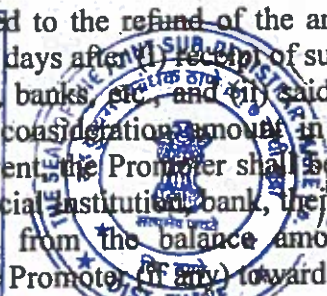
13. The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):
- If the Purchaser/s commits three defaults in making payment of any of the amounts and/or instalments of any amount payable under this Agreement or otherwise;
 - If the Purchaser/s commits breach of any other terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, IOD/ IOA, CC, NOC and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;
 - If the representation, declarations and/or warranties etc. made by the Purchaser/s in the Booking Form, Allotment Letter, present Agreement and/or any other

documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is untrue or false;

- (iv) If the Purchaser/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- (v) If the Purchaser/s is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- (vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser/s or in respect of all or any of the assets and/or properties of the Purchaser/s; and
- (vii) If the Purchaser/s have received any notice from the Government in India (Central, State or Local) or foreign Government for the Purchaser/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them.

14. On happening or occurring of any of the Events of Default, the Promoter shall, without prejudice to all other rights that the Promoter may have against the Purchaser/s either under this Agreement, or in law or otherwise, give fifteen (15) days' notice to the Purchaser/s to rectify/remedy such breach. In the event, Purchaser/s fail/s to rectify/remedy the breach within the said notice period, then the Promoter shall be entitled (but shall not be obliged) to: (i) forthwith terminate this Agreement ("Termination Date") and (ii) forfeit/deduct 10% (ten percent) of the Sale Price and balance, if any, shall be refunded to the Purchaser/s without any interest within a period of thirty (30) days after said Flat is sold to a third party and all amounts including consideration amount in respect thereof is received by the Promoter, and thirty (30) days after the date on which said Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, shall be the date on which refund of the balance amount, if any, shall become due and payable by the Promoter to the Purchaser. The Purchaser/s agree, confirm and acknowledge that the amounts forfeited as set out herein constitute a reasonable, genuine and agreed pre-estimate of damages that may be caused to the Purchaser/s and neither the Purchaser/s nor any person or party on his/her/their behalf shall claim any additional/ further amounts as compensation, damages or in any manner whatsoever. If the Purchaser/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Flat then, the Purchaser/s shall clear the mortgage debt outstanding at the time of such termination. The Purchaser/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks, etc., stating that the Purchaser/s has/have cleared the mortgage/debt/charge within fifteen (15) days from the Termination Date. In such an event, the Purchaser/s shall become entitled to the refund of the amount without any interest within a period of thirty (30) days after receipt of such letter/no dues certificate from the financial institution, banks, etc., and (ii) said flat is sold to a third party and all amounts including consideration amount in respect thereof is received by the Promoter. In any event, the Promoter shall be entitled to directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s from the balance amount standing to the credit of the Purchaser/s with the Promoter (if any) towards the said Flat (paid by him/her/them to the Promoter towards the Sale Price) to the extent so as to clear the mortgage/debt/charge on the said Flat.

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15. Notwithstanding anything contrary contained herein, in case the Purchaser/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall without prejudice to any other rights or remedies that it may have against the Purchaser/s, including the right to terminate and forfeit 10% (ten percent) of the Sale Price and put an end to this Agreement as mentioned herein, be entitled to receive and recover from the Purchaser/s and the Purchaser/s shall pay to the Promoter simple interest on all outstanding payment at the rate specified under the RERA Rules per annum from the due date till the

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date of realization thereof.

16. The Promoter is not making any statement, declaration, representation, warranties, guarantees etc. with respect to the brochure of the project and/or the show flat, height of the ceiling of the show flat, measurements, layout of the show flat, area of the show flat, paints, fixtures and fittings, furniture, devices, appliances, electrical fittings, interiors, artefacts, designs and all other items, lobby, landscaping, amenities etc., and the Promoter does not warrant and/or guarantee the accuracy with respect to the same, and the same shall not be provided by the Promoter, in the said Flat and/or any other flat and/or in the Project. The information, depictions, fixtures, fittings, furniture, pictures, drawings, images etc., with regards to the show flat and the information, depictions of the lobby, landscaping, amenities, fixtures, furniture, interiors, designs and all other items with regard to the same shall not be relied upon by the Purchaser/s as statements and/or representations of fact, and the Purchaser/s have not agreed to acquire the said Flat on the basis of such show flat, lobby, landscaping, amenities, fixtures, furniture, interiors, designs and any and all other items etc., or any part thereof and the same do not form and are not intended to form any part of the transaction contemplated herein. The details of the said Flat mentioned herein shall be final.
17. All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.
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- (A) The Promoter shall provide such recreational facilities, as it deems fit, in the New Building.
- (B) It is expressly agreed that the right of the Purchaser/s under this Agreement or otherwise shall always be restricted to the said Flat only, and such right will accrue to the Purchaser/s only on the Purchaser/s making payment of all the amounts including the Sale Price to the Promoter strictly in accordance with this Agreement and only on the Purchaser/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold flats/units, car parking, portion or portions of the said New Building, other buildings, internal roads, etc. and recreational facilities, such as recreation ground, swimming pool, gardens, club-house etc., if any, shall always be the sole and absolute property of the Promoter. The Purchaser/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease and/or deal with and dispose of the said Property and/or said New Building and/or all other unsold flats/units/shops and car parks and portion or portions of the said New Building and/or the said Property including common areas, such as staircase, staircase landing, entrance lobby, internal roads, open spaces, terraces, etc. and recreational facilities, such as recreation ground, swimming pool, gardens, club-house, in the manner deemed fit by the Promoter with 2/3rd consent of the Purchaser/s. The Purchaser/s are aware that the aforesaid facilities, if any, are available for the use and enjoyment of the holders of various premises in the said New Building and other buildings along with the users / occupiers of other premises / developments on the said Property.
- (C) With regards to the common areas described in the Fifth Schedule hereunder written, it is agreed that the Purchaser/s shall only be permitted to use the said common areas on such terms and conditions as the Promoter may deem fit.
- (D) The Promoter has informed the Purchasers that there is inadequate open space around the new building/s proposed to be constructed on the Plot of

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Land, and the Purchasers agreed not to raise any objections, claims, demands, etc. and/or seek any amounts, compensation, etc. in respect thereof, and shall not raise any objection in the event of future development of the adjoining plot/s with deficiency in joint open space.

19.

- (A) Upon completion of the development of the New Building and receipt of the Occupation Certificate, the Promoter shall, at its sole discretion and at the cost and expenses of the purchaser/s of all the flats, premises, etc. in the New Building, submit application for registration of one or more co-operative society/ies under the Maharashtra Co-operative Societies Act 1960 or Condominium under Maharashtra Apartment Ownership Act or Limited Company in respect of New Building, to be known by such name as the Promoter may decide (such co-operative society/s or condominiums or limited company comprising of holders of premises shall hereinafter be referred to as the "said Organization"), on sale of 51% of sale of flats, premises, etc. in the New Building and execute conveyance in favour of the said Organization within a period of 3 (three) months from issuance of Occupation Certificate.
- (B) The Purchaser/s shall join in forming and registering the said Organisation, by such name as the Promoter may decide and for this purpose also from time to time, the Purchaser/s shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the organization and for becoming a member, including the bye-laws of the proposed organization and duly fill in, sign and return to the Promoter, within (15) fifteen days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the organization of the purchasers of the said Building. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies/Registrar of Companies, as the case may be, or any other Competent Authority.
- (C) The Purchaser/s shall pay to the Promoter/Organization the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Flat.
- (D) The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that the Promoter shall form one or more organisation of the New Building to be constructed on the said Property at its sole discretion.

(E) The Purchaser/s shall make his/her/their proportionate contribution as may from time to time be required to be made to the said Organization.

(F) The Purchaser/s shall at the time of taking possession of the said Flat from the Promoter shall pay to the Promoter, amounts as specified in Clauses 38 and 39 below (wherever applicable).

(G) It is expressly and specifically clarified, agreed, understood and confirmed by and between the Parties hereto that the unsold flats/units, car parking spaces, portion or portions of the said New Building etc. shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the said Organisation in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser/ herein, nor the said Organisation shall object to or dispute the same. On the Promoter intimating to the said Organisation, the name or names of the purchaser/s or acquirer/s of such unsold flats, premises, etc., the said Organisation shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof

including any amount collected by the Promoter from such purchaser/s towards development charges, legal charges etc. as mentioned in Clauses 38 and 39 below. The Promoter shall not be liable to pay any maintenance charges/out goings, etc. in respect of the unsold flats, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation. Provided however in the event, the Promoter occupies or permit occupation of any flat, such occupant/s or Promoter as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof. It is further clarified that for allotment/sale of such flat, the Promoter shall not be liable to take any permission/consent of the said Organisation.

20.

(A) The Purchaser agrees and acknowledges that the Promoter may endeavor to enroll the Purchaser/s as members of the Club House, and in the event Purchaser/s is/are enrolled as members of the Club House, then the Purchaser/s shall be liable to pay one-time membership fees (as applicable), and the Purchaser/s shall be liable to pay to the Promoter or such other persons/ management organization as the Promoter may direct, all the costs, charges, expenses, including maintenance charges, etc. of the Club House, and in the event the Purchaser/s is/are enrolled as members of the Club House:

- (i) The Purchaser shall observe, perform and comply with all the rules, regulations, etc. applicable to the Club House, and shall pay all the fees, costs, charges, expenses, etc. including maintenance charges, etc., in a timely manner;
- (ii) The Purchaser shall be liable and responsible to pay the one-time membership fees (as applicable), and all other costs, charges, expenses, etc. including the maintenance charges, etc. of the Club House, irrespective of whether or not the Purchaser uses / accesses the Club House and/or occupies the said Flat;
- (iii) In the event the Purchaser fails and/or neglects and/or is unable to pay the one-time membership fees (as applicable), then the Purchaser shall not be admitted as a member of the Club House; and
- (iv) In the event the Purchaser fails and/or neglects and/or is unable to pay any other costs, charges, expenses, etc. including the maintenance charges, etc. of the Club House, membership of the Purchaser to the Club House, shall stand cancelled and terminated, and the Purchaser shall cease to be a member of the Club House. This is without prejudice to such other consequences that the Purchaser shall be subject to, as per the rules, regulations, etc. of the Club House.

The Promoter shall allot all flats, garages, car parking, open spaces, terraces etc. intended to be constructed on the said Property with a view ultimately that the purchaser/s/allottees of all the flats, garages, car parking, open space etc., in the New Building shall be admitted to the said Organisation. It is agreed and clarified that the Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the flats, garages, car parking, open spaces, terraces, etc., separately and independently and the Purchaser/s/allottees of all the flats, garages, car parking, open space in the New Building shall be admitted to the said Organisation.

21. The Purchaser/s and the person/s, to whom the said Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter or the said Organisation may require for safeguarding the interest of the Promoter and/or the Purchaser/s and other purchasers in the said Property.

22.

(A) It is agreed between the Parties that the Promoter shall be entitled to develop the Larger Property in phase-wise manner and/or sector-wise and/or project wise manner as the Promoter may desire. The Promoter is retaining unto themselves full rights for the purpose of providing ingress or egress from the said Property in the manner

deemed fit by the Promoter and the Purchaser/s unequivocally consents / agrees not to raise any objection or dispute regards the same now or any time in the future and the Purchaser/s acknowledges that hardship may be caused during such time and undertakes expressly never to object to the same.

(B) It is agreed between the Parties that the Promoter shall be entitled from time to time and at all times to make necessary amendments or changes or substitution or modification of the layout plan as may be sanctioned by MBMC and/or any other authorities in respect of the said Property / Larger Property to utilize FSI and/or development rights in respect thereof and for that purpose to submit plans or proposals as the Promoter may deem fit. It is further agreed that the Promoter in its absolute discretion shall be entitled to locate or provide in the New Building on the said Property any additional floor or floors and use the same for such purpose or purposes as the Promoter may desire without reference or recourse to the Purchaser/s or the said Organisation at the discretion/option of the Promoter time to time.

(C) The Promoter shall obtain 2/3rd purchaser/s consent for re-designing the New Building and/or for increase in number of floors, adding new building or buildings or the recreation area or realigning any internal road, common area, club house, swimming pool, recreation area and passages and such other area or areas as the Promoter may desire as per applicable laws, to realign and re-design and if the New Building in which the Purchaser/s has/have agreed to acquire the said Flat is completed earlier than other building/s structures, then the Promoter will be entitled to utilize any FSI, TDR and all the benefits, potentials, yield, advantages etc. presently available and / or that may be available in the future for any reason including on account of change in regulations / law / act etc. in respect of the said Property or any part thereof or any adjoining property or properties as the case may be, and till all the aforesaid is fully utilised by the Promoter, and all the premises etc. are sold, and the amount or amounts receivable by the Promoter is/are duly received by the Promoter and all the obligations required to be carried out by the Purchaser/s herein and the purchaser/s of premises are fulfilled by them, the Promoter shall not be bound and shall not be called upon or required to cause the said Organisation to admit the Purchaser/s as member/s of the said Organisation and the Purchaser/s agrees not to have any demand or dispute or objection in that behalf.

(D) It is agreed, confirmed and covenanted by the Purchaser/s that the Promoter shall with 2/3rd purchaser/s consent have full right and absolute authority and shall be entitled to, at any time hereafter, change, alter and amend the layout, plans, designs, elevation, etc. of the New Building and/or the said Property and/or get the said Property sub-divided into small portions or parts or amalgamate the same with any other property or properties in accordance with applicable laws. Further it is agreed between the Parties hereto that the Purchaser/s shall not be entitled to nor shall he/she/they demand sub-division of the said Property or be entitled to any FSI exceeding the FSI used and consumed in the New Building out of any FSI available now or in future and that the Purchaser/s and/or the said Organisation shall not be entitled to put up any further or additional construction on the New Building exceeding the FSI consumed therein at the time of grant of the Occupation Certificate for any reason whatsoever.

23. It is agreed, confirmed and covenanted by the Purchaser/s that the Promoter shall have full right and absolute authority and shall be entitled to, at any time hereafter, utilize, consume, load etc. FSI of the said Property and Larger Property or any part thereof and vice versa.
24. The name of the New Building shall always be known as "S3 Skygreens" and this name shall not be changed without the prior written permission of the Promoter.
25. It is agreed that the said Flat shall be of RCC structure with normal brick, siporex, with cement plaster only. It is agreed that the New Building and its layout may contain common fixtures, fittings and/or amenities as specified in the Fifth Schedule hereunder written. The Purchaser/s hereby agree/s, declare/s and confirm/s that save and except the said specification, fixtures, fittings and/or amenities, the Promoter shall

not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the New Building / said Property.

26. It is expressly agreed that the said Flat contains fixtures and fittings as set out in the **Sixth Schedule** hereunder written and the Purchaser/s confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.
27. Subject to the Purchaser/s not being in default of any of the terms and/or conditions contained herein including default in payment of the Sale Price, applicable taxes or any part thereof, the Promoter shall complete the construction of and handover the said Flat to the Purchaser/s by 30TH JUNE 2028 ("Possession Date"). If the Promoter fails to hand over the said Flat to the Purchaser/s on or before the Possession Date, and only if the Purchaser has paid all the amounts payable by him/her under this Agreement (including interest, if any) and performed all his/her obligations and only if the Purchaser/s do not intend to cancel this Agreement/ withdraw from the Project, the Promoter shall pay to the Purchaser/s simple interest as specified in the RERA Rules, on all the amounts paid by the Purchaser/s to the Promoter towards Sale Price for every month of delay from the Possession Date till the handing over of the possession of the said Flat.

Provided that the Promoter shall be entitled to reasonable extension of time for handing over possession of the said Flat, if the completion of the said Flat is delayed on account of:

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

28. If the Purchaser/s intend/s to cancel this Agreement or withdraw from the Project, on account of delay in handing over possession of the said Flat due to circumstances mentioned in Clause 27 herein, then on cancellation of this Agreement by the Purchaser/s:

(A) The Promoter shall refund to the Purchaser/s the amounts already received by the Promoter in respect of the said Flat (except the amounts towards Service Tax, VAT, GST and other taxes) within a period of thirty (30) days after said Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, with simple interest as specified in RERA Rules from the date of cancellation of this Agreement till the date the amounts are repaid;

(B) The Purchaser/s shall not have any right, title, interest, claim, demand and/or dispute against the Promoter and/or in respect of the said Flat or any part thereof, in any manner whatsoever; and

(C) The Promoter shall be entitled to sell, transfer and/or otherwise entitled to deal with and/or dispose of the said Flat in such manner, as the Promoter may deem fit.

29. The Purchaser/s hereby agree/s and confirm/s that the Promoter shall not be responsible for the refund of any of the applicable taxes including Service Tax, VAT, GST or any other tax, levy, statutory charges paid by the Purchaser/s to the Promoter and/or collected by the Promoter from the Purchaser/s.

30. The Purchaser/s shall not sell, transfer, assign and/or otherwise deal with and dispose of the said Flat or any of their rights and/or benefits, without the Promoter's prior written consent.

31. Subject to Clause 27 hereinabove and/ or subject to circumstances beyond the Promoter's reasonable control, if the Promoter fails to hand over the said Flat to the Purchaser/s on the Possession Date or on the extended date/s and only if the

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Purchaser/s have paid all the amounts payable by him/her/them hereunder (including interest, if any) and performed all his/her/their obligations, and only if the Purchaser does not intend to cancel this Agreement / withdraw from the Project, simple interest as specified in the RERA Rules, on all the amounts paid by the Purchaser to the Promoter towards Sale Price for every month of delay from the Possession Date till the handing over of the possession of the said Flat.

32. The Purchaser/s shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned as mentioned in Clauses 38 and 39 below. The Promoter shall offer in writing the possession of the said Flat to Purchaser after obtaining the occupation certificate from the authority and on all the payment made by the Purchaser/s. The Purchaser/s shall occupy the said Flat within fifteen (15) days of the Promoter giving written notice to the Purchaser/s intimating that the said Flat is ready for use. In the event the Purchaser/s fail/s and / or neglect/s to take possession within the specified period, it shall be deemed that the Purchaser/s has/have taken possession from the date of the said writing and that date shall be deemed to be the "Date of Possession" and all obligations of the Purchaser/s related to take possession of the said Flat shall be deemed to be effective from the said Date of Possession.

33. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Property or part thereof (as the case may be), recreational area maintenance charges and the New Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property or part thereof and the New Building. Until the said Purchaser/s is/are admitted as members of the said Organisation, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter, at its sole discretion.

34. The Purchaser/s shall use the said Flat only for residential purpose and not for any commercial or other activity. The Purchaser/s shall use the Parking Spaces, if allotted, only for the purpose of keeping or parking of the Purchaser's own vehicle.

35. In addition to the said Sale Price of Rs. 4,58,300/- (Rupees FOUR LAKH FIFTY EIGHT THOUSAND THREE HUNDRED ONLY only), the Purchaser/s shall pay to the Promoter the following non-refundable amounts on the date on which

possession of the said Flat is offered. The Promoter shall not be liable, responsible and / or required to render the account in respect of the amounts mentioned herein below.

36. The Purchaser/s shall, ~~simultaneously~~ with Promoter offering possession of the said Flat, pay to the Promoter, inter alia, the following amounts over and above the Sale Price as mentioned in Clause 3 above and all other amounts payable by the Purchaser/s under this Agreement or otherwise. The Promoter are entitled to retain and appropriate the same to its own account and shall not be liable, responsible and / or required to render the account in respect of the amounts mentioned herein below and shall not be required and/or obligated to or handover the same to the said Organisation:

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Sold
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Sr.No.	Charges	Amount (Rs.)
1.	Legal Charges	10,000
2.	Municipal Development Charges @ Rs.85/- p.s.f.	84150
3.	Infrastructure Charges @ Rs.85/- p.s.f.	84150
4.	Society Formation and Registration Charges	10,000
5.	Electricity deposit & connection charges (non-refundable) (1BHK – 20,000, 1.5/ 2/3BHK 25,000,)	25000
6.	Water deposit & connection charges (non-refundable)	20,000
7.	Recreational area fees / charges (1BHK – 1,75,000, 1.5BHK 2,00,000/ 2/3BHK 2,25,000,)	2,25,000
8.	All other charges	
	Total	4,58,300

37. In addition to the aforesaid amounts, the Purchaser/s shall pay to the Promoter the following amounts on the date on which possession of the said Flat is offered. The Promoter shall maintain account in respect of said amounts and shall provide the same to the said Organisation in respect of the said amounts:

Sr.no.	Charges	Amount (Rs.)
1.	Share Money	700
2.	Maintenance Charges @ Rs.8/- p.s.f. x 12 months	95040
3.	Recreational area maintenance x 12 months	6000
	Total	1,01,740

It is hereby clarified that the aforesaid amounts mentioned hereinabove do not include the dues for electricity, gas and other bills for the said Flat and the Purchaser/s shall be liable to pay electricity, gas and other bills for the individual meters separately. It is further clarified that the list of charges does not include GST and/or other applicable taxes and the Purchaser/s agrees to pay the applicable taxes. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser/s agrees to pay to the Promoter, such other charges or such other amounts under such heads or increase in any of the amounts as the Promoter may indicate without any demur.

38. It is agreed that in the event of any additional amounts becoming payable in respect of items mentioned hereinabove, then the Purchaser/s shall forthwith on demand pay to and/or deposit the additional amounts with the Promoter. The said amount shall not carry any interest.

39. (A) The Purchaser/s by himself/herself/themselves with intention to bind all persons into whose hands the said Flat and other premises may hereinafter come, hereby covenant/s with the Promoter as follows:

- (i) Not to do or suffer to be done anything in or to the said Building, said Flat, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any

other authority or change/alter or make addition in or to the New Building or to the said Flat itself or any part thereof and to maintain the said Flat at the Purchaser's own cost in good repair and condition from the date on which the Purchaser/s is permitted to use the said Flat. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

- (ii) Not to store anything in the refuge floor nor store any goods in the said Flat which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the New Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the New Building and in case any damage is caused to the New Building on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.
- (iii) Not to change the user of the said Flat and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.
- (iv) Not to demolish or cause to be demolished the said Flat or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof and keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the New Building.
- (v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the New Building and not cover/enclose the planters and service ducts or any of the projections from the said Flat, within the said Flat, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pards or other structural members in the said Flat without the prior written permission of the Promoter nor do cause to do any hammering for whatsoever use on the external / dead walls of the New Building or do any act to affect the FSI essential of the said Property.
- (vi) Not to affix any fixtures or grills on the exterior of the New Building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Flat. The standard design for the same shall be obtained by the Purchaser/s from the Promoter and the Purchaser/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoter. In the event the Purchaser/s fails to rectify the default of his/her/their obligation within seven (7) days from committing this default to the satisfaction of the Promoter at his/her/their own cost, then the Promoter, without prejudice to all its rights through its agents, shall have a right (but shall not be obliged) to enter upon the said Flat and dismantle at the Purchaser's cost, such fixtures or grills or air conditioner or the

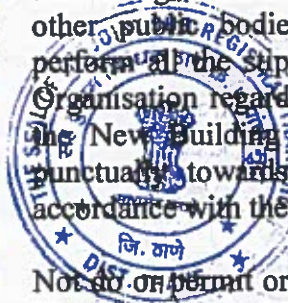
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outdoor condensing unit which are in contravention of this sub-clause or any other provision of this Agreement.

- (vii) Not to do or permit to be done any act or thing which may render void or bindable any insurance of the said Property and the New Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- (viii) Not to delay / default in payment of the amounts to be paid to the Promoter in addition to the amounts collected in Clauses 38 and 39 above and pay within fifteen (15) days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, MBMC, for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the New Building.
- (ix) Not to delay / default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.
- (x) Not to transfer or assign the Purchaser's right, interest or benefit under this Agreement and / or let, sublet, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat without the prior written consent of the Promoter. Such consent, if granted, shall be subject to the terms and conditions imposed and stipulated by the Promoter herein.
- (xi) Not violate and shall abide by all rules and regulations framed by the Promoter/ its designated Project Manager or by the said Organisation, for the purpose of maintenance and up-keep of the said New Building and in connection with any interior / civil works that the Purchaser/s may carry out in the said Flat.
- (xii) Not violate and shall observe and perform all the rules and regulations which the said Organisation may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the New Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organisation regarding the occupation and use of the said Flat in the New Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- (xiii) Not to do or permit or suffer to be done anything in or upon the said Flat or any part of the New Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighbourhood provided always that the Promoter shall not be responsible to the Purchaser/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the New Building and the Purchaser/s shall not hold the Promoter so liable;
- (xiv) Not obstruct, cause or permit any form of obstruction whatsoever

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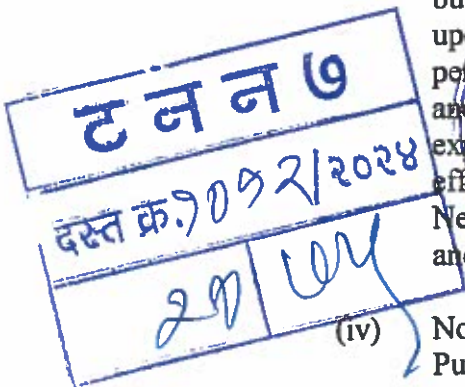


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whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Flat or in or on the common stairways, refuge areas, corridors and passageways in and of the New Building.

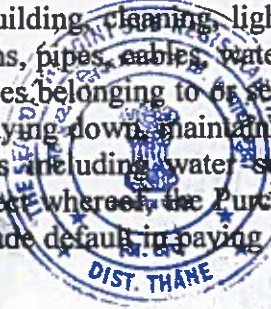
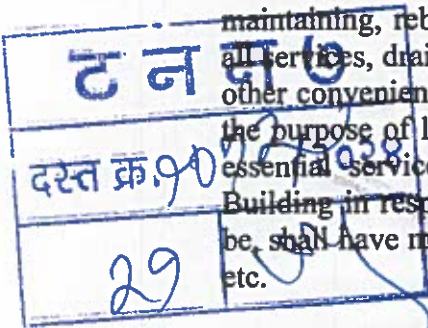
- (xv) Not in any manner enclose any area to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Flat and keep the same unenclosed at all time. The Promoter shall have the right to inspect the said Flat at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser/s and also to recover costs incurred for such demolition and reinstatement of the said Flat to its original state.
- (xvi) Not to permit any person in the employment of the Purchaser/s (such as domestic help, drivers, cleaners etc.) to sleep and / or occupy the common area of the New Building such as passage, lobby, stair case and / or any part of the said Property.
- (xvii) Not to claim rights and interest on any common areas, amenities, facilities, etc., inter alia the common areas, amenities, and/or facilities as mentioned in the Fifth Schedule and the Sixth Schedule written hereunder
- (B) In addition to the aforesaid conditions, the Purchaser/s further binds himself/herself/themselves in respect of the said Flat and covenants as under:
- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat into the compound or the refuge floor or any portion of the said Property and the New Building.
- (ii) Not at any time cause or permit any public or private nuisance or to use the loud speaker, etc., in or upon the said Flat, New Building or the said Property or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter.
- (iii) Not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Flat and/or the New Building nor litter or permit any littering in the common areas in or around the said Flat and/or the New Building and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Flat and/or the New Building to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities.
- (iv) Not do either by himself/itself or any person claiming through the Purchaser/s anything which may or is likely to endanger or damage the New Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the New Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the New Building.
- (v) Not display at any place in the New Building any bills, posters,



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hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser/s shall not stick or affix pamphlets, posters or any paper on the walls of the New Building or common area therein or in any other place or on the window, doors and corridors of the New Building.

- (vi) Not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the New Building or the exterior wall of the said Flat or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter;
- (vii) Not park at any other place and shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoter; and
- (viii) cause the said Organisation to paint the New Building at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the said Organisation.
40. If within a period of five (5) years from the date of handing over the said Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the said Flat or any defects in the workmanship of the said Flat, quality of the material used in the said Flat or provision of service in the said Flat, and provided such defect is not attributable to normal wear and tear and misuse and/or any act of commission or omission on the part of the Purchaser or the purchasers/ occupants of the adjoining flats including but not limited to unauthorised changes/ repairs, non-maintenance of fittings and fixtures, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA.
41. The Purchaser/s shall, with prior twenty four (24) hours intimation, permit the Promoter and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said Flat or any part thereof to view and examine the state and conditions thereof and/ or for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the New Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the New Building in respect whereof the Purchaser/s of such other premises, as the case may be, shall have made default in paying his/her/their share of taxes, maintenance charges etc.
42. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Property and the New Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him, and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter.
43. It is expressly agreed that the Promoter shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said Property or any parts of the New Building and/or other buildings including on the terrace and/or on the parapet wall and/or on the said Property and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter is fully authorized to allow temporary or permanent

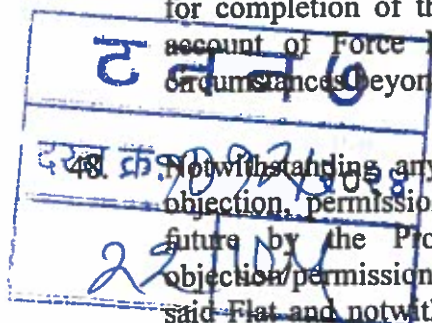


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construction or erection for installation either on the exterior of the New Building or on the said Property as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the New Building and the property for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment, etc. The Purchaser/s agrees not to object or dispute the same. It is further expressly agreed that the Promoter shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/ said Organisation shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter.

44. As stated herein, the Purchaser/s shall not, without the prior written consent of the Promoter, sell, give on license/ lease, transfer, mortgage, create charge etc. or otherwise deal with or dispose of the said Flat or any part thereof.
45. The Purchaser/s hereby grant/s his/her/their irrevocable consent to the Promoter mortgaging the said Property along with the New Building, save and except the said Flat, being constructed thereon, to enable the Promoter to augment the funds for the development of the said Property.
46. The Purchaser/s hereby expressly agrees and covenants with the Promoter that in the event of the New Building on the said Property being not ready for use and in the event of the Promoter offering occupation of the said Flat to the Purchaser/s then and in that event the Purchaser/s shall not have any objection to the Promoter completing the construction of the balance building or additional floors on the said Property without any interference or objection. The Purchaser/s further confirm/s that he/she/they shall not object or dispute construction of the balance building or buildings, wing or wings or additional floors or additional construction or part or parts thereof by the Promoter on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoter shall with the 2/3rd consent of the Purchaser/s be entitled to either themselves or through any nominees to construct and complete the said additional storeys, wing or wings or building or buildings on the said Property as they may desire. The Purchaser/s hereby consent/s to the same time being under any law as applicable.
47. The Promoter shall complete the Project by 30th June, 2028 (the "Project Completion Date") provided always that the Promoter shall be entitled to further extension of time for completion of the Project, if the completion of the said Project is delayed on account of Force Majeure circumstances, mentioned in Clause 27 and/or other circumstances beyond reasonable control of the Promoter.



48. Notwithstanding anything contrary to be contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoter) and notwithstanding the Promoter giving any no objection/permission for mortgaging the said Flat or creating any charge or lien on the said Flat and notwithstanding the mortgages/charges/lien of or on the said Flat, the Promoter shall have first and exclusive charge on the said Flat and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount due & payable by the Purchaser/s to the Promoter under this Agreement or otherwise.

49. The Purchaser/s hereby nominates SOJAL ROY having his/her/their address at KALPATARU SPARKLE, B WING, B 92, BKC BANDRA. (C), who is DAUGHTER of the Purchaser/s 79 VVA. 400051

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as his/her/their nominee in respect of the said Flat (the "said Nominee"). On the death and/or incapability of Purchaser/s, the said Nominee shall assume all the obligations of the Purchaser/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Purchaser/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoter shall only recognize the said Nominee or the nominee substituted by the Purchaser/s (only if such substitution has/have been intimated to the Promoter in writing) and deal with him or her in all matters pertaining to the said Flat. The heirs and legal representatives of the Purchaser/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the said Nominee. The Promoter shall at its discretion be entitled to insist on Probate/Succession Certificate/Letters of Administration and/or such other documents as the Promoter may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Owners/ Promoter as may be necessary and required by the Promoter.

50. The Purchaser/s hereby agree/s to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations under this Agreement.

51. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- iii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- iv. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement.

52. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

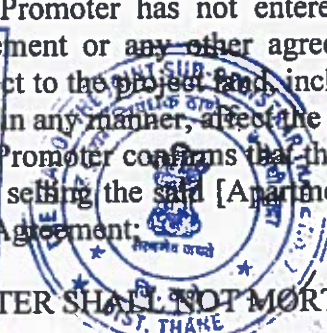
After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

53. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the

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Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

54. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

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

55. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of Posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned.

56. A notice shall be deemed to have been served as follows:
 (i) if personally delivered, at the time of delivery;
 (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

57. For the purposes of this transaction, the details of the PAN of the Promoter and the Purchaser/s are as follows:

- Promoter PAN
- First Purchaser PAN
- Second Purchaser PAN
- Third Purchaser PAN
- Four Purchaser PAN

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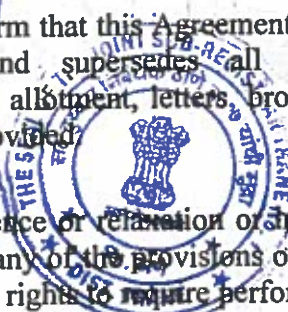
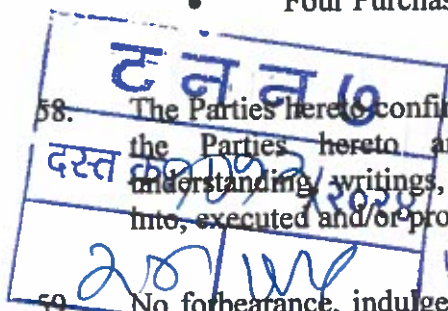
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58. The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

59. No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

60. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.



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61. The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.
62. The Purchaser/s hereby declare/s that he/she/they has/have gone through this Agreement and all the documents related to the said Property and the said Flat and has/have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agree/s not to raise any objection in regard to the same.
63. Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such disputes or differences shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(the "Larger Property")

A plot of land area admeasuring 25,763.93 square meters, bearing S. No. 51/26 (New S. No. 102/26), 69/13 (New S. No. 88/13) of Village Mire and S. No. 76/1 (New S. No. 11/1) of Village Mahajanwadi, Tal. and Dist. Thane out of the Larger Property described in the First Schedule hereinabove referred.

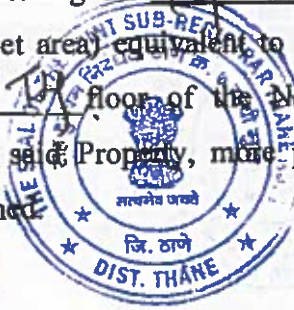
THE SECOND SCHEDULE ABOVE REFERRED TO:
(the "said Property")

A plot of land admeasuring 2,695.06 square metres, bearing S. No. 69/13 (New S. No. 88/13) and 51/26 (New S. No. 102/26) of Village Mire and S. No. 76/1 (New S. No. 11/1) of Village Mahajanwadi, Tal. and Dist. Thane.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the said Flat)

ALL THAT flat bearing No. A/1702 admeasuring 81.85 square metres (RERA carpet area) equivalent to 881 square feet (RERA carpet area) on the 17th floor of the New Building, namely, "S3 Skygreens" being constructed on the said Property, more particularly described in the Second Schedule hereinabove mentioned.

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दस्त क्र <u>907/2024</u>
<u>24/04/24</u>



John
Sumit Ray

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the common areas)*

PART A - LIMITED COMMON AREAS

1. Staircases, landing and landing on each floor will be limited amongst the occupants of that particular floor.
2. Lobbies/ Passage in front of Lifts and staircases on each floor, will be limited amongst the occupants of that particular floor.

PART B - COMMON AREAS

1. Common terraces over the topmost for buildings habitable floor (all terraces on the other habitable floors, if approved and provided will not be included in common areas and may be designated as limited common areas).
2. Water Tank and overhead water tanks, water pipes and water meters, water pumps.
3. Electric Common board, all common wiring and common switches.
4. Common lights on internal roads, staircases and landings.
5. Storm water drains.
6. Common pathways.
7. Compound Wall.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Description of Common Fixtures and Amenities)*

SECURITY:

C.C.T.V. and intercom in entrance lobby connected to each flat. Professionally managed 24 hrs. security.
 Advanced fire-fighting system.

ELECTRICAL:

Concealed copper wiring with modular switches.
 A.C. points in living / bedrooms. Safety features like MCB & ELCB.
 Prewired internet & telephone connectivity
 T.V. point in living & bedroom.

BUILDING:

Aesthetically designed exclusive building elevation. High speed lifts.
 Beautifully designed Entrance lobby.
 Generator Backup for lift, water pump, staircase light.

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दस्त क्र १०९२/२०२४	
२६	१०९




 Joint Registrar

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Description of Amenities in the said Flat)*

LIVING

Vitrified 2' x 2' flooring in the flat. Anodized Sliding window.
 Designer entrance door with ultra-modern lock.
 POP / Gypsum Plaster.

KITCHEN:

Granite Kitchen platform with stainless steel sink. Service platform.
 PVC body antirust exhaust fan. Water purifier of branded make.

BATHROOM:

Antiskid rustic tiles.
 Designer full height dado. FRP waterproof doors.
 Jaquar C.P. Fittings or equivalent. Branded sanitary wares.
 Antirust PVC body exhaust fan.
 Branded Geyser in Master Bathroom.

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Sunil
Sunil

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दस्त क्र. १०१२/२०२४	
२७	१०५



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.

SIGNED, SEALED and DELIVERED)

By the withinnamed "Promoter")

S3 Smart Spaces Private Limited

Through its Director

Mr. Shailesh S. Sanghvi

In the presence of... *Ravna Maiti*.....



For S3 Smart Spaces Pvt. Ltd.

[Signature]
Director



SIGNED AND DELIVERED by the)

withinnamed "Purchaser/s")

MRS TOLLY ROY
MR SUMIT ROY



[Signature]



[Signature]



In the presence of... *Sasanna Sekhon Maiti*.....

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दस्त क्र. 9097/2028
26/04



ANNEXURE - 1



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 :
P51700047108

Project: **S3 Skygreens**, Plot Bearing / CTS / Survey / Final Plot No.: **S No 102/26 and 88/13 of Village Mire and S No 11/1 of Village Mahajanwadi Taluka and District Thane at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

- S3 Smart Spaces Private Limited** having its registered office / principal place of business at Tehsil: **Ward ABCD**, District: **Mumbai City, Pin: 400001**.
- 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 (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **10/10/2022** and ending with **30/06/2028** 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
- 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 10-10-2022 12:08:39

Dated: 10/10/2022
Place: Mumbai

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

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दस्त क्र. १११२३०२४	
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ANNEXURE-2

अहवाल दिनांक : 21/03/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (संपूर्ण करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।
गाव :- मिरा
तालुका :- ठाणे

भूमापन क्रमांक व उपविभाग : ८८/१३

भू-धारणा पध्दती भोगवटादार वर्ग - १

शेताचे स्थानिक नाव : विनयोती

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.घो.मी	266	मिरा भाईबर महाजनगरपालिका	133.17	0.30		(2162)	कुळाचे नाव व खंड
अकृषक क्षेत्र	746	पृथ्वीराज पट्ट संघी				(2164)	इतर अधिकार
विनयोती	107.20.00	मे. संघी प्रिमायसस प्रा.सि.चे				(2164)	(नियम-४(2596))
अद्वारणी	2.81	संघातक	94.67.83	2.23			(नियम-४(2596))
		— सामाईक क्षेत्र —					सदर नोंद क्षेत्र 10720.00घो.मी. पैकी 9396.00घो.मी. क्षेत्रापुरती कमी करून त्या ऐवजी 80.00 घो.मी.चेट्ट क्षेत्राच्या मर्यादित सुदनिका बांधकामासाठीचे क्षेत्र अशी नोंद घेवून सुदनित क्षेत्र 1324.00 करिता नों.ज.क.पा. अधिनियम 1976 च्या मंजूर कराम 20/21 खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्व प्रवानगी शिवाय इस्तंतरणस बंदी ही नोंद कायम ठेवली (2596)
							प्रतिबन्धित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 2596 व दिनांक : 27/04/2021
							सोमा आणि भुमापन चिन्हे :
							नुन फेरफार क्र (310) (350) (1021) (1030) (1435) (2009) (2026) (2027) (2031) (2125) (2126) (2127) (2144) (2163) (2164) (2262) (2409) (2443) (2488)

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (संपूर्ण करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१।
गाव :- मिरा
तालुका :- ठाणे

भूमापन क्रमांक व उपविभाग : ८८/१३

वर्ष	हंगाम	खाता क्रमांक	पिकांखालील क्षेत्राचा तपशील						स्वरूप क्षेत्र	लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शरा				
			मिश्र पिकांखालील क्षेत्र			निर्भक्त पिकांखालील क्षेत्र										
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी	आर. घो.मी

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५- रुपये मिळाले."
दिनांक :- 02/05/2022
सांकेतिक क्रमांक :- 27210009421300130035202214

(नाव :- वदना दिगंबर अक्काड)
तालुका साहा :- मिरा :- ठाणे जि :- ठाणे

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दस्त क्र. 4092/2028

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07-05-2022

अहवाल दिनांक : 21/03/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संघार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १, २, ३ आणि ७।
गाव :- मिरा तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 102/26

सोताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक अक्ष. चौ.मी. अकृषक 83 बिना शेती 84.00.00 आकारणी 2.56	449 746	मिरा भाईंदर महानगरपालिका मै. संघवी प्रिमापसेस प्रा.सि.धे संघालुख पृथ्वीराज एस्. संघवी सामाईक क्षेत्र	14.75.71	0.60		(2164) (2164) (2164)	कुळाचे नाव व खंड इतर अधिकार नियम-११ अर्धनियम 1976 च्या मंजूर कृतम 20/21 खातील पोचने अंतर्गतचे क्षेत्र सर्व्वाभूतपद्धतीत नियम 1976 च्या मंजूर (2596) सदर नोंद क्षेत्र 8400.00 चौ.मी. पैकी 1310.00 चौ.मी. क्षेत्रापुरती कमी करून त्या पेवची 80.00 चौ.मी. च्या क्षेत्राच्या मर्यादित सुदनिका बांधकामासाठीचे क्षेत्र अर्धी नोंद धेवून उर्वरित क्षेत्र 4090.00 करिता न्या.प्र.ख.पा. अधिनियम 1976 च्या मंजूर कृतम 20/21 खातील पोचने अंतर्गतचे क्षेत्र तसेच पूर्व परवानगी शिवाय हस्तांतरणास बंदी ही नोंद कायम ठेवली. (2596) प्रसिद्ध फेरफार : नाही. सेवटथा फेरफार क्रमांक : 2596 व दिनांक : 27/04/2021
जुन फेरफार क्र. (310) (350) (505) (1014) (1031) (1030) (1435) (2009) (2026) (2027) (2031) (2125) (2126) (2127) (2144) (2163) (2164) (2263) (2409) (2443) (2488)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संघार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- मिरा तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 102/26

वर्ष	हंगाम	खाता क्रमांक	पिकांखालील क्षेत्राचा तपशील							स्वरूप	क्षेत्र	लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शरा	
			मिश्र पिकांखालील क्षेत्र				निर्भळ पिकांखालील क्षेत्र								
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. चौ.मी.	आर. चौ.मी.				आर. चौ.मी.	आर. चौ.मी.				आर. चौ.मी.		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळावे."
दिनांक :- 02/05/2022
सांकेतिक क्रमांक :- 272100942130013005202213

(नाम :- वंदना दिगंबर आकारु)
तसाठी साक्षात :- मिरा तालुका जिल्हा :- ठाणे

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दस्त क्र १११२२०२४
32/04



02-05-2022

गाय मनुना ६
फेरफार पोतयेही (फेरफार पत्रक)
। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि पोतयेवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम १०।

गाव :- भिरें

तासुका :- ठाणे

जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वरूप	पारिणाम झालेले भुमापन व उपायिभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व येरा
2596	<p>फेरफाराचा प्रकार : अनिर्दिष्ट नोंदीचा प्रकार : आदेश व दस्तऐवज फेरफाराचा दिनांक : 30/03/2021 माहिती मिळालेचा दिनांक : - 30/03/2021 अधिकारी जिल्हाधिकारी आदेश क्रमांक : क्र. युएलसी/टीए/एटीपी/कलम 20/एसआर 1851/166/2021 दि. 12/03/2021 आदेश दिनांक : 12/03/2021</p> <p>दाखल तारिख 30/03/2021 आदेशाने बाजूस दाखल केलेल्या स नं च्या जमिन मिळकतीबाबत मा. जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे 1. यांचे कडील आदेश क्र. युएलसी/टीए/एटीपी/कलम 20/एसआर 1851/166/2021 दि. 12/03/2021 अन्वये मोजे भिरें येथील जुना स.नं. 51/26 नवीन सर्व्हे नं 102/26 चे क्षेत्र 8400.00 चौ.मी. पैकी 4310.00 चौ.मी. व जुना सर्व्हे नं 69/13 नवीन 88/13 चे क्षेत्र 10720.00 चौ.मी. पैकी 9396.00 चौ.मी. क्षेत्रापुरती अधिकार अभिलेखात 7/12 चे इतर हक्कात असलेली "ना. ज. क. धा. अधिनियम 1976 च्या मंजूर कलम 20/21 खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्व परवानगी शिवाय हस्तांतरणास बंदी" ही नोंद कमी करून त्या ऐवजी "80 00 चौ.मी. वटई क्षेत्राच्या मर्यादित सदनिका बांधकामासाठीचे क्षेत्र" अशी नोंद दाखल केली.</p> <p>तसेच सदर योजनेतील जुना स.नं. 51/26 नवीन सर्व्हे नं 102/26 चे सर्वरित क्षेत्र 4090.00 चौ.मी. व जुना सर्व्हे नं. 69/13 नवीन 88/13 चे क्षेत्र 1324.00 चौ.मी. करिता सदर नोंद "ना. ज. क. धा. अधिनियम 1976 च्या मंजूर कलम 20/21 खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्व परवानगी शिवाय हस्तांतरणास बंदी" ही नोंद कायम ठेवली असे सदर नोंद अधिकार अभिलेख अद्ययावत करण्याकामी केली असे.</p> <p>जमिनीचे वर्णन जुना स. नं 51/26 नवीन स. नं 102/26 चे क्षेत्र 8400.00 चौ.मी. पैकी 4310.00 चौ.मी. व जुना स. नं 69/13 नवीन स. नं 88/13 चे क्षेत्र 10720.00 चौ.मी. पैकी 9396.00 चौ.मी.</p> <p>नोंद 2. वर्दी अर्ज 3. मा. जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/एटीपी/कलम 20/एसआर 1851/166/2021 दि. 12/03/2021 4. मा. अपर तहसिलदार मिरा भाईंदर यांचे कडील पत्र</p>	102/26, 88/13 एकूण :- 2	<p>मा. जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/एटीपी/कलम 20/एसआर 1851/166/2021 दि. 12/03/2021 लागत मा. अपर तहसिलदार मिरा भाईंदर यांचे कडील पत्र क्र. महसूल/हक्कनोद/कावि-701/2021 दि. 26/03/2021 अन्वये अधिकार अभिलेख अद्ययावत करण्याकामी नोंद प्रमाणित केली असे</p> <p>(प्रशांत रमेश कापडे) मंडळ अधिकारी:- भाईंदर ता.: ठाणे जि.: ठाणे दि.: 27/04/2021</p>

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क महसुल/हफकमोचकावि-701/2021 दि 26/03/2021		
हितसंबंधितांना चौवीस सप्तावस्थाचा वि फेरफार नोंद निर्गतीचा दि. 27/04/2021		
(वंदना दिगंबर आव्हाड) तलाठी मिरे साहा मिरे ता. ठाणे जि. ठाणे		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 02/05/2022
सांकेतिक क्रमांक :- 27210009421300130052022314

Arhandi
(नाव :- वंदना दिगंबर आव्हाड)
तलाठी साहा :- मिरेता :- ठाणे जि :- ठाणे

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ANNEXURE-3

क्र.महसूल/क-१/टे-१/एनएपी/एसआर-४७६/२००८

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 19 SEP 2008

वाचले :-

- १) श्रीमती नितीनी चंद्रसिंह जव्हेरी व इतर यांचे कु.मु. मे.संघवी प्रिमा प्रा. लि. तर्फे संचालक श्री. पृथ्वीराज एस. संघवी, १ ला माळा, वितराग चॅम्बर्स कावसजी पटेल स्ट्रीट फोर्ट, मुंबई ०१ यांचा दिनांक २६/८/२००८ रोजीचा अर्ज
- २) अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश १. क्र युएलसी/टीए/टे.नं.४/मिरे/एसआर- ३२३ दिनांक २९/१०/२००७
२. क्र/युएलसी/टीए/एटीपी/डब्ल्युएसएचएस-२०/एसआर-१८५१ दि. १/११/२००७
- ३) मिरा भाईदर महानगरपालिका यांचे कडील बांधकाम परवानगी क्र.मिभा/मनपा/नर/१६८७/२००८-०९ दिनांक ३०/७/२००८
- ४) दिनांक २९/८/२००८ रोजीच्या दैनिक 'महाराष्ट्र जनमुद्रा' मधील जाहीरनामा
- ५) अर्जदार यांचे दिनांक ५/८/२००८ रोजीचे सत्यप्रतिज्ञापत्र
- ६) इस्टेट इन्व्हेस्टमेंट कंपनी यांचेकडील नाहरकत दाखला क्र. आरई-१३७ दि. ८/१/२००७

आदेश :-

ज्या अर्थी, श्रीमती नितीनी चंद्रसिंह जव्हेरी व इतर यांचे कु.मु. मे.संघवी प्रिमा प्रा. लि. तर्फे संचालक श्री. पृथ्वीराज एस. संघवी, १ ला माळा, वितराग चॅम्बर्स कावसजी पटेल स्ट्रीट फोर्ट, मुंबई ०१ मौजे महाजनवाडी मिरे ता. ठाणे येथील जमिन सं.नं.११/१ (जुना ७६/१), ११/२ (जुना ७६/२), १०२/२६ (जुना ५१/२६), ८८/१३ (जुना ६९/१३) क्षेत्र ११४९६-०० चौ.मी. पैकी २२४२४-५९ चौ.मी. क्षेत्राची रहिवास व वाणिज्य या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दिनांक २९/८/२००८ रोजी अर्जदार यांनी दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे नितीनी चंद्रसिंह, आशिष चंद्रसिंह, शैलीनी चंद्रसिंह, अमिता चंद्रसिंह, नंदीता चंद्रसिंह, यामिनी रमणिकलाल कापडीया रा महाजनवाडी मिरा यांनी ता. जि. ठाणे मधील मांज-महाजनवाडी मिरे येथील ७/१२ प्रमाणे ५१४९०-०० चौ.मी. पैकी महानगरपालिकेकडील मंजूर नकाशाप्रमाणे ५१४९६-५६ चौ.मी. पैकी १७६६५-४४ चौ.मी. रहिवास व १७०८-६४ चौ.मी. वाणिज्य या विंगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून मिरा भाईदर महानगरपालिकेकडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. डी. पी. रोड ९२९७-५३ चौ.मी.
२. गार्डन १६४०४-१३ चौ.मी.
३. अतिक्रमित क्षेत्र २०८५-७१ चौ.मी.
४. आर.जी.चे क्षेत्र ३०५०-५१ चौ.मी.
५. पी.एस.आणि पीजी १२०४-६० चौ.मी.
एकूण क्षेत्र ३२०४२-४८ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.

२. अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कानून नये.

इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल

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३. अशा परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पांट विभागणी करणा कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्तं, गटारे वगैरे वाधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पामुन एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळं सोडले पाहिजे.

६.अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित, इमारत किंवा कोणतेही काम (असल्यास) त्याच्या बांधकामामुळे सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रंटीने) मिरा भाईंदर महानगरपालिका यांची असे बांधकामकरण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळा असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणेच केलेल्या ही परवानगी स्टेट कॅम्पेकडून आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा त्या दिनांकामुळे अशा जमीनीच्या वापराने बदल केला असेल तर तो दिनांक त्यांनी एक महिन्यांच्या आंत नवाळ्या मार्फत या नगरपालिकेकडे पाहिजे. जर तो असे न करताच झाले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही माध्यम असेल.

११. अशा जमीनीचा ज्या प्रयोजनार्थ वापर करण्यास परवानगी दिली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चां.मी. मागे रुपये दराने विगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. ७८०००/- (अक्षरी रु. अठ्ठ्याहत्तर हजार मात्र) चलन क्र.७४७/०८ (भारतीय स्टेट बँकेकडील चलन क्र. ७१६) दिनांक १९/९/२००८ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.

ट न न ७	
दस्त क्र. १०७	२१/३०/२४
३६	७/११



Handwritten signature and date: 1/11/24

क्र.महसूल/क-१/टे-१/एनएपी/एसआर-४७६/२००८

अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी न्यरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहतील.

२३. अर्जदार यांनी जोत्याच्या बांधकामाबाबत स्वामित्वधनाची रक्कम १,७७,१२२/- (अक्षरी रु. एक लाख सत्याहत्तर हजार एकशे पंचवीस मात्र) इकडील कार्यालयाचे चलन क्र.८८/२००८ (भारतीय स्टेट बँकेकडील चलन क्र. ७२०) दि. १९/९/२००८ अन्वये सरकार जमा केली आहे.

२४. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर बंधनकारक राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर महानगरपालकेने संबंधित विकासकाम इमारत थापर परवाना देऊ नये.

२५. अर्जदार यांनी दि. ५/८/२००८ रोजी सत्यप्रतिज्ञापत्र दिले आहे. सदर प्रतिज्ञापत्रातील साहीती खोटी आढळून आलेस त्यास सर्वस्वी अर्जदार हे जबाबदार रहातील. व दिलेली विनशती परवानगी रद्द समजणेत येईल. याबाबत अर्जदार यांना फौजदारी न्यायालयात अपील दाखल करता येणार नाही.

२६. जागेच्या मालकी हक्काबाबत भविष्यात काही प्रश्न निर्माण झालेस दिलेला विनशती परवानगी आपोआप रद्द समजणेत यावी.

ट न न ७
दस्त क्र. १०१२/२०२४
३८



सही/-
(एम्.एम.झेंडे)
जिल्हाधिकारी ठाणे



निर्गमित केले
19/9/08
जिल्हाधिकारी ठाणे करीत

ANNEXURE-4

C.C. (Legal) 2023 (3)



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन.आर.बी.के.स्कूलच्या बाजूला.कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र :- मनपा/नर/ 99/ 2023 - 2024

दिनांक :- 31/8/2023

प्रति,

अधिकार पत्रधारक - मे. संघवी प्रिमायसेस प्रा.लि. (भुखंड "अ", इमारत प्रकार-3 व 4)

व एस-3 स्मार्ट स्पेसेस प्रा.लि. (भुखंड "अ", इमारत प्रकार-2);

भुखंड "सी", इमारत प्रकार-1)

व्दारा - सल्लागार अभियंता - मे. अनिष अॅण्ड असो.,



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा / महाजनवाडी येथील मौजे-मिरा,स.क्र.102(51)/26, 88(69)/13 व मौजे-महाजनवाडी,स.क्र.11(76)/1.2 या जागेतील मंजूर रेखांकनातील भुखंड प्रकार 'अ' मधील इमारत प्रकार - 2 (बेसमेंट + पार्ट तळ + 2 पोडिअम + पार्ट 3 ते 39), इमारत प्रकार - 3 (पार्ट लोअर तळ + पार्ट अपर तळ + पोडीअम + 2 ते 27), इमारत प्रकार - 4 (पार्ट तळ + पोडीअम + 2 ते 27) व भुखंड प्रकार "सी" मधील इमारत प्रकार - 1 (बेसमेंट + लोअर तळ + अपर तळ + 2 पोडिअम + 3 ते 37) या प्रस्तावित इमारतीच्या मर्यादित UDCPR नियमावलीनुसार विकास हक्क प्रमाणपत्राच्या वापरासह सुधारीत रेखांकन मंजूरीसह सुधारीत बांधकाम परवानगी देणेबाबत.

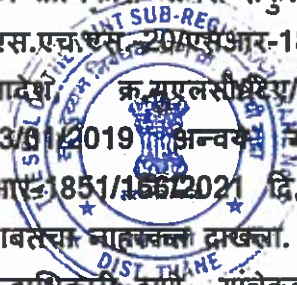
संदर्भ :- 1) आपला दि.23/01/2023, 23/02/2023, 10/03/2023, 28/03/2023 व दि.03/04/2023 रोजीचा अर्ज.

2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील क्र.युएलसी/टिए/एटीपी/डब्ल्यू.एस.एच.एस. 20/एसआर-1881 दि.01/11/2007 अन्वये कलम-20 चे आदेश क्र.युएलसी/टिए/एटीपी/कलम-7/मुदतवाढ/एसआर-1851/03 दि.03/01/2019 अन्वये मुदतवाढ व युएलसी/टिए/एटीपी/कलम-20/एसआर-1851/156/2021 दि.12/03/2021 अन्वये कलम-20 खालील आदेशाबाबतचा नाहरकत दाखला.

3) मा. जिल्हाधिकारी ठाणे यांचेकडील क्र. महसुल/क-1/टे-1/एनएपी/एसआर-476/2008 दि.19/09/2008 रोजीचे अकृषिक आदेश.

4) दि इस्टेट इनवेस्टमेंट कंपनी यांचेकडील क्र. EI/137 दि.08/01/2007 अन्वये नाहरकत दाखला.

ट न न ७
दस्त क्र. 907/2023
32/04





मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99/ 2023 - 2028

दिनांक :- 03/8/2023.

- 5) अग्निशमन विभागाकडील - पत्र क्र.मनपा/अग्नि/976/2021-22 दि.15/11/2021 व मनपा/अग्नि/2069/2022-23 दि.10/03/2023 अन्वये प्राथमिक नाहरकत दाखला
- 6) महानगरपालिकेचे पत्र क्र. मनपा/नर/1551/2022-23 दि.21/07/2022 अन्वये सुधारीत बांधकाम परवानगी.
- 7) प्रस्तावाचे पर्यावरण विभागाकडील SIA/MH/MIS/226676/2021 दि.15/04/2022 अन्वये नाहरकत दाखला.
- 8) महाराष्ट्र प्रदुषण नियंत्रण मंडळ यांचेकडील दि.10/11/2022 अन्वये "Concent to Establish"
- 9) उप वन संरक्षक, ठाणे, वन विभाग यांचेकडील पत्र क्र.Desh/1/20/LND/ESZ/6844/2018-19 दि.14/03/2019
- 10) विकासकाचे दि.16/03/2023 रोजीचे हमीपत्र



-: सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजूरीसह)

भुखंड प्रकार "अ" (इमारत प्रकार-2,3,4), व भुखंड प्रकार "सी" (इमारत प्रकार 1) च्या मर्यादित (विकास हक्क प्रमाणपत्राच्या वापरासह)

ट न न ७
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र दस्त क्र २०२४ महानगरपालिका अधिनियम 1949 च्या कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील



मौजे-मिरा, स.क्र.102(51)/26, 88(69)/13 व मौजे महाजनवाडी, स.क्र.11(76)/1.2 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस आपणांकडून खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

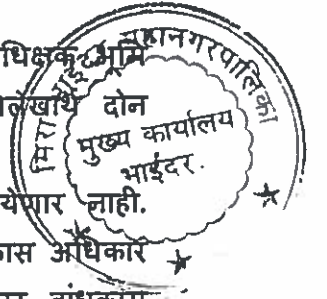
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99) 2023 - 2028

दिनांक :- 31/8/2023

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरसाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकार मित्र अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावित होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरसाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणतीही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.



- 7) बांधकाम नकाशात इमारतीस समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक क्षेत्र महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक प्रस्थांसाठी / रस्त्या व्दीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कार्यदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उद्भवले झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कबाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99 | 2023 - 2028

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यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

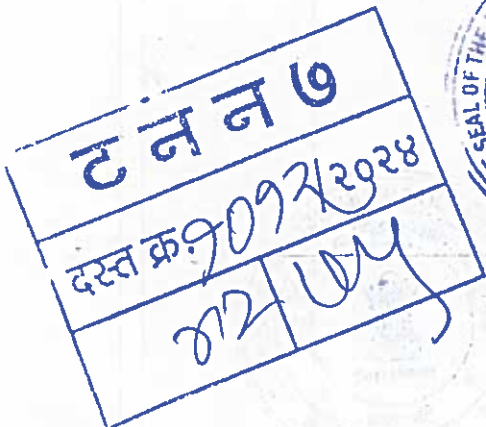
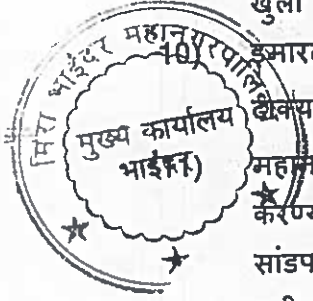
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.

इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन बाबी, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.

महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शांचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.

- 12) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

- 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन, करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.





मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



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- 14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार महानगरपालिकेच्या त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
 - 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
 - 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 258 अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stilt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 8890.50 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99/ 2023 - 2028

दिनांक :- 03/8/2023

जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.

सदर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.

प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.

- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.18/01/2023 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

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दस्त क्र 99/24/2028

8/8/23





मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र :- मनपा/नर/ 99/ 2023 - 2024

दिनांक :- 3/8/2023

- 26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
	(भुखंड क्र. "अ")			
1	इमारत प्रकार - 2	1	(बेसमेंट + पार्ट तळ + 2 पोजियम + पार्ट 3 ते 39	38503.69
2	इमारत प्रकार - 3	1	पार्ट लोअर तळ + पार्ट अप्पर तळ + पोजियम + 2 ते 27	10047.07
3	इमारत प्रकार - 4	1	पार्ट तळ + पोजियम + 2 ते 27	8814.19
	एकूण प्रस्तावित बांधकाम क्षेत्र			57364.95
	(भुखंड क्र. "सी")			
4	इमारत प्रकार - 1	1	बेसमेंट + लोअर तळ + अप्पर तळ + 2 पोजियम + 3 ते 34	17109.75
	एकूण प्रस्तावित बांधकाम क्षेत्र			17109.75

- 27) यापूर्वी पत्र क्र. मनपा/नर/1551/2022-23 दि.21/07/2022 अन्वये देण्यात आलेली मंजूरी (भुखंड प्रकार "अ" मधील इमारत प्रकार-2,3,4 व भुखंड प्रकार "सी" मधील इमारत प्रकार-1 च्या मर्यादेत) रद्द करण्यात येत आहे.

- 28) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99/ 2023 - 2028

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- 29) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- 30) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 33) विषयांकित जागेसाठी रुपांतरित कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक प्ररवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 35) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



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- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकांवर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेषांकनातील प्रस्तावित वाहनतळामध्ये इलेक्ट्रिक वाहनांकरीता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 40) शासनास हस्तांतरित करावयाच्या सदनिका शासनास हस्तांतरित करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 41) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 42) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

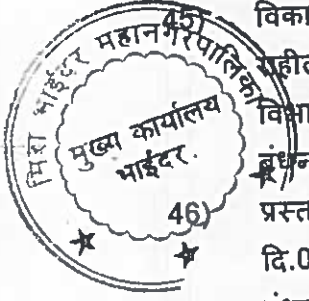
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99/ 2023 - 2028

दिनांक :- 03/8/2023

- 44) परवानगी प्राप्त झाल्यापासून पुढील 30 दिवसांत भुखंड सी मधील प्रस्तावीत इमारत प्रकार-1 करीता महानगरपालिकेच्या अग्निशमन विभागाकडील सुधारीत नाहरकत दाखला सादर करणे विकासक व सल्लागार अभियंता यांच्यावर बंधनकारक राहिल. विकासक यांचे दि.16/03/2023 रोजीच्या हमीपत्राचे पालन करणे विकासकावर बंधनकारक राहिल. तसेच परवानगी प्राप्त झाल्यापासून पुढील 90 दिवसांत शासनाचे पर्यावरण विभागाकडील सुधारीत ना-हरकत दाखला प्राप्त करून घेणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 46) प्रस्तावात वापरात येणाऱ्या विकास हक्क प्रमाणापत्राबाबत विकासक यांचेकडील दि.09/03/2023 व दि.25/03/2023 रोजीच्या हमीपत्राचे पालन करणे विकासकावर बंधनकारक राहिल.
- 47) मा. शासनाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.2.2.14 (B) Option-2 अन्वये प्रिमियम शुल्कामध्ये सवलत घेतल्याने सोबत सादर केलेल्या प्रतिज्ञापत्रानुसार उर्वरित प्रिमियम शुल्क रु.3,53,67,000/- (महानगरपालिकेचे) व रु. 7,07,35,000/- (शासनाचे) व अॅन्सिलरी प्रिमियम शुल्क रु.87,76,520/- (महानगरपालिकेचे) व रु.2,37,70,180/- (शासनाचे) हे 8.50% प्रति वर्ष व्याजाने मंजूर रेखांकनातील पहिल्या इमारतीचा भोगवटा दाखल्यावेळी भरणा करणे विकासक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
- 48) मा. शासनाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.2.2.14(I)A(a) नुसार प्रिमियम शुल्कामध्ये सवलत घेतल्याने सोबत सादर केलेल्या प्रतिज्ञापत्रानुसार उर्वरित प्रिमियम शुल्क हे 8.50% प्रति वर्ष व्याजाने चार वार्षिक हप्त्यात महानगरपालिकेस जमा केल्यानुसार Post dated Cheque नुसार प्रति वर्षी रक्कमेचा भरणा करणे विकासक व वास्तुविशारद / सल्लागार अभियंता यांचेवर बंधनकारक राहिल.
- 49) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.



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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

जा.क्र :- मनपा/नर/ 99 | 2023 - 2028

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- 50) प्रस्तावित जागेतील बांधकाम सुरु केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षीतेच्या दृष्टीने बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे, यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.
- 51) प्रस्तावित इमारतीसाठी सार्वजनिक बांधकाम विभागाने निश्चित केलेल्या बॅचमार्क क्र.30(आ.क्र.370, संघवी इकोसिटी, महाजनवाडी, मिरारोड (पूर्व)-401107 नुसार इमारतीची Plinth Level ठेवणे विकासक / वास्तुविशारद / सल्लागार अभियंता यांचेवर बंधनकारक राहिल.

जा.क्र. मनपा / नर / 99 | 2023 - 2028 दि. 03/18/2023

(मा. आयुक्त तथा प्रशासक सो., यांच्या मंजूरीने)

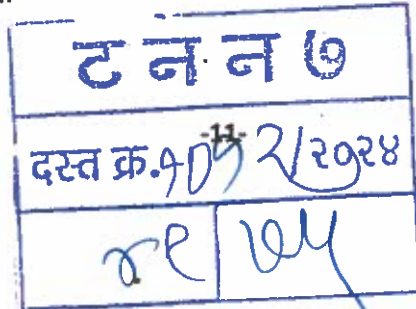
(केशव शिंदे)

प्र.सहायक संचालक, नगररचना
मिरा भाईंदर महानगरपालिका



प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

- 1) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम निर्मूलन विभाग
- 2) कर निर्धारक व संकलक अधिकारी
कर विभाग
- 3) मुख्यलेखापरिक्षक, मिभामनपा
यांना अट क्र. 47 चे पालन होणेबाबत माहितीसाठी व भविष्यकालीन कार्यवाहीसाठी.
- 4) मुख्यलेखाधिकारी, मिभामनपा
कर विभाग





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1500/5	15	1500	
1100	15	5	

ANNEXURE-5

✱ ✱ ✱

Abhay D. Parab
Advocate

Chamber :
8, Hamam House, Ambalal Doshi Marg,
Fort, Mumbai : 400023
T : +91 83699 57705
E : abhayprb1290@gmail.com

To,
MahaRERA
4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to a portion of land admeasuring 2,695.06 square metres bearing New Survey No. 88/13, Old Survey No. 69/13, New Survey No. 102/26, Old Survey No. 51/26 of Village Mire, Taluka Thane, District Thane and New Survey No.11/1, Old Survey No.76/1 of Village Mahajanwadi, Taluka Thane, District Thane in the registration Sub-District and District Thane (hereinafter referred to as the "said Property").

1. I have investigated the title of the said Property on the request of **S3 SMART SPACES PRIVATE LIMITED ("S3 Smart Spaces")**, and perused photocopies the following documents:
 - (a) **Description of the property:** portion of land admeasuring 2,695.06 square metres bearing New Survey No. 88/13, Old Survey No. 69/13, New Survey No. 102/26, Old Survey No. 51/26 of Village Mire, Taluka Thane, District Thane and New Survey No.11/1, Old Survey No.76/1 of Village Mahajanwadi, Taluka Thane, District Thane in the registration Sub-District and District Thane.
 - (b) **The documents of the plot:**
 - (i) Development Agreements, both dated 30th August, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-6969-2006 (said Development Agreements) and Power of Attorney of like date which is registered with the Sub-Registrar of

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Abhay D. Parab
Advocate

Assurances at Thane-7 under serial no.TNN7-6970-2006 (POA).

- (ii) Agreement for Sale dated 4th September, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-439-2012 (Agreement for Sale).
- (iii) Deed of Conveyance dated 20th July, 2012 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-00439-2012 (said earlier Conveyance).
- (iv) Agreement dated 23rd August, 2012 registered with Sub-Registrar of assurances at Thane-7 under Serial No. TNN7-05912-2012 (Surrender Agreement) and Development Rights Certificates issued by the Mira Bhayandar Municipal Corporation against surrendered area.
- (v) Agreement dated 25th March, 2021 registered with the Sub-Registrar of Assurances at Thane-4 under serial no. TNN4/5774/2021 (said Agreement) and Power of Attorney dated 25th March, 2021 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4/5775/2021 (POA to the said Agreement).
- (vi) Deed of Conveyance dated 22nd June, 2022 registered with the Sub-Registrar of Assurances at Thane-4 Serial No.TNN4-10894-2022 (said

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Abhay D. Parab
Advocate

the Larger Property admeasuring 12,831.71 square metres.

- (c) Pursuant to the said Agreement for Sale dated 25th March, 2021, by a Deed of Conveyance dated 22nd June, 2022 executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Thane-4 under Serial No. TNN4-10894-2022 (said Conveyance), SPPL sold, granted, conveyed, transferred and assigned (i) a portion admeasuring 2,506 square metres; (ii) a further portion admeasuring 189 square metres out of the Plot A of the Larger Property and (iii) agreed to irrevocably, unconditionally, exclusively and absolutely, grant in perpetuity, a right of way over a portion of the Plot A being a passage and ramp having width of 6 metres and length of 38.55 metres, running over / across the Plot A of the Larger property, ("the said Property"), to S3 Smart Spaces.
- (d) Pursuant to the said Conveyance dated 22nd June, 2022, SPPL has also executed a Power of Attorney dated 27th June, 2022 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-10896-2022, in favour of S3 Smart Spaces (POA to the said Conveyance).
2. In issuing this Report on Title, I have assumed the following, and the same has been confirmed by S3 Smart Spaces

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Abhay D. Parab
Advocate

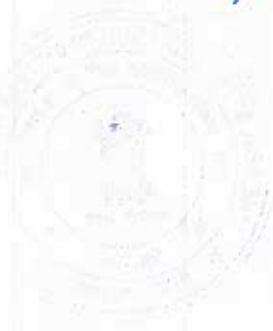
- (i) that the information provided by S3 Smart Spaces is accurate, not misleading and does not contain any misstatement;
- (ii) that there are no other encumbrances and/or litigations.

Dated this 19th day of July, 2022



(Advocate High Court)

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Abhay D. Parab
Advocate

ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT OF LAND

1. TITLE FLOW

- (a) Sanghvi Premises Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013 ("SPPL"), was inter alia the owner and seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land admeasuring 25,763.93 square meters, bearing Old Survey No. 51/26 (part), and New Survey No. 102/26 (part), Old Survey No.69/13, New Survey No.88 situated at Village Mire, Taluka Thane, District Thane and Old Survey No.76/1, New Survey No.11/1 and Old Survey No.76/2, New Survey no.76/2 of Village Mahajanwadi, Taluka Thane, District Thane ("the Larger Property"). SPPL purchased and acquired, inter alia the Larger Property by a Deed of Conveyance dated 20th January, 2012, registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/7/439/2012;
- (b) By an Agreement for Sale dated 25th March, 2021, executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Thane-4 under Serial No. TNN4/5774/2021, SPPL inter alia agreed to sell, transfer, assign, assure and convey to S3 Smart Spaces, being a portion admeasuring 2,506 square metres out of Plot A of

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Abhay D. Parab
Advocate

Conveyance) and Power of Attorney dated 22nd June, 2022 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-10896-2022 (POA to the said Conveyance).

- (vii) 7/12 Extract issued on 22nd August, 2012 and 7/12 Extract issued on 10th March, 2021 & Mutation Entry Nos.286, 287 & 483.
- (viii) Search Reports for 47 years from 1975 till date taken from the Sub-Registrar office at Thane.

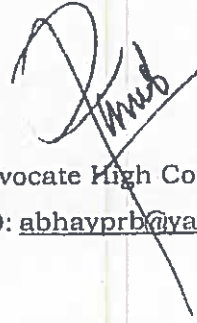
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot of Land, I am of the opinion that S3 Smart Spaces is the owner of the said Property, and on the plans for construction of the buildings being sanctioned and other approvals being granted from time to time, S3 Smart Spaces will be entitled to develop the said Property, and construct buildings thereon.

OWNER OF THE SAID PROPERTY:

S3 Smart Spaces Private Limited.

3. The report reflecting flow of the title of the Property is enclosed herewith as an annexure.

Dated this 19th day of July, 2022



(Advocate High Court)

Email ID: abhayprb@yahoo.com



Encl: Annexure.

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 ANNEXURE 16
 46/04



TYPICAL FLOOR PLAN

17TH TO 20TH, 22ND TO 25TH, 27TH TO 30TH, 32ND TO 35TH
 37TH TO 40TH, 42ND TO 45TH & 47TH FLR.

FLAT NO A/1702 ON 17TH FLOOR IN S3 SKYGREENS, BLDG.NO-2, PLOT-A, SANGHVI S3 ECOCITY.

S3 SMART SPACES PVT. LTD.

[Signature]
 DIRECTOR/MANAGER



0553	
[Faint text]	
YU	31



SA SMART SPACES PVT. LTD.

DIRECTOR / MANAGER

प्रपत्र- ब

स्वयं-साक्षात्कृत स्वयं प्रमाणपत्र (Self Declaration)

मी लिहून देणार : मे. एस्. उ. स्मार्ट स्पेसेस प्रा. लि. तर्फे
संचालक श्री शैलेरा संघवी तर्फे कुमुद्री बाणपत कोबळे
राहणार : थिन्क चेंबर्स, सातवा मजला, 9 हजारी मल
सोमानी मार्ग, फोर्ट, मुंबई - 400 001



वय वर्ष आधार क्रमांक असल्यास व्यवसाय

.....

मी लिहून देणार : डॉ. रीय
समित रीय
राहणार : कल्पतरू स्पार्कले वि विंग
फ्लेट नं. सी. 92. एम डाब्री क्रिकेट
फ्लव सी. के. सी. बोद्रा (पूर्व) मुंबई 65



वय वर्ष आधार क्रमांक असल्यास व्यवसाय

.....

याद्वारे घोषित करतो/करते की, मी स्वयं संक्षांकित (Self Attested) केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम 1908, किंवा संबंधित कायदानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी लिहून घेणार शिक्षेस पात्र राहिल याची मला पूर्ण जाणीव आहे. या मध्ये दस्त घेणारे किंवा दस्त लिहून देणारे आम्ही सर्वस्वी जबाबदार राहू तसेच या मध्ये कुठलाही कन्सलटन्सी अथवा दस्त नोंदणी करून देणारा व शासकीय कर्मचारी जबाबदार राहणार नाही.

लिहून देणार सही/ Bansale

.....

.....

ठिकाण :- फोर्ट
दिनांक: 9/11/2018

लिहून घेणार सही/ [Signature]
[Signature]

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घोषणापत्र / शपथपत्र

मी / आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इंसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अदयापही अस्तित्वात आहे व ते आजपावेतो रदद झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, थिकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करुन दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाय/शासकिय कार्यालयाचा मज्राई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधीत होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्याअनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र /शपथपत्र लिहून देत आहोत. भविष्यात मी /आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र /शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लि. देणार

लि. घेणार

[Signature]

[Signature]

[Signature]

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दस्त क्र १०१७/२०२४
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हमी पत्र

माहे ३१/०१ सन २०२४ रोजी चे दिवशी या दस्तऐवज घेण्यात येत आहे. या दस्तासोबत निवासी या रूखावर मिळकतीसोबत वाहन तळ

विकत देण्यात / विकत घेण्यात आलेले नाही.

Director Purchase

[Signatures]

लिहून देणाऱ्याची / घेणाऱ्याची सही

318.736
Monday, 25 April 2021 4:29 PM

पारवी

Original/Duplicate
पारवी क्र. 399
Regn. 399

पारवी क्र. 4890 दिनांक: 25/04/2021
पारवी क्र. 4890 दिनांक: 25/04/2021
पारवी क्र. 4890 दिनांक: 25/04/2021
पारवी क्र. 4890 दिनांक: 25/04/2021

पारवी क्र. 4890 दिनांक: 25/04/2021

1) देवपत्ता भरत By Cash पारवी क्र. 290-

साह दय्यम निर्बंधक
मुंबई शहर क्र. १

318.736
Monday, April 25, 2021
4:29 PM

पारवी

Original/Duplicate
पारवी क्र. 399
Regn. 399

पारवी क्र. 4890 दिनांक: 25/04/2021
पारवी क्र. 4890 दिनांक: 25/04/2021
पारवी क्र. 4890 दिनांक: 25/04/2021
पारवी क्र. 4890 दिनांक: 25/04/2021

पारवी क्र. 4890 दिनांक: 25/04/2021

पारवी क्र. 4890 दिनांक: 25/04/2021

साह दय्यम निर्बंधक
मुंबई शहर क्र. १

1) देवपत्ता भरत By Cash पारवी क्र. 290-
2) देवपत्ता भरत By Cheque पारवी क्र. 100-
पारवी क्र. 4890 दिनांक: 25/04/2021



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दस्त क्र. १०७२/२०२४
यश

CHALLAN MTR Form Number-6
Form ID: 457
Stamp Duty
Registration Fee
Stamp Duty: 500.00
Registration Fee: 100.00
Bank of India



खबई - १
3030 9/94
2029



CHALLAN MTR Form Number-6
Stamp Duty
Registration Fee
Stamp Duty: 500.00
Registration Fee: 100.00
Bank of India



3030 2/94
2029



खबई - १
3030 2/94
2029

POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, I, Shailesh S. Saanghvi, Director of (1) S3 Smart Spaces Private Limited, (2) S3 Plus Concierge Services Private Limited and (3) Sangrah Realty Private Limited, (4) Pooay Ventures Private Limited, all private limited companies incorporated and registered/ deemed registered under the provisions of Companies Act, 1956 and/or under the provisions of Companies Act, 2013 AND Partners of (1) Sankulbhar Properties LLP (2) S3 Forewest Realtors LLP and (3) S3 Films LLP, limited liability partnerships registered under the provisions of Limited Liability Partnership Act, 2008; all having corporate office / principal place of business at Office Premises No.VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai - 400 001. Send Greetings:

WHEREAS:

- (i) The said Companies' and LLP's are carrying on business as builders, developers in Mumbai, Mumbai Suburban, Thane, Palghar, Raigad, Pune and Nashik Districts.
- (ii) In the course of their said businesses, the said Companies' and LLP's are redeveloping and constructing buildings and the said companies' and LLP's are entering into various Agreements with prospective purchasers of flats / shops/ godown premises, with tenants, etc.



- (iii) I am authorized to sign Agreement for Provision of Permanent Alternate Accommodation / Deed of Assignment / Deed of Surrender / Deed of Conveyance / Deed of Mortgage / Deed of Reconveyance / Deed of Rectification / Deed of Cancellation / Agreements for Sale / Leave and License Agreement / Deed of Declarations / Affidavits / Undertakings / Indemnity Bonds and or any other documents, etc. (hereinafter referred to as "the said documents") in respect of the rooms, flats, shops, godowns, etc. with the purchasers and tenants.
- (iv) The said documents are required to be registered with the Sub-Registrar of Assurances at Mumbai / Mumbai Suburban / Thane / Vasai / Virar / Shahapur / Bhivandi / Ambarnathi / Karjat / Palghar and or other places in Mumbai, Mumbai Suburban, Thane, Palghar, Raigad, Pune and Nashik Districts.
- (v) It is not possible for me due to pre occupation with current works to attend the offices of Sub-Registrar of Assurances concerned, for admitting execution of the said documents.
- (vi) I am desirous of appointing some fit and proper persons as my Attorney to act on our behalf in the manner hereinafter appearing:

NOW KNOW YE ALL THESE PRESENTS WITNESS THAT, I, Shallesh S. Sanghvi, Directors/ Partners of the said Companies' and LLP's; do hereby nominate, constitute and appoint (1) Mr. Ganpat B. Bomble, Adult, Indian Inhabitant residing at Flat No.A-006, Rajanigandha Sanghvi Garden, Sagson, Menpada Road, Dombivli (East), Taluka: Kalyan, District: Thane; to be our true and lawful attorney (hereinafter referred to as "the said Attorney") to do all or na / of the following acts, deeds, matters and things:-

To lodge various Agreements such as Agreement for Provision of Permanent Alternate Accommodation / Deed of Assignment / Deed of Surrender / Deed of Conveyance / Deed of Mortgage / Deed of Reconveyance / Deed of Rectification / Deed of Cancellation / Agreements for Sale / Leave and License Agreement / Deed of Declarations / Affidavits / Undertakings / Indemnity Bonds and or any other documents, etc. (hereinafter referred to as "the said documents") in respect of the rooms, flats, shops, godowns, etc. with the purchasers and tenants, that may be / are being executed by me, on behalf of the said firms and companies with the concerned Sub-Registrar of Assurances

बबई - १
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- have jurisdiction and to admit execution thereof on my behalf in capacity as the Director / Partner of the said Companies' and LLP's.
- 2. To remain present for registration and to admit execution thereof on my behalf in capacity as the Director / Partner of the said Companies' and LLP's, all the said documents executed by me on behalf of the said Companies' and LLP's.
- 3. To do all or any other acts, deeds, matter and things for the purpose of effectually getting the said documents duly registered with the Sub-Registrar of Assurances concerned at Mumbai / Mumbai Suburban / Thane / Vasai / Virar / Shahapur / Bhivandi / Ambarnathi / Karjat / Palghar and or other places in Mumbai, Mumbai Suburban, Thane, Palghar, Raigad, Pune and Nashik Districts.
- 4. AND we hereby agree to ratify and confirm in capacity as the Directors / Partners of the said Companies' and LLP's whatever the said Attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I, Shallesh S. Sanghvi, as Directors/ Partners of the said Companies' and LLP's have subscribed my hands to this Power of Attorney on the 26th day of APRIL, 2021.

SIGNED SEALED & DELIVERED
By the within named
Mr. Shallesh S. Sanghvi
Director of:
(1) S3 Smart Spaces Private Limited
(2) S3 Plus Conclodge Services Private Limited
(3) Sangrah Realty Private Limited
(4) Peony Ventures Private Limited
AND
Partner of:
(1) Sankalbhav Properties LLP
(2) Finmet Realtors LLP and
(3) S3 Films LLP



बबई - १
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2029

Constituted Attorney:



Ganpat B. Bomble

Witnesses
1) Maulat Salvi
2) Sahab Lal



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बबई - १
3030 8 / 94
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THE JOINT SUB-REGISTRAR OF ASSURANCES, MUMBAI

REGISTRATION NO. 22184342

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12442.18 2.43 31032021 12649.90 12895

22184342 222841718 / 22178418 222914888 221843421

PAID

RECEIVED

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3030 8 / 94
2029

आयकर विभाग
INCOME TAX DEPARTMENT
RS SMART SPACES PRIVATE LIMITED

भारत सरकार
GOVT OF INDIA

1809/2016
AAACS5801Q

आयकर विभाग
INCOME TAX DEPARTMENT
SANGRAH REALTY PRIVATE LIMITED

भारत सरकार
GOVT OF INDIA

1809/2016
AAACS3781Q

आयकर विभाग
INCOME TAX DEPARTMENT
SANGRAH REALTY PRIVATE LIMITED

भारत सरकार
GOVT OF INDIA

28/01/2014
AAACS1435J



आयकर विभाग
INCOME TAX DEPARTMENT
PEONY VENTURES PRIVATE LIMITED

भारत सरकार
GOVT OF INDIA

02/07/2012
AAACS07118

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2029



बवई - १
3030 8/14
2029



बवई - १
3030 8/14
2029



REGISTRATION FORM RECEIVED
REGISTRATION NO. 1234567890
REGISTRATION DATE 12/05/2016
REGISTRAR GENERAL
MUMBAI CITY



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दस्त क्र 9092/2028
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भारत सरकार
Unique Identification Authority of India
Government of India

माई-निर्माणा क्रमांक / Enrollment No.: 26852901740265

श्री शैल शंकरराव शंकर
Shri Shail Shankararav Shankar
Flat No. 2252, Surma Tower No. 3, Lower Lane
BKC
Mumbai
Maharashtra 400010
98671003377

बवई - १
3030 90/14
2029



आधार क्रमांक / Your Aadhaar No.
2770 4429 7511

माझे आधार, माझी ओळख



श्री शैल शंकरराव शंकर
Shailshankararav Shankar
जन्म तारीख / DOB 03/12/1972
पत्तण 9867

2770 4429 7511

माझे आधार, माझी ओळख

बवई - १
3030 90/14
2029

भारत सरकार
Unique Identification Authority of India
Government of India

श्री शैल शंकरराव शंकर
Shri Shail Shankararav Shankar
Flat No. 2252, Surma Tower No. 3, Lower Lane
BKC
Mumbai
Maharashtra 400010
98671003377



आधार क्रमांक / Your Aadhaar No.
7468 1124 5660

आधार - सामान्य माणवाचा अधिकार



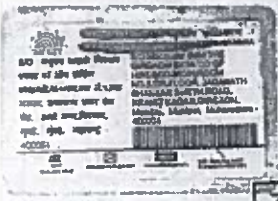
श्री शैल शंकरराव शंकर
Shailshankararav Shankar
जन्म तारीख / DOB 03/12/1972
पत्तण 9867

7468 1124 5660

आधार - सामान्य माणवाचा अधिकार



State Emblem of India
 0216 1873 8976
 मेरा आधार, मेरी पहचान



बचई - १
 3690 77/77
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भारतीय मिश्रित पहचान प्राधिकरण
 Unique Identification Authority of India

Address: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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 मेरा आधार, मेरी पहचान

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Sl.	Purchaser	Type	Verification no/Vendor	GRN/Invoice	Amount	Used At	Deface Number	Deface Date
1	CS SMART SPACES PRIVATE LIMITED AND OTHERS	By Cash	02202282021042208112	14-000882081202122E	500.00	SD	0000373138202122	28/04/2021
2	CS SMART SPACES PRIVATE LIMITED AND OTHERS	By Cash			250	RF		
3	CS SMART SPACES PRIVATE LIMITED AND OTHERS	By Cash			100	RF	0000373138202122	28/04/2021

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घोषणापत्र

मी श्री गणपत बोंबले याद्वारे घोषित करतो की, दुय्यम
निबंधक ठाणे यांच्या कार्यालयात कशरनामा या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. श्री शैलेश संघवी व इ. यांनी
दि. २६/०८/२३ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त
नोंदणीत सादर केला आहे/निष्पादीत करून कबुलीजथाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा
अन्य कांणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यात मी पूर्णतः साक्षर आहे. सादरचे हाथन पुन्हीचे आढळून अत्यात नोंदणी अधिनियम १९०८ चं
कलम ८२ अन्वये शिर्षक मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

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Wamble
कुलमुखत्यारपत्रधरकाच नाव
व सही

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दस्त क्र. १०१२/२०२४	
६३	७४



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

S3 SMART SPACES PRIVATE
LIMITED



12/09/2016
Permanent Account Number
AAXCS5901Q

27092016

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दस्त क्र १०१२/२०२४
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दस्ता क्र १०१२/२०२४
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दस्त क्र 4092/2028
६५ ७५



भारत सरकार
Government of India



Issue Date: 30/09/2011



जॉली रॉय
Jolly Roy
जन्म तारीख / DOB : 19/10/1978
महिला / Female



आधार पुरावा का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.



4826 0473 2656

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

JOLLY ROY

LAKSHMAN CHANDRA DAS

19/10/1978

Permanent Account Number

AKQPD9189D

Signature



भारत सरकार

GOVT. OF INDIA



08102010



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता: चव सुमीत रॉय, बी ९२ कल्पतरु
स्पार्कल, मिग कॉलोनी, नाना धर्मधिकारी
रोड, गांधीनगर, नेट मिग क्रिकेट क्लब, बान्द्रा
कुर्ला कॉम्प्लेक्स, बान्द्रा (ए), मुंबई, मुंबई
सबउर्बन, महाराष्ट्र, 400051

Address: W/O SUMIT ROY, B 92 KALPATARU
SPARKLE, MIG COLONY, NANA
DHARMADHKARY ROAD, GANDHINAGAR,
NEAR MIG CRICKET CLUB, BANDRA KURLA
COMPLEX, BANDRA (E), Mumbai, Mumbai
Suburban, Maharashtra, 400051



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help@uidai.gov.in



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ಸರ್ಕಾರಿ ಕಚೇರಿ
 ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿ
 ಸರ್ಕಾರಿ ಕಚೇರಿ
 ಬೆಂಗಳೂರು
 ದಿನಾಂಕ: 10/10/23
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10/10/23
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ಸರ್ಕಾರಿ ಕಚೇರಿ
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 ಸಂಖ್ಯೆ: 10/10/23

भारत सरकार
Government of India

आधार

Issue Date: 25/09/2011

सुमित रॉय
Sumit Roy
जन्म तारीख / DOB : 06/01/1977
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

8652 6931 6842

मेरा आधार, मेरी पहचान

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JOINT SUB-REGIS
अधिकार क्षेत्र

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT ROY
GOKUL ROY
06/01/1977
Permanent Account Number
AFYPR7592H

Signature

24062010

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

पता: स/व गोकुल रॉय, बी ९२, कल्पतरु
स्पार्कल, मिग कॉलनी, नाना धर्माधिकारी
रोड, गांधीनगर, नेट मिग क्रिकेट क्लब, बांद्रा
कुर्ला कॉम्प्लेक्स, बांद्रा (ए), मुंबई, मुंबई
सबअर्बन, महाराष्ट्र, 400051

Print Date: 18/09/2023

Address: S/O Gokul Roy, B 92, KALPATARU
SPARKLE, MIG COLONY, NANA
DHARMADHIKARY ROAD, GANDHINAGAR,
NEAR MIG CRICKET CLUB, BANDRA KURLA
COMPLEX, BANDRA (E), Mumbai, Mumbai
Suburban, Maharashtra - 400051

8652 6931 6842

1947

naip@uidai.gov.in

www.uidai.gov.in

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दस्त क्र. १०१२/२०२४	
६६	७५

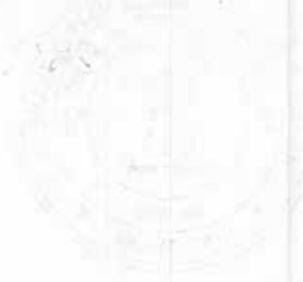


Sumit Roy



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१९५५	१९५५
१९५५	१९५५

१९५५	१९५५
१९५५	



१९५५	१९५५
१९५५	१९५५



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00240/39439

To
शशांक शेखर माईती
Sasanka Sekhar Maiti
C/O,
A11 R.b.l. Officers Quarters Bandra Kurla Complex
Near Family Court Bandra East
Mumbai
Bandra East
Mumbai
Maharashtra 400051
9967582936
15/07/2011
338660113
MA386601135FT



आपला आधार क्रमांक / Your Aadhaar No. :

4446 2356 7283

माझे आधार, माझी ओळख



भारत सरकार
Government of India
शशांक शेखर माईती
Sasanka Sekhar Maiti
जन्म तारीख / DOB : 26/01/1974
पुरुष / Male



4446 2356 7283

माझे आधार, माझी ओळख

Sasanka Sekhar Maiti

ट न न ७
दस्त क्र १०१२/२०२४
[Signature]





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0635/10835/07979

To

रमा माईति

Rama Maiti

A-11, RBI OFFICERS QUARTERS BANDRA KURLA

COMPLEX

FAMILY COURT BANDRA EAST

Mumbai

Bandra East

Andheri Mumbai Suburban

Maharashtra 400051

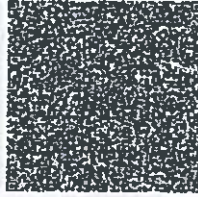
9987227706



ME454404295FH

16/07/2011

145440429



आपला आधार क्रमांक / Your Aadhaar No. :

5370 8370 6401

माझे आधार, माझी ओळख



भारत सरकार

Government of India

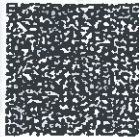


रमा माईति

Rama Maiti

जन्म तारीख / DOB : 07/12/1973

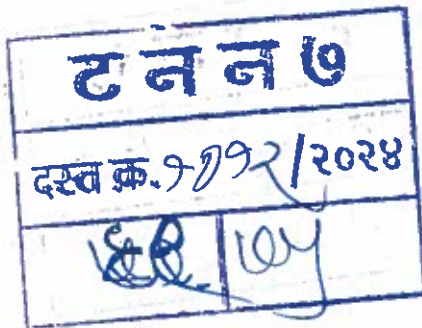
स्त्री / Female



5370 8370 6401

माझे आधार, माझी ओळख

Rama Maiti





माहिती

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता ए-11, आरबीआई ऑफिसर्स क्वार्टरस, वांद्रे
कुर्ला कॉम्प्लेक्स, फॅमिली कोर्ट, वांद्रे ईस्ट, मुंबई,
मुंबई उपनगर, बांद्रा ईस्ट, महाराष्ट्र, 400051

Address: A-11, RBI OFFICERS QUARTERS,
BANDRA KURLA COMPLEX, FAMILY COURT,
BANDRA EAST, Mumbai, Mumbai Suburban,
Bandra East, Maharashtra, 400051



5370 8370 6401



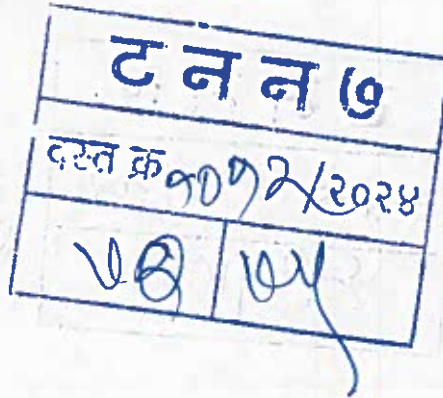
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help@uidai.gov.in



www.uidai.gov.in



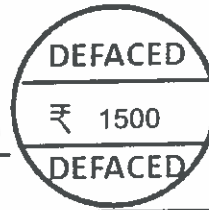


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124131901958	Receipt Date	17/01/2024
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Received from JOLLY ROY, Mobile number 9867024045, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 1012 dated 17/01/2024 at the Sub Registrar office Joint S.R.Thane 7 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	13/01/2024
Bank CIN	10004152024011301796	REF No.	401328557108
Deface No	0124131901958D	Deface Date	17/01/2024

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

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दस्त क्र. 9192/2024	
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450	50	50	50
100	50	50	50



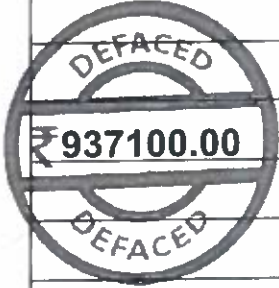
CHALLAN
MTR Form Number-6



GRN	MH014081239202324P	BARCODE	01 1000 01 100000 01 10000000 0000 000000000000 000	Date	16/01/2024-18:14:51	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AKQPD9189D				
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR	Full Name	Jolly Roy				
Location	THANE	Flat/Block No.		FLAT NO A 1702 17TH FLOOR S3 SKYGREENS			
Year	2023-2024 One Time	Premises/Building		SANGHVI S3 ECOCITY			

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	907100.00	Road/Street	BEHIND MAHAVISHNU TEMPLE THAKUR MALL NEAR DAHISAR CHECK POST MIRA ROAD						
0030063301 Registration Fee	30000.00	Area/Locality	EAST Thane						
		Town/City/District							
		PIN		4	0	1	1	0	7
		Remarks (If Any)	PAN2=AAXCS5901Q-SecondPartyName=S3 SMART SPACES PRIVATE LIMITED-						
		Amount In	Nine Lakh Thirty Seven Thousand One Hundred Rupees						
		Words	Only						
Total	9,37,100.00								



Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502024011608450	2830817564332		
Cheque/DD No.		Bank Date	RBI Date	16/01/2024-18:15:04	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 9867024045
 NOTE:- This challan is valid for document to be registered in Sub Register Office only. Not valid for unregistered document.
 सादर चालान फेवक दुसऱ्या मंत्रालयाक कार्यालय मध्ये नोंदणी करायलाय्या नोंदणी न करावयाच्या दस्ताराची सादर चालान लागू नाही.

ट न न ७
दस्त क्र. १०१२/२०२४



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-337-1012	0007443955202324	17/01/2024-14:31:42	IGR119	30000.00

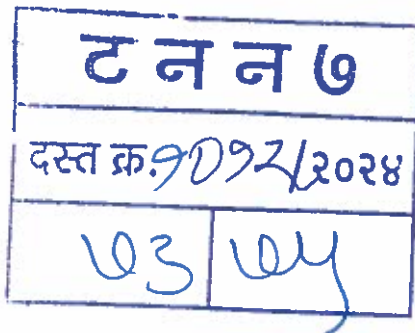


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5	6	7	8
9	10	11	12
13	14	15	16

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202401174801	17 January 2024, 02:15:54 PM			
टनन ७					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका - ठाणे				
उप मूल्य विभाग	5/22अ-व्यू) गिरा गावातील पश्चिम दुर्तगती मार्गाच्या पलीकडील भाग				
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#88		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
19700	68400	78400	85200	78400	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	90.03 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्घवाहन सुविधा-	आहे	मजला -	11th to 20th Floor		
प्रकल्पाचे क्षेत्र -	Above 2 hector				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रति चौ. मीटर दर = Rs. 71820/-				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate = Rs.77206/-				
धसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * धसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= ((77206-19700) * (100 / 100)) + 19700)				
	= Rs.77206/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 77206 * 90.03				
	= Rs.6950856.18/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	11.14 चौ मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 11.14 * (77206 * .40/100)				
	= Rs.344029.936/-				
Applicable Rules	= 3, 5 अ, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + गेझ-बाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहन-तळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 6950856.18 + 0 + 0 + 0 + 0 + 344029.936 + 0 + 0 + 0 + 0				
	= Rs.7294886/-				
	= २ बाहत्तर लाख चौन्त्याणव हजार आठ शो शहाऐशी /-				

Home

Print



सह दुय्यम निबंधक वर्ग. २
ठाणे क्र. ७

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337/1012

बुधवार, 17 जानेवारी 2024 2:32 म.नं.

दस्त गोपवारा भाग-1

टनन7

दस्त क्रमांक: 1012/2024

दस्त क्रमांक: टनन7 /1012/2024

वाजार मूल्य: रु. 72,94,886/-

गोवदला: रु. 1,29,57,143/-

भरलेले मुद्रांक शुल्क: रु.9,07,100/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

पावती: 1108

पावती दिनांक: 17/01/2024

अ क्र. 1012 वर दि. 17-01-2024

मादरकरणाराचे नाव: जॉली रॉय - -

रोजी 2:30 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकुण: 31500.00

दस्त हजर करणाऱ्याची मही:


Joint Sub Registrar Thane 7


Joint Sub Registrar Thane 7

दस्ताचा प्रकार: कगरनामा

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

शिक्षा क्र. 1 17 / 01 / 2024 02 : 30 : 56 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 17 / 01 / 2024 02 : 31 : 29 PM ची वेळ: (फी)

ट न न ७	
दस्त क्र १०१२/२०२४	
५४	५५





1871
1872
1873

दस्त गोषवारा भाग-2







टनन 7

दस्त क्रमांक:1012/2024

17/01/2024 2 50:37 PM

दस्त क्रमांक : टनन 7/1012/2024





दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: एस 3 स्मार्ट स्पेसेस प्रा.लि., तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु. म्हणून गणपत बोंबले - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AAXCS5901Q	लिहून देणार वय :-48 स्वाक्षरी:-		
2	नाव: जॉली रॉय - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कल्पतरू स्मारकले बी विंग, सदनिका क्र. बी 92, एम आय जी क्रिकेट क्लब, बी. के. सी. गांधी नगर, बांद्रा पु. मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AKQPD9189D	लिहून घेणार वय :-45 स्वाक्षरी:-		
3	नाव: सुमित रॉय - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कल्पतरू स्मारकले बी विंग, सदनिका क्र. बी 92, एम आय जी क्रिकेट क्लब, बी. के. सी. गांधी नगर, बांद्रा पु. मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AFYPR7592H	लिहून घेणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 17 / 01 / 2024 02 : 49 : 56 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: रमा माईति - - वय: 50 पत्ता: बी के सी बांद्रा पु. मुंबई. पिन कोड: 400051	स्वाक्षरी 	
2	नाव: शशांक माईती - - वय: 49 पत्ता: बी के सी बांद्रा पु. मुंबई. पिन कोड: 400051	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ: 17 / 01 / 2024 02 : 50 : 28 PM

Joint Sub Registrar Thane 7

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Jolly Roy	eChallan	10000502024011608450	MH014081239202324P	907100.00	SD	0007443955202324	17/01/2024
2		DHC		0124131901958	1500	RF	0124131901958D	17/01/2024
3	Jolly Roy	eChallan		MH014081239202324P	30000	RF	0007443955202324	17/01/2024



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

1012 / 2024

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

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दस्त क्र. १०१२/२०२४	
	



प्रमाणित करण्यात येते की, या दस्तामध्ये

एकूण... २०१२... पाने आहेत.

सदर दस्त पुस्तक क्र. १

अ.क्र... २०१२... वर नोंदला

सह. दुय्यम निबंधक, ठाणे क्र. ७ (वर्ग-२)
दिनांक १७ मार्च २०२४

