

536/19053

Friday, October 20, 2023
3 07 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म
Regn 39M

पावती क्र. 20494 दिनांक 20/10/2023

नावाचे नाव: डायघर
दस्तावेजाचा अनुक्रमांक टनन9-19053-2023
दस्तावेजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव शाहीन जावेद मीर --

नोंदणी फी ₹ 30000.00
दस्त हाताळणी फी ₹. 1600.00
पृष्ठाची संख्या. 80

एकूण, ₹. 31600 00

आपणाम मूळ दस्त, धवनेल प्रिंट, सूची-२ अदाजे
3.27 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

सह मुख्य निबंधक वर्ग २ ठाणे क्र. ९

वाताग मूल्य ₹ 2616057 /-

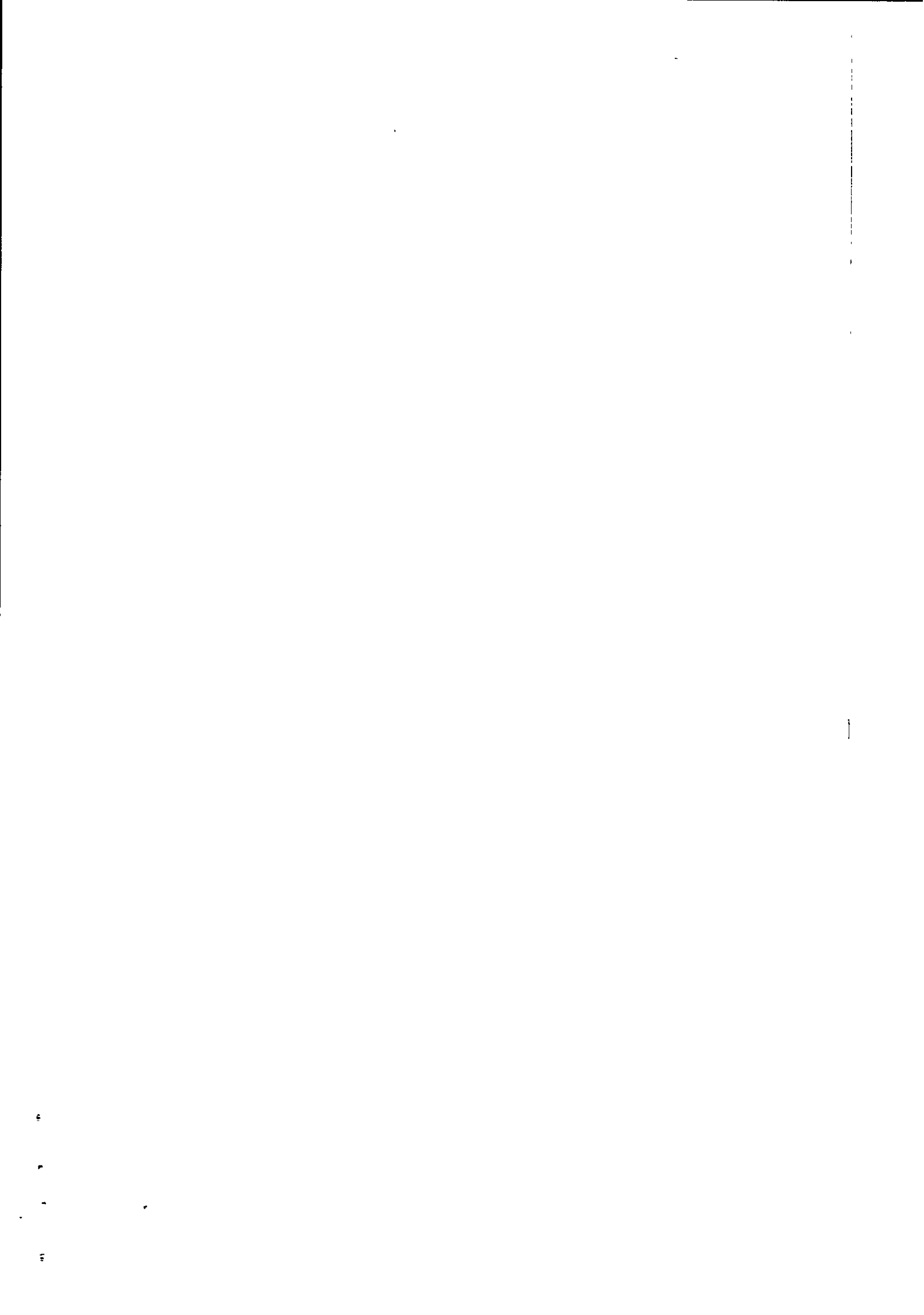
मोबदला ₹ 3827363/-

धवनेल मुद्राक शुल्क ₹ 267930/-

- 1) देयकाचा प्रकार: DHC रकम ₹ 1600/-
डीडी/धनादेशाचे ऑर्डर क्रमांक: 1023191420678 दिनांक. 20/10/2023
विक्रेते नाव व पत्ता
- 2) देयकाचा प्रकार: eChallan रकम ₹.30000/-
डीडी/धनादेशाचे ऑर्डर क्रमांक: MH009773498202324E दिनांक 20/10/2023
विक्रेते नाव व पत्ता

Bansani

पुस्तक

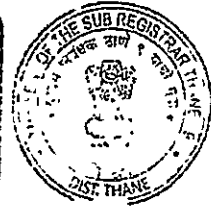


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202310204191	20 October 2023 01:09:31 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	23 १४-16अ) कल्याणकडे जाणा-या रस्त्यावर दर्शनी भाग असलेल्या मिळकती सर्वे नंबर				
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्हे नंबर न भू क्रमांक	सर्व्हे नंबर#88		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
9600	55800	56500	68600	56500	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	40.37 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs. 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	16 चौ मीटर
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02 01/2018					
मजला निहाय घट/वाढ	- 107.5 100 Apply to Rate Rs 59985 -				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर = ((59985-9600) * (100 - 100)) * 9600 = Rs 59985/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 59985 * 40.37 = Rs 2421594.45.-				
B) वदिल्ले वाहन तळाचे क्षेत्र	13.94 चौ मीटर				
वदिल्ले वाहन तळाचे मूल्य	= 13.94 * (55800 * 25/100) = Rs 194463/-				
Applicable Rules	- 1, 9, 18, 19 15				
एकात्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य तळघराचे मूल्य मेशॅनरीन मजला क्षेत्र मूल्य लगतच्या गच्चीचे मूल्य (खुली वाळकनी), वरील गच्चीचे मूल्य, वदिल्ले वाहन तळाचे मूल्य * खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - वदिल्ले वाळकनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2421594.45 + 0 + 0 + 0 + 194463 + 0 + 0 + 0 + 0 + 0 = Rs. 2616057/- = २ सव्वीस लाख सोळा हजार सत्तावन्न /-				

Home


Print

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दस्त क्र. १२०५३ / २०२३
१/८०






रकम - १
दिनांक 20/10/2023

Receipt of Document Handling Charges	
PRN	1023191420678
Receipt Date	20/10/2023
Received from JOINT SRO, Mobile number 8424031976, an amount of Rs.1600/- towards Document Handling Charges for the Document to be registered on Document No 19053 dated 20/10/2023 at the Sub Registrar office S.R. Thane 9 of the District Thane.	
	
Payment Details	
Bank Name	SBIN
Payment Date	19/10/2023
Bank CIN	10004152023101919070
REF No.	329230734321
Deface No	1023191420678D
Deface Date	20/10/2023

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


D H C
Department of Document Handling, Maharashtra
Special General Registrar, Thane

SECRET

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Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-536-19053	0005149090202324	20/10/2023-15 07 39	IGR121	30000 00
2	(S)-536-19053	0005149090202324	20/10/2023-15 07 39	IGR121	267930 00
Total Defacement Amount					2,97,930.00

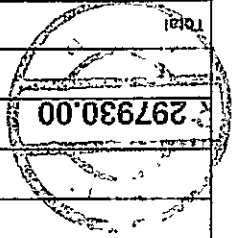
Challan Defaced Details



रजि. क्र. 92095/19003
3/10

NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for work registered documents. Department ID 8424031976

Department Inspector General Of Registration		Payer Details	
GRN	MH009773498202324E	BARCODE	20 10 20 23 03 24 15
Date	19/10/2023-17 24.40	Form ID	25 2
Office Name THNS THANE NO 5 JOINT SUB REGISTRAR		Full Name Shaheen Javed Mir	
Location THANE		Flat/Block No. FLAT NO 1807, 18th Floor, Provident Palm Vista, Tower NO B1	
Year 2023-2024 One Time		Premises/Building DAIGHAR KALYAN SHIL ROAD	
Account Head Details		Amount In Rs. 30000 00	
0030046401 Stamp Duty		Road/Street THANE	
0030063301 Registration Fee		Area/Locality THANE	
Town/City/District		PIN 4 2 1 2 0 4	
Remarks (If Any)		PAN2=AAECP8877D-SecondPartyName=PROVIDENT HOUSING	
Amount In Words		Amount In Rupees Only	
2 97 930 00		Two Lakh Ninety Seven Thousand Nine Hundred Thirty	
STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD No		Bank CIN Ref No	
Bank Date RBI Date		00040572023101975993 CKY3616755	
Not Verified with RBI		19/10/2023-06 23.21	
Bank-Branch		STATE BANK OF INDIA	
Name of Bank		Scroll No Date	
Name of Branch		293, 20/10/2023	



CHALLAN MTR Form Number-6



CHALLAN
MTR Form Number-6



GRN	MH04719029024E	BARCODE	[Barcode]				Date	19/10/2023-17 21 40	Form ID	25 2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)				
						PAN No (If Applicable)	ACBP11082M			
Office Name	THANE THANE NO 5 JOINT SUB REGISTRAR					Full Name	Shaheen Javed Mir			
Location	THANE					Flat/Block No.	FLAT NO 1807 18th Floor Provident Palm Vista,			
Year	2023-24 One Time					Premises/Bulding	Tower NO B1			
Account Head Details			Amount In Rs	Road/Street	DAIGHAR KALYAN SHIL ROAD					
003004610	Stamp Duty		267930 00	Area/Locality	THANE					
0030063301	Registration Fee		30000 00	Town/City/District						
				PIN	4 2 1 2 0 4					
				Remarks (If Any)	PAN2-AAECP8877D-SecondPartyName=PROVIDENT HOUSING LIMITED-					
				Amount In Words	Two Lakh Ninety Seven Thousand Nine Hundred Thirty Rupees Only					
Total			2,97,930 00							
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref No	00040572023101975993		CKY3616755	
Cheque/DD No.					Bank Date	RBI Date	19/10/2023-17 28 28		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Sec.					Scroll No. Date		Not Verified with Scroll			

Department: Thane Thane No 5 Joint Sub Registrar, Thane. Mobile No: 8424031976
 NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धरणी: हाचे धरणी कार्यालय मध्ये नोंद घ्यावी. नोंद घ्यावी नाही. नोंद घ्यावी नाही. नोंद घ्यावी नाही. नोंद घ्यावी नाही. नोंद घ्यावी नाही.

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 दस्त क्र १२०५३ / २०२३
 ४/१०



Sanjay

Javed



07/11
2023/19023101919070
8-1112

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1023191420678
Date	19/10/2023
Received from JOINT SRO, Mobile number 8424031976, an amount of Rs.1600/- towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar Thane S R Thane 9 of the District Thane	
Payment Details	
Bank Name	SBIN
Date	19/10/2023
Bank CIN	11004152023101919070
REF No.	329230734321
This is computer generated receipt, hence no signature is required	

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made on the date mentioned in First Schedule of Annexure "J" at Mumbai

BETWEEN:

1. PROVIDENT HOUSING LIMITED (PAN: AAI/CP 8877 D) (CIN: L 45200 KA 2008 PLC 048273), a public company registered under the provisions of the Companies Act, 1956, having its registered office at #130/1 Ulsoor Road, Bangalore - 560 042, Karnataka; and its Pune branch office located at [Insert address of Pune office], represented here by its signatory as provided in the Second Schedule of Annexure "J", duly authorized by a resolution of the Board of Directors dated as provided in the Second Schedule of Annexure "J", (hereinafter referred to as "Promoter 1", which term includes its successors-in-interest and permitted assigns) of the First Part
2. GLORY TOWNSHIP LLP, a registered limited liability partnership (PAN AAKFG 1621 K) (LLPIN: AAA - 4365), represented through its partners, Mr. Gope Madhavdas Rochlani and Mr. Raja Gope Rochlani, having office at Krishna Villa, Ground Floor Near Brahmakumari Peace Park, Netaji Chowk, Ulhasnagar-421004 represented here by its duly registered power of attorney holder Provident Housing Limited (notarized and registered at Serial No. 15512/2017 dated 16.11.2017) (hereinafter referred to as "Promoter 2", which term includes its successors-in-interest and permitted assigns) of the Second Part
3. The Persons set out in the First Schedule hereunder written, represented by their power of attorney holder Glory Township LLP ("the Other Owners")

Promoter No. 1 and Promoter No. 2 collectively shall be referred to as "Promoter"

AND

Shaheen Javed Mir, ACBPJ1082M and Javed Mohamed Mir, CGGPM6807D residing at 6/11, Near A.K Tailors, Filtarpada, Pathanwadi, Aarey Road, Post Nitie Powai, Mumbai - 400087, Maharashtra, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART

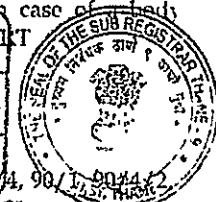
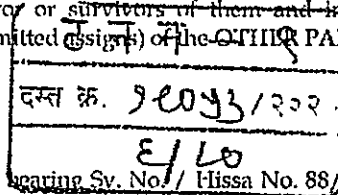
WHEREAS:

- A. Promoter 2 is the owner of the lands bearing Sy. No./Hissa No. 88/4, 90/1, 90/2/5, 101/2 & 101/3 collectively admeasuring approximately 15,801.81 square meters situated at Village Diaghar, Taluka and District Thane, ("Glory Ownership Lands") Promoter 2 has also acquired development rights with respect to land parcels bearing Sy No./Hissa No 89, 90/2/4 and 101/2 collectively admeasuring approximately 10,709.62 square meters situated at Village Diaghar, Taluka and District Thane, ("Glory

Page 1

PROMOTER

ALLOTTEE/S





2023/10/10
2023/10/10
8 - 8

The Cloty Development Lands are owned by the Other Owners as per the details set out in the Part I of the First Schedule herunder written and as per the details of the development agreements and powers of attorney as set out in the Part 2 of the First Schedule ("Other Owners' Development Documents"), The Cloty Ownership Lands and Cloty Development Lands collectively measuring 26, 511.43 square meters are hereinafter referred to as "Larger Project Land" and morefully described in the Second Schedule. The Larger Land is washed in blue colour on the plan attached hereto and marked as Annexure "A". The title of the Promoter No. 2 with respect to the Larger Project Land is more particularly described in the Title Certificate 17th November 2017 is uploaded and available on the website of the Authority (defined below) at <https://mahatara.mahatara.gov.in>

B. By way of a Joint Development Agreement dated 16.11.2017, registered at the office of the Sub-Registrar, Thane - 1, at Serial No 15511/2017 (hereinafter referred to as the "JDA"), Promoter 1 has acquired development rights with respect to the Larger Project Land.

C. The Promoters have disclosed to the Allottee and the Allottee is aware of and acknowledged that the Larger Project Land is being developed pursuant to the Sanctioned Master Layout Plan ("Master Layout") copy whereof is annexed hereto and marked as Annexure "B". As per the terms of the JDA, the Promoter No 2 is developing one part of the building (Towers/ Wing A1 & A2) (referred to as "Other Building" in the JDA) on a portion of land in the Larger Project Land at its own cost and expense. The said portion is highlighted in green in Annexure "B1". The Promoter No. 2 alone shall be responsible in fulfilling its obligation with respect to such building (Towers/ Wings A1 & A2) and does not affect any of the rights of the Promoter No. 1. Purchasers of Towers/ wings A1 & A2 shall however be entitled to use all the common areas, amenities and facilities provided in the Whole Project.

D. The Larger Project Land including the land being developed by Promoter no. 2 will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Larger Project Land ("Whole Project") as disclosed by the Promoter are briefly stated below -

(a) The Promoter has informed the Allottee that the total FSI potential of the Larger Project Land is 114033.02 Sq Meters out of which 99,450 12 Sq. Meters has been utilised. Subject to the receipt of approvals/sanctions from the Thane Municipal ("TMC") and/or other competent authority(ies), the Promoter may carry out construction on the Larger Project Land by consuming such FSI as may be available from time to time upon the Larger Project Land if any, or due to change in the applicable law or policy of TMC, or otherwise, on any other portion of the land comprising the Larger Project Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part as may be required / permissible under the applicable law from time to time. The Promoter proposes to put up additional 6 floors (25th Floor to 30th Floor) in the Tower / Wing C1. The Promoter has prepared and the Allottee has perused the proposed building plan (collectively referred to as "Proposed Plan") of the Larger Project Land which is annexed hereto as Annexure - "B1", which inter alia, specify the tentative location / floors of the Tower / Wing C1 to be constructed as part of the Whole Project.

(b) The Promoter is developing the Larger Project Land in a phase wise manner comprising 8 phases as provided below -

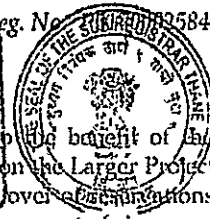
- (i) 4 buildings comprising 7 Residential Towers / Wings being Wings A1, A2, B1, B2, C1, D1, D2, D3 and D4; and
- (ii) Retail Shops in 3 Towers / Wings being Wing B1, B2 and C1

It is clarified that the Promoter shall be entitled to deal with the concerned authorities with respect to the development and handing over of the reservations and any

(Signature)
(Signature)

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दिनांक १२/०५/२०२३



relaxations or benefits accruing to the allottees shall be to the benefit of the Promoter. It is also clarified that the reservations to be developed on the Larger Project Land from time to time may change, the law relating to handing over of reservations may change, the location of the reservations may change either on account of change in law or on account of shifting by the Promoter, quantum and extent of the reservations may change and the Promoter may be entitled to develop the reservations from time to time as per applicable law. It is also clarified that in the event of any change in policy or the relevant rules and regulations, the policy, rules and regulations as may be applicable at the relevant time shall be followed and development/handing over will be undertaken accordingly.

- E. The Allottee has perused the Master Layout of the Larger Project Land which is annexed hereto and marked as Annexure "B", which specifies the location of the Whole Project, the common areas, facilities and amenities in the Whole Project that may be usable by the allottees of the Whole Project ("Whole Project Common Areas and Amenities"), and the reservations on the Larger Project Land, together with a proforma specifying the total FSI utilized on the Larger Land ("Whole Project Potential"). The Whole Project Common Areas and Amenities are listed in Second Schedule hereunder written Except the Common Areas and Facilities mentioned in the Non-Residential Common Areas and Amenities (stated in the Part C of the Second Schedule), the Retail Shops will not be entitled to use any of the Common Areas except as provided, Facilities and Amenities provided for Residential Wings
- F. The Promoter shall be entitled to designate any spaces/areas in the Whole Project (including on the terrace and at basement levels of such buildings comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as it deems fit and necessary. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- G. The scheme and scale of development proposed to be carried out by the Promoter on the Larger Project Land will be as set out in the Master Layout and/or Proposed Plan, as amended and approved by the concerned authorities from time to time.
- H. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Larger Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- I. The Promoter shall be entitled to confer title of a particular building/wing to such society/ies, as mentioned at Clause 15 herein below.
- J. The details of formation of the Federation to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed / to be constructed on the Promoter Larger Project Land, to maintain, administer and manage the Whole Project ("Federation") and conferment of title upon the Federation with respect to the Promoter Larger Land and Whole Project Common Areas and Amenities and/or other common areas and amenities, all common areas, facilities and amenities, basements, plinth/ podiums and other spaces and areas on the Larger Project Land are mentioned at Clauses 15 & 17 herein below. Towers / Wings A1 & A2 shall also be part of such Federation



PROMOTER



ALLOTTEE/S

PROMOTER

ALLOTTEE/S
Dhanraj

- (iii) Tower B1 of the Residential Building comprises Ground / silt floor and 30 upper floors of which have been sanctioned by I/MC
- (ii) The Project consists of 1 (one) lower/ wing of the Residential Building known as B1.
- (i) The name of the Project shall at all times be known as "Provident Palm Vista"

The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below.

The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Project Land including the Said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

The Promoter is now developing Tower B1 of the residential building ("Residential Building") on the Said Land (more particularly described in the Fourth Schedule hereunder written and the said residential wing) and proposed as a "real estate project" by the Promoter and has been registered as a "real estate project" ("the Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA"), read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51700025841 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto.

Out of the residential towers/ wings being developed on the Larger Project Land, the first residential tower/ wing is being developed by the Promoter on a portion of the Larger Project Land and measuring 537.70 square metres (plinth area) ("the Said Land").

The Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required by the applicable law from time to time.

The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Project Land, as provided under the proviso to Rule 4(4) of the RERA Rules.

The nature of development of the Larger Project Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.

The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Project Land to the concerned authorities or develop the same as public amenities/ road. The Promoter shall hand over such area to authorities for complying with the terms and conditions of statutory approvals. The portion of the Larger Project Land remaining balance after handing over the stipulated percentage if any, to the other statutory, local or public bodies or authorities and/or after developing public amenities/road, only would be available for transferring and/or conveying to the Federation.

RERA Reg. No. P51700025841



277-8
20/05/2023
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- (iv) The Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the Fourth Schedule hereunder written;
- (v) Total FSI of 16,468.90 square metres has been sanctioned and being utilised for the development of the Project
- (vi) The Promoter will develop certain common areas and amenities which may be part of the Residential Building. These common areas and amenities provided in the Project are for the benefit of the allottees of the Project as well as the allottees of the other projects forming part of the Residential Building and are listed in the Second Schedule hereunder written ("Project Common Areas and Amenities")
- (vii) The Allottee shall also use and access the Project Common Areas and Amenities and the Whole Project Common Areas and Amenities. The access to the Whole Project shall be common and be used by the Allottee and all other allottees/occupants of the premises in the Whole Project and the Project.
- (viii) The Promoter shall develop certain recreation ground in the Project. The recreation ground to be developed by the Promoter in the Project shall be for the benefit of the allottees of the Whole Project. It is, however, clarified that the Promoter shall be entitled to determine the location, size, dimensions, etc. of the recreational ground and the Allottees will not interfere with or object to the same. Further, in the event the Promoter and/or the Society is called upon to surrender the same to the TMC or any other concerned authority, the same will be undertaken in accordance with the applicable law and no objection shall be raised by the Allottee/s.
- (ix) Allottee has been provided all details pertaining to fixtures and fittings to be provided in the Said Premises, as listed in the specifications set out in Seventh Schedule hereto. The Allottee agrees and acknowledges that the Promoter shall be solely entitled, at its discretion, to determine the brand of products finally used. Allottee has confirmed that he/she/they/it have sought and been given all necessary details pertaining to the specifications and confirm that they are satisfied with the specifications. The Promoter shall not be liable, required and/or obligated to provide any specifications, fixtures, fittings and/or amenities within or as part of the Premises, unless expressly stated in the specifications.
- (x) The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and/or the Project and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- (xi) The Promoter shall be entitled to designate any spaces/areas in the Project (including on the terrace and/or at the basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the

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Certificate is voluminous it is not annexed hereto, however, the Title Certificate is

- (iv) Title Certificate 17th November 2017 ("Title Certificate"), certifying the right/entitlement of the Promoter is uploaded on the website. Since the Title Certificate is voluminous it is not annexed hereto, however, the Title Certificate is
- (iii) All the documents mentioned in the Recitals hereinabove;
- (ii) All title documents by which the Promoter No. 2 has acquired the right and entitlement to develop the Larger Project Land including the Said Land measuring 537.70 square metre (pith area);
- (i) All approvals and sanctions issued by the competent authorities for the development of the Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, Traffic NOC, MOHTFC, NOC etc. and such other documents as required under Section 11 of RFR, and

On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Promoter Larger Project Land, the Said Land, and the plans, designs and specifications prepared by the Promoter's Architects, Archetype Consultants (I) Pvt. Ltd and of such other documents as are specified under RFR and the Rules and Regulations made thereunder, including *inter-alia* the following -

The Promoter has the right to sell the Said Premises in the Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.

The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.

The Promoter has entered into standard agreement/s with an Architect registered with Archetype Consultants (I) Pvt Ltd and such agreement is as per the agreement prescribed by the Archetype Consultants (I) Pvt Ltd.

The Allottee/s are desirous of purchasing a residential premises/fat/unit more fully described in the Fourth Schedule of Annexure "I" of the Residential Building of the Project known as "Provident Palm Vista" (hereinafter referred to as "the Said Premises").

The Promoter has issued a layout approved vide a Letter of Approvability bearing No. TMC/TDD/687 dated 17/05 2019 and have further obtained Amended Sanction of Development bearing No. TMC/TDD/3961/22 dated 11 02.2022. Copy of layout approval letter dated 11 02 2022 is annexed hereto as Annexure "D". TMC has issued Commencement Certificate bearing commencement certificate bearing no. TMC/TDD/3252/19 dated 15.11.2019. Copy of the Commencement Certificate dated 15 11 2019 is annexed hereto as Annexure "E".

TMC from time to time with respect to the Real Estate Project, shall be uploaded on RFR website. The above details along with the annexures to the RFR Certificate, are available for inspection on the website of the Authority at <https://maharaja.mh.gov.in>.

The details of formation of the Society, and, conferment of title upon the Society with respect to the Project, are more particularly specified in Clauses 14 and 15 below.

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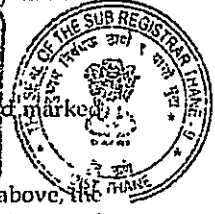
necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

available on website of the Authority at <http://maharera.mahareraonline.gov.in> ;
and

(v) The certified true copies of the 7/12 Uttarab for the Larger Property Land is annexed and collectively marked as Annexure "I" hereto.

(vi) An authenticated copy of the plan of the Said Premises is annexed and marked as Annexure "II" hereto

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- X. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities 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 Occupation Certificate in respect of the Project shall be granted by the competent authority.
- Y. Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained and/or are being obtained, and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for development of the Project are applied for and/or in process of being obtained and/or obtained by the Promoter. The Promoter has accordingly commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- Z. Promoter represents that there is an existing charge created over the Larger Project Land with IndusInd Bank for availing project finance. However, Promoter shall release the UDS from the charge created and obtain suitable 'Release and No-Objection Certificate' from the respective bank / financial institution and hand over the same to the Allottee(s) at the time of execution and registration of the sale deed in respect of the UDS in favour of Allottee(s)
- AA. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter No.2 and the rights of the Promoter No. 1 to develop the Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including plans and CC) obtained till date and (iii) the Promoters' entitlement to develop the Project and the Whole Project and to construct the Project thereon as mentioned in this Agreement and applicable law and to sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/his/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction
- BB. The carpet area of the said Premises as per Sanctioned Plan and as defined under the provisions of RERA is provided in clause 3(i) herein below. The Floor plan of the Said Premises is attached as Annexure "H".
- CC. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter
- DD. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price mentioned in clause 3 below and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter, amounts mentioned below being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment /

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3. The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises morefully described in Fourth Schedule of Annexure "J" of the said Project ("the Said Premises") hereunder written and shown in hatched lines on the floor plan annexed and marked as Annexure "G" hereto at and for the sale consideration mentioned in sub-clause (iii) of this clause

PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee.

2. The Promoter shall construct in the said Project consisting of such floors as set out in Recital 5 (iii) above and respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the TMC from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee and other allottees of the Residential Project

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA

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

Annexure "A"	Plan of Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "BI"	Proposed Plan
Annexure "C"	RERA Certificate
Annexure "D"	Layout Approval Letter
Annexure "E"	Commencement Certificate
Annexure "F"	7/12 Utaraah
Annexure "G"	Bank Account Details
Annexure "H"	Floor Plan
Annexure "J"	Details

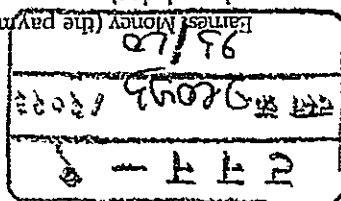
GC The list of Annexures attached to this Agreement are stated herein below:-

FF In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

HE. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the Said Premises with the Allottee i.e., this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.

whereof the Promoter does hereby admit and acknowledge)

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- (ii) The Promoter shall provide to the Allottee absolutely free of any additional consideration, cost, charge and/or fee, permission to park one car morefully described in the Fifth Schedule of Annexure "J" in the car parking space. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.
- (iii) The total aggregate consideration amount for the said Premises is as provided in Sixth Schedule of Annexure 'J' ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (ten percent) of the Sale Consideration is advance /earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before the execution of this Agreement, a sum provided in the Seventh Schedule of Annexure "J" on account of advance payment, as applicable, and hereby agrees to pay to the Promoter the balance Sale Consideration in the manner and payment schedule more particularly set out in Sixth Schedule hereto.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Sixth Schedule hereto, along with applicable taxes, within 7 (Seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.
- (vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the designated Bank Account detailed in the Annexure "H" maintained with designated account. It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the RERA Bank Account
- (vii) In cases of out station cheque or demand draft or wire transfer, collection charges if any will be debited to Purchaser(s) account and credit for payment made will be given on net credit of the amount of the instalment. If a cheque is dishonoured for any reason, a sum of ₹ 2000 (Rupees Two Thousand Only) will be debited to the Purchaser(s) account for the first instance; and a sum of ₹ 2500 (Rupees Two Thousand Five Hundred Only) for every subsequent instance of a cheque being dishonoured. If 2 (two) or more cheques are dishonoured, whether in succession or otherwise, Promoter is entitled to reject further and future payments by cheque and require Purchaser(s) to make payment by Demand Draft, NEFT, or RTGS only.
- (viii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement) It is clarified that all such taxes, levies.

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(vi) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding interest

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(vii) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after construction of the said building is complete and the Occupation Certificate is granted by the PMC or such other competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, and if such reduction would be more than the defined limit of 3%, then the Promoter shall refund the excess money paid by Allottee, within 45 (forty-five) days with interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area, over and above the defined limit of 3%, then the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square metre as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter

(viii) It is agreed between the parties that in the event the Allottee has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements/Triplicate Agreements, MOUs, etc as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.

(ix) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc, the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable subsequent payments

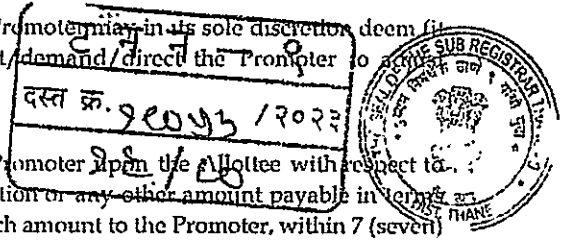
under the anti-profiteering provisions under Section 171 of CGST Act, 2017. Irrevocably agrees and accepts that the Promoter has no obligation to pass any benefit prevailing market rates and conditions. The Allottee/s hereby unconditionally and agrees and accepts that the Sale Consideration value is arrived at mutually as per as requested by the concerned Government or authority, as the case may be. The Allottee payments will be made by the Allottee as and when called upon by the Promoter and/or and the Promoter shall not be liable to bear or pay the same or any part thereof. All these and/or in relation to the Said Premises, shall be borne and paid by the Allottee alone amount payable under this Agreement and/or on the transaction contemplated herein State Government and/or any local, public or statutory authorities/bodies on any duties and impositions applicable and/or levied by the Central Government and/or the applicable/payable in future) including GST and all other indirect and direct taxes, cesses (whether applicable/payable now or which may become

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payable, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to make his/her/its payments in any manner



- (xiii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then, the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (defined hereinafter), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate. Notwithstanding anything, any payments made by the Allottee to the Promoter would be first appropriated towards the payment of interest due, if any and the residual amounts will be adjusted against payments due and the Allottee will be liable to make good any deficit towards payments due.
- (xiv) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 and Clause 18 herein below (which will not absolve Allottee of its responsibilities under this Agreement)
- (xv) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.
4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by TMC or any other authority at the time of sanctioning the plans of the Project or thereafter and shall, before handing over possession of the Said Premises to the Allottee, obtain from the TMC, the Occupation Certificate in respect of the Said Premises.
5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the respective time schedules for completing the Said Premises and offering possession of the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the Project Common Areas and Amenities in the Project that may be usable by the Allottee. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.
6. The Promoter has notified and the Allottee is aware that the Whole Project Common Areas and Amenities to be provided in the Whole Project are being developed in a phase-wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Whole Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and

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enjoyment immediately. Further, the Common Amenities and Facilities, though complete, may be commissioned, installed and occupied only after occupancy of at least 65% of the sold units is achieved. The developer shall ensure that the maintenance of the Common Amenities and Facilities of the Whole Project.



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7 FSI, TDR and development potential with respect to the development of the Larger Project Land/ Whole Project.

The Allottee hereby agrees, accepts and confirms that the Promoter, subject to the receipt of approvals/sanctions from the "TMC" and/or other competent authority(ies), the Promoter may carry out construction on the Larger Project Land by consuming such FSI as may be available from time to time upon the Larger Project Land or due to change in the applicable law or policy of TMC, or otherwise, on any other portion of the land comprising the Larger Project Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part and the Allottee has agreed to purchase the said Premises based on the unvested and vested rights of the Promoter in this regard. The Allottee further agrees, accepts and confirms that the Promoter is putting up additional 6 floors (25th Floor to 30th Floor) in the Tower / Wing C1. The Promoter has prepared and the Allottee has perused the proposed building plan (collectively referred to as "Proposed Plan") of the Larger Project Land which is annexed hereto as Annexure - "B1", which inter alia, specify the tentative location / floors of the Tower / Wing C1 to be constructed as part of the Whole Project together with draft statements specifying the proposed total FSI proposed to be utilized on the Larger Project Land.

8 Club House:

- (i) Only upon payment of Sale Consideration, Taxes, and Deposits and Charges, the Allottee shall be entitled to use the clubhouse being provided in the Project (subject to the other terms and conditions mentioned herein).
- (ii) It is agreed that the clubhouse provided in the Whole Project would be managed professionally taking into consideration the facilities provided. Allottee agrees that the maintaining and operating the clubhouse requires the appointment of experts in the field of managing and operating such facilities. Therefore, Allottee agrees that Promoter is entitled to contract with and appoint a qualified agency to run, operate and manage the clubhouse until completion of Whole Project and for a period of 12 (twelve) months thereafter.

- (iii) Membership of the clubhouse is available to the Allottee as long as the Allottee is and remains the registered owner of the Said Premises. In the event of sale or transfer of the Said Premises by the Allottee in any manner whatsoever, the transferee shall become entitled to the membership of the clubhouse and the transferor (viz., Allottee herein) shall no longer be a member of the clubhouse nor be entitled to use the Facilities and Amenities.

- (iv) Use of the clubhouse by the Allottee is subject to the following terms and conditions apart from the other rules and regulation shall be in the following manner:
 - (a) If the Allottee is a partnership firm or any association of persons then, only such partner, or associate, or authorized representative of the firm or association of persons physically occupying the Apartment is entitled to use the clubhouse, Facilities and Amenities.

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- (b) If the Allottee is a public company or a private limited company under applicable law then, only the person who is the authorized occupant of the Apartment is entitled to use the clubhouse, Facilities and Amenities.
- (c) If a person inherits the Premises then, the person occupying the Said Premises consequent upon such inheritance is entitled to membership and use of the clubhouse.
- (d) If the Premises is co-owned, then such co-owners will be entitled to membership and use of the clubhouse
- (e) In any other case like tenancy, lease, or license, executed and registered in accordance with applicable law, the person duly authorized to occupy the Premises is entitled to use the clubhouse
- (f) Guests of residents will be permitted to use the clubhouse by paying an entry fee as fixed by the Promoter /Society / Federation and the residents should accompany such guests Right of admission to the clubhouse shall rest solely with the Promoter /Society/ Federation, as the case may be.
- (v) It is also clarified that certain facilities shall have usage charges in addition to membership fees and all such usage charges shall be paid by the Allottee as and when demanded by the Promoter / Society/ Federation along with applicable Taxes thereon, or be paid to the Promoter/Society/Federation in accordance with the rules and regulations framed in this regard.
- (vi) The rights and entitlements of the Allottee under this Agreement are restricted to the right and entitlement to receive the Apartment, membership to the clubhouse, and use of Facilities and Amenities, subject to the terms and conditions of this Agreement.

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9. Possession Date, Delay and Termination:

- (i) The Promoter shall offer possession of the said Premises to the Allottee on or before 30th September 2027, along with an extension of 6 months ("Possession Date") Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for giving delivery of the Premises ("grace period"), if the completion of the Project is delayed on account of any or all of the following factors: -
- (a) Any force majeure events including but not limited to war, civil commotion or act of God as understood under applicable law for the time being in force, epidemic/ pandemic;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order/injunction order issued by any Court of Law, competent authority, TMC, statutory authority;
- (d) Any circumstances that may be deemed reasonable by the Authority.
- (ii) If the Promoter fails to offer possession of the Said Premises to the Allottee on the Possession Date or within the grace period, (save and except for the reasons as stated in sub-clause (i) (a) to (d) herein above), then the Allottee shall be entitled to either of the following options -
- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India / Highest Marginal Cost of

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Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 3 (xiii) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with details of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated.

- (v) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable, till the date such amounts are fully and finally paid together with the interest thereon.
- (iv) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable, till the date such amounts are fully and finally paid together with the interest thereon. damages in that regard from the Promoter.
- (iii) In case the Allottee elects its remedy under sub-clause (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above and shall be deemed to be continuing in the Project with the date of possession as may be revised by the Promoter, without claiming any further compensation or damages in that regard from the Promoter.

(b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, to formally cancel this Agreement for Sale, the Allottee shall execute and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post-dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the Said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the Said Premises and/or the car park in the manner it deems fit and proper.

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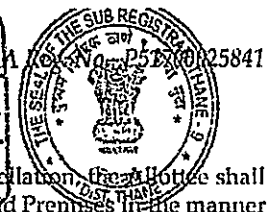
The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;

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and cancelled. It is agreed that on such termination and cancellation, the Allottee shall execute and register a Deed of Cancellation in respect of the said Premises in the manner as stated in this sub-clause, and the Promoter shall be entitled to forfeit the Earnest Money being 10% of the Sale Consideration and all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/stamp duty and registration charges/ paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the Said Premises and further upon resale of the said Premises to another allottee, whichever is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper. It is agreed that in the event the Allottee fails to execute and register a Deed of Cancellation in respect of the said Premises as mentioned above, the Promoter shall be entitled to retain the refund amount and the Allottee shall not be entitled to claim any right, title or interest over the said Premises or to claim any interest on the amount to be refunded, if any

(vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/paid to the Allottee.

10. The Project Common Areas and Amenities in the Project that may be usable by the Allottee are listed in the Part of the Second Schedule hereunder written. The Whole Project Common Areas and Amenities in the Whole Project that may be usable by the Allottee are listed in the Second Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Seventh Schedule hereunder written.

11 Procedure for taking possession:

- (i) Upon obtainment of the Occupancy Certificate from the TMC or such other competent authority and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Promoter on its behalf shall offer the possession to the Allottee in writing within 15 days of receiving the Occupancy Certificate of the Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement
- (ii) The Allottee shall strictly comply with their duties under Sections 19(6), (10), and (11) of the Act and undertake(s) to pay all balance amounts due under this Agreement and the Allottee shall take possession of the said Premises within 15 days of the Possession Notice
- (iii) Upon receiving the Possession Notice from the Promoter as per Clause 11 (i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary Possession Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter, and the Promoter shall give

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- (a) any act of omission or commission of the Allottee or any other allottees of the units/premises in the Project, or
- (b) due to the negligence of the Allottee or any other allottees of units/premises in the Project or his/her/their/its agents, or
- (c) structural defects caused or attributable to the Allottee, including but not limited to carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy load, or
- (d) using the unit in any manner other than as intended under this Agreement or such other reasons attributable to the Allottee.

(iii) Provided always that, the Promoter shall not be liable to remedy/rectify/repair/replace the arising defects, whether structural or not, if any defect or damage is found to have been caused due to:

(a) above, Allottee shall be entitled to receive actual costs incurred by the Allottee in undertaking rectification of such defects. The Promoter shall, however, not be responsible or liable to comply with its obligations if the Allottee and/or Society / Federation has/have carried out any unauthorized or prohibited renovations, alterations, modifications, changes, fit-out or any civil works in the Premises/ Building / Wing and/or the defects are on account of the acts or omissions on the part of the Allottee or the other allottees of the Project or acts of third parties

(ii) In the event Promoter fails to rectify defects identified in accordance with Clause 12 (i) (a) above, Allottee shall be entitled to receive actual costs incurred by the Allottee in maintaining the Premises and/or Society failing to maintain all Common Areas of the Project and/or Common Amenities and facilities of the Project at the standard mandated by the Promoter at the time of handing over possession, the Promoter shall provide the Allottee and/or Society/ Federation an estimate of the cost of repairs, and upon receiving written acceptance of such estimate, proceed to carry out the repairs so identified

(b) where such defect or damage has occurred on account of the Allottee failing to maintain the Premises and/or Society failing to maintain all Common Areas of the Project and/or Common Amenities and facilities of the Project at the standard mandated by the Promoter at the time of handing over possession, the Promoter shall provide the Allottee and/or Society/ Federation an estimate of the cost of repairs, and upon receiving written acceptance of such estimate, proceed to carry out the repairs so identified

(a) where such defect or damage is on account of and attributable solely to the Promoter failing to exercise diligence in construction of the said Premises and/or Building within which the Premises is located, the Promoter shall rectify the identified defect at its own cost; or

(i) Subject to the Allottee adhering strictly to the apartment use and maintenance manual, normal wear and tear, and Warranty Exceptions, if within a period not exceeding 5 (five) years commencing from date of issue of Occupation Certificate for the Project, Allottee brings to the notice of Promoter any structural defect in the Allottee's Premises or the Building/Wing, or any defects on account of workmanship, quality or provision of services or structural defects, then

12. Defect Liability & Remediation

neglects to take possession of the Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall be liable to pay demurrage charges to the Promoter at the rate of 5000/- per day from the expiry of the aforementioned 15 (fifteen) days period till such time the Allottee takes possession of the Premises. Notwithstanding the aforesaid, it shall be deemed that the Allottee has taken possession of the Premises on the expiry of the 15 (fifteen) days from the date of the Possession Notice and the Allottee shall alone be responsible / liable in respect of any loss or damage that may be caused to the Premises after this date.



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- (iv) The Allottee is notified and is aware that all natural materials that are to be installed in the Said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences, and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the Said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is agreed and acknowledged that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society, and/or the Federation as the case may be at its costs and expenses. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect of such equipment, appliances and electronic items shall be rendered void.

13. The Allottee shall use the Said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.

14. Formation of the Society:

- (i) The Promoter shall form a separate society for the Project to be constructed on the said Land.
- (ii) Upon 51% of the total number of units/premises in each building being booked by allottees, the Promoter shall initiate the process for applying to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in that said building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules.
- (iii) The Allottee shall, along with other allottees of premises/units in the said building, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the said building in which the allottees of the respective premises in the said building alone shall be joined as members ("the Society")
- (iv) For this purpose, the Allottee shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- (v) The name of the Society shall be solely decided by the Promoter.
- (vi) The Society shall admit all purchasers of flats and premises in the said building as members, irrespective of such purchasers purchasing their respective units subsequent

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(iii) It is further clarified that the Promoter may form separate societies for the various buildings/towers/wings forming part of the various phases of the Whole Project /Other Phase Society/ies") as the Promoter may deem fit and proper

(iii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Project arises from the Larger Project Land and the Allottee shall not raise any claim or demand in respect thereof.

(ii) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the said building, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the said building, whichever is later or later, the part of the said building comprising the habitable floors and common areas and amenities therein together with the FSI/development potential consumed in construction thereof, shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the basements, podium and stairs shall be retained by the Promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the said building including any common areas facilities and amenities and the Promoter shall not be responsible for the same

15. Conveyance to the Society:

(v) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

(vi) It is further clarified that the Promoter No 2 shall form Society for Towers/ Wings A1 & A2, which shall in turn form part of the Federation to be formed for the Whole Project.

(viii) Upon receipt of the full occupation certificate with respect to the said building of the said Project, the Society shall be responsible for the operation and management and/or supervision of the said building and its common areas, amenities and facilities, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the full occupation certificate of the said building of the said Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.

(vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said building, if any. Post execution of the Society Conveyance (as defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Federation for the sale / allotment or transfer of the unsold areas in the said building/ the Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises).

to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.

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16. Formation of the Federation

- (i) Within a period of 3 months of obtainment of the full Occupation Certificate or full completion certificate of the last building in the Whole Project, the Promoter shall initiate the process for applying to the competent authorities to form a federation of societies comprising the Society and/or Other Phase Society/ies, as the case may be, and as the Promoter may deem fit and proper, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules ("Federation").
- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Federation, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionately borne and paid by the Society and/or Other Phase Society/ies and/or the Federation, as the case may be and its members/intended members, and the Promoter shall not be liable toward the same.
- (iii) Till the formation of the Federation, the Promoter shall undertake the maintenance and management of such common areas facilities and amenities more particularly specified in the Second Schedule hereunder written (excluding those handed over to the Society/ Other Phase society/ies under their respective Society Conveyance). Post the formation of the Federation, the Federation shall be responsible for the operation and management and/or supervision of the Larger Project Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Federation from time to time.

17. Conveyance of the Larger Land to the Federation:

- (i) Within a period of 3 (three) months of registration of the Federation, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the Whole Project, whichever is later or latest, the Promoter shall execute and register an Indenture of Conveyance whereby the Promoter shall convey all its right, title and interest in the Larger Project Land and in all areas, spaces, common areas, facilities and amenities in the Larger Project Land that are not already conveyed to the respective Society and/or Other Phase Society/ies, in favour of the Federation ("Federation Conveyance") It is clarified that the portion of the Larger Project Land remaining balance after handing over the stipulated percentage if any, to the TMC or any other statutory, local or public bodies or authorities and/or after developing public amenities/road, only will be transferred and conveyed to the Federation.
- (ii) The Allottee and/or the Society and/or Other Phase Society/ies and/or the Federation shall not raise any objection or dispute if the area of the Whole Project shall be at variance with or may be less than the area contemplated and referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Whole Project or for any other reason of the like nature.
- (iii) The Federation and all its member societies shall be required to join in execution and registration of the Federation Conveyance. The costs, expenses, stamp duties, charges, levies and taxes on the Federation Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Federation alone.

18. Deposits and Charges.

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(vii) The Allottee shall pay to the Promoter legal charges as contemplated in the Eighth Schedule for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Federation, for preparing the rules, regulations and bye-laws of the Society/Federation, and, the cost of preparing and engrossing the Society

(vi) If the corpus fund shall fall deficient and there is surplus under any other head of account for that specific allottee, Promoter shall be entitled to adjust the deficiency against such surplus. In case there shall be a deficit in the corpus fund, Allottee shall forthwith on demand pay to Promoter his/her/its/their proportionate share to make up such deficit.

(v) Promoter shall be entitled to use the corpus fund for payment of maintenance, taxes, and other outgoings due and payable. Promoter is also entitled to use the corpus fund against any outstanding amounts due from the Allottee to Promoter in respect of the sale and purchase of the Premises.

(iv) The Allottee shall also pay to Promoter his/her/its/their proportionate share of the amounts towards operation and maintenance of Whole Project Common Areas and the Project Common Areas and Amenities along with an additional 15% (fifteen percent) service charge (applicable as on date or such other rate as may be applicable from time to time) plus applicable taxes thereon irrespective of whether the Allottee has taken possession of the Premises or not.

(iii) It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee into a separate Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the interest rate on the outstanding sums and not be obligated to offer/handover possession of the said Premises to the Allottee. Notwithstanding anything, any payments made by the Allottee to the Promoter would be first appropriated towards any payment of interest due if any and the residual amount will be adjusted against payments due and the Allottee will be liable to make good any deficit towards payments due.

(ii) The Deposits and Charges exclude Taxes, which will be calculated when the demand is raised. Purchaser(s) shall pay the Deposits and Charges in full, within 15 (Fifteen) days from the date of the demand. The above amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, above amounts and towards on account of the share capital for the formation of the Society, applicable taxes including GST etc. or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

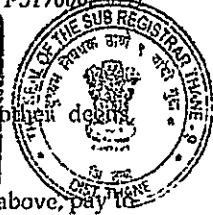
(i) The Allottee shall before delivery of possession of the said Premises in accordance with the Clause 11 above, pay to the Promoter, in addition to the Sale Consideration, all Deposits and Charges including but not limited to all deposits and/or charges levied (whether prospectively or retrospectively) by any Authority, the Competent Authority, private supplier of electricity, water charges and/or any other amenity or facility and/or additional fire safety measures, infrastructure costs/charges/deposits, transformer/Sub Station/RMU costs connected work charges, HT/LT cables, meter panel charges, STP infrastructure or outgoings of any nature including but not limited to the insurance and other outgoings mentioned in the Eighth Schedule ("Deposits and Charges") at actuals



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Conveyance, Apex Body Conveyance, Federation Conveyance and other documents and writings



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19. The Allottee shall, in addition to the amount specified in Clause 18 hereinabove, pay to the Promoter a further sum of Rs.2,00,000/- being interest free refundable security deposit for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Allottee upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the Promoter, and provided that the Allottee has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Allottee shall have carried the fit-out work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.
20. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land which shall be maintained and paid for in the manner set out hereinabove.
21. **Loan and Mortgage:**
- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.
22. **Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate: -

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Larger Project Land and also has actual, physical and legal possession of the Larger Project Land for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the mortgages referred to in the Title Certificates and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.

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(m) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project.

(iii) There are no encumbrances upon the Project and if there are any the same will be updated by the Promoter from time to time on the website of the Authority as required by REKA and the RFRRA Rules;

(iv) There are no litigations pending before any Court of law with respect to the Project except those as updated by the Promoter from time to time on the website of the Authority as required by REKA and the RFRRA Rules;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;

(vi) 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 be prejudicially affected;

(vii) 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 said Land and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the Society Conveyance, the Promoter shall handover to the Society, lawful, vacant, peaceful, physical possession of the structure, together with common areas so long as they shall be forming part of the Society, save and except the basements, podium and sills retained by the Promoter;

(x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;

(xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee

23. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Project/ Whole Project and the Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit

24. The Promoter shall be entitled to designate any spaces/ areas on the Larger Project Land and any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/ premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires,



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meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Project/ on the Larger Land, as the case may be. The Promoter and any third party contractor shall be entitled to access and service such infrastructure and utilities over the Larger Project Land.

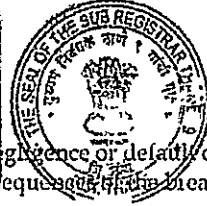
25. The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Project Land at all times. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose even after completion of the Whole Project.
26. The Promoter shall be entitled to transfer and/or assign the benefit of additional F.S.I / T.D.R. or any other rights of the Larger Project Land to any third party and/or to allow any third parties to use and/or consume T D R. or any other benefits or advantages of any other properties, on the Larger Land, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recitals above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/altered/new construction and development in accordance therewith.
27. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/or store any construction materials, on any portion of the Larger Land, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.
28. The Allottee, with intention to bring all persons into whosoever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows. -
- (i) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Said Premises is taken and shall not do or suffer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- (ii) Not to store in the Said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project in which the Said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the Said Premises is situated, including entrances of the Project in which the Said Premises is situated and in case any damage is caused to the Project in which the Said Premises is situated or the Said

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Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.



RERA Reg. No. P51700025841

- (iii) To carry out at his own cost all internal repairs to the Said Premises and maintain the Said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the Said Premises is situated or the Said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Project in which the Said Premises is situated and shall keep the portion, sewers, drains and pipes in the Said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Project in which the Said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardi or other structural members in the Said Premises without the prior written permission of the Promoter and/or the Society,
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Project Land and/or the Whole Project and/or the Project in which the Said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Project Land and/or the Project in which the Said Premises is situated.
- (vii) To pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project in which the said Premises is situated
- (viii) To bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- (ix) Not to change the user of the Said Premises without the prior written permission of the Promoter and Society;
- (x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the Said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter and on paying a sum amounting to 2% (Two Percent) of the Sale Consideration as transfer administration fee plus Taxes payable by the Allottee to the Promoter in accordance with the terms of this Agreement
- (xi) The Allottee shall observe and perform all the rules and regulations which the Society and Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and

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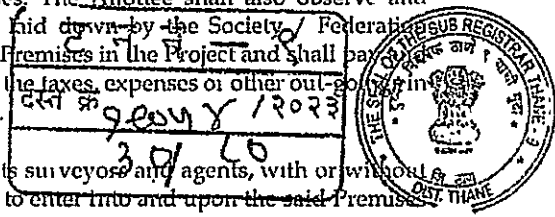
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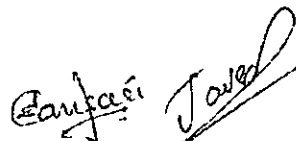
maintenance of the Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society / Federation regarding the occupancy and use of the said Premises in the Project and shall contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



- (xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, clearing, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.
- (xiii) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Allottee Termination Notice.
- (xiv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of IMC and the concerned bodies/authorities in respect of the Larger Land and its development, shall be binding upon the Allottee/s and Society including the Federation as may be formed of the purchaser/s of flat/ premises.
- (xv) The Allottee has seen the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Larger Project Land, as the case may be, which the Promoter will upload from time to time.
- (xvi) Till the entire development of the Larger Project Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Larger Project Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/ monies, and the type, mode, quality of services to be provided, in respect of the Project, and the management and administration thereof.
- (xvii) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Larger Project Land.

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ALLOTTEE/S

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ALLOTTEES

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(xxvii) The wet and dry garbage generated in and from the Said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated

(xxvi) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Larger Project Land shall be common to all allottees, users and occupants in the Whole Project including all buildings, towers/wings and structures and covenants to not demand any separate independent access and/or entry/exit point exclusively for himself/herself/themselves and/or any other allottees, users and/or occupants in the Project, the Whole Project and/or any part thereof

(xxv) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project/Larger Project Land shall be an integral part of the layout of the development of the Whole Project and the Larger Project Land and including the neighbouring buildings/towers on the Larger Project Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same

(xxiv) The Allottee agrees and covenants that the name of the Project shall at all times be Provident Palm Vista and shall not be changed without the prior written permission of the Promoter.

(xxiii) The Allottee has expressly agreed to take prior written consent from the Promoter or the society, as the case may be, before carrying out any changes /alteration /modification in the Said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.

(xxii) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project

(xxi) Not to affix any fixtures or grills on the exterior of the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the Said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the Said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be

(xx) Till the Federation Conveyance is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Project Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

(xix) It is further agreed that the Promoter shall not be required to give inspection of the Said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the Said Premises before offering for possession.

(xviii) The Allottees are/are and shall be usable exclusively by the allottees of the Project (Amenities will be used by all the allottees of the project- like fitness centre, Common areas like lobbies, machine room, lift room etc will be exclusively for the allottees of the project).

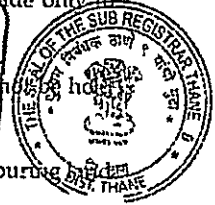


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separately by the Society and/or jointly by all the allottees/purchasers/occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by TMC from time to time.

- (xxviii) In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to be made to such Allottees for any reasons whatsoever, shall be made only in Indian Rupees.
- (xxix) The Project is deficient in open spaces and TMC and/or the Promoter will be liable for the same;
- (xxx) The Allottee agrees that it has no objection for the development of the neighbouring area with deficient open space;
- (xxxi) The Allottee shall not hold TMC liable for any failure of mechanical parking system or for any inadequate size of units;
- (xxxii) The Allottee accepts that fungible ISI may be utilised in the construction of the Said Premises;
- (xxxiii) The Allottee confirms that the Project is being developed as per applicable law and in accordance with all permissions, consents and approvals and as maybe amended from time to time.
- (xxxiv) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or Whole Project Land and/or the Common Areas and Amenities available in the Project and/or the Whole Project Common Areas and Amenities, or any part thereof. The Allottee expressly agrees, understands and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.
- (xxxv) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the Said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not have any claim, save and except, in respect of the Said Premises hereby agreed to be allotted and sold.
- (xxxvi) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives or employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee, or his family members, guests, servants, agents, representative/s.
- (xxxvii) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or

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PROMOTER

ALLOTTEE/S

PROMOTER

ALLOTTEE

Signature

The Allottee hereby nominates the person whose details are provided in Eighth Schedule of Annexure "A" as his/her/him nominates in respect of the said Premises. On the death of Annexure "A" as his/her/him nominates in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/him in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee

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32. Nominee

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 and Annexes along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances 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 receipt by the Allottee, the 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 subject to the Promoter's right to withhold an amount of ₹ 100,000 (Rupees One Lakh Only) on account of costs and expenses already incurred by the Promoter in relation to this Agreement. Any repayment herein shall only be processed consequent upon the Purchaser(s) executing all necessary deeds, documents, agreements and undertakings for cancellation of registration of this Agreement.

31. Binding Effect

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises 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 Said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the Said Premises, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Larger Land and other areas excluding the said Premises.

30. Promoter shall not mortgage or create a charge.

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Project or the Larger Project land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the Said Premises hereby agreed to be sold to him and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Federation Conveyance, as the case may be.

29

Notwithstanding anything to the contrary contained herein, the same shall not be affected by any force majeure events, or otherwise, however.



Stamp with handwritten text: 277-8, 24th May 2022, 32/2022

(ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Member

33. Entire Agreement:

This Agreement, along with its schedule and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

34. Right to Amend:

This Agreement may only be amended through written consent of the Parties.

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35. Provisions of this Agreement applicable to Allottee/subsequent allottees:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes

36. Severability

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

37. Method of calculation of proportionate share

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Project or the Whole Project as the case may be

38. Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

39. Waiver:

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence

PROMOTER

Signature of Allottee(s)
ALLOTTEE(S)

PROMOTER

ALLOTTEES
(Signature)

47 In case the Allottee/s has accepted to book the apartment under subvention payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby

Agreement will have exclusive jurisdiction with respect to all matters pertaining to this laws of India as applicable in Thane City, and the Courts of Law in Thane/Mumbai arising out of this Agreement shall be construed and enforced in accordance with the This Agreement and the rights, entitlements and obligations of the Parties under or

46 Governing Law

the RERA and the Rules and Regulations, hereunder such dispute or difference shall be referred to the Authority as per the provisions of terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, Any dispute or difference between the Parties in relation to this Agreement and/or the

45 Dispute Resolution

Space/s shall be borne by the Allottee alone documents for sale and/or transfer of the said Premises and the said Car Parking be borne by the Promoter and all miscellaneous costs, charges and expenses on all The charges towards stamp duty fees and registration charges of this Agreement shall

44 Stamp Duty and Registration Charges:

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

43 Joint Allottees:

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/ Under Certificate of Posting at their respective addresses specified in the Title Clause above. It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

42 Notices:

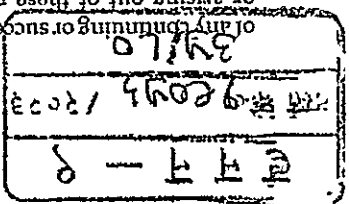
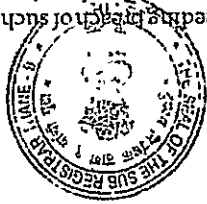
41 The Allottee and/or Promoter shall present this Agreement at the proper office of registration within the time limit prescribed by the Registration Act, 1908 and the Parties will attend such office and admit execution hereof

Registrar

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the sub-

40 Place of Execution:

position other than as expressly stipulated in these presents. or arising out of these presents, or acquiescence to or recognition of rights and/or of any continuing or succeeding right of such provisions or a waiver of any right under



agrees and accepts that no further discount or any nature shall be provided to the Allottee/s.

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48. Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
- (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
- (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it.
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include
- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement

PROMOTER

Sanjay
ALLOTTEE/S

Checked
Approved

Sr. No.	Sy. No.	Area (in square meters)	Title Document
1	89	3290	a. Development Agreement dated March 12, 2012 and registered with the office of the Sub Registrar, Thane-5, at Serial no 2460 of 2012, b. Agreement dated August 4, 2017 and registered with the office of the Sub Registrar, Thane-5, at Serial no 9282 of 2017
2	90/2/4	5810	a. Agreement for Development dated August 8, 2012 and registered with the office of the Sub Registrar, Thane-5, at Serial no 6793 of 2012, b. Supplemental Deed dated January 19, 2017 registered with the office of the Sub Registrar, Thane-5, at Serial no. 679 of 2017, c. Deed of Confirmation dated August 17, 2012 registered with the office of the Sub Registrar, Thane-5, at Serial no. 7011 of 2012.
3	101/1/B or 101/1/2	1609.62	Development Agreement dated May 28, 2014 and registered with the office of the Sub Registrar, Thane-2 at Serial no 4410 of 2014

Documents pursuant to which Promoter 2 has acquired development rights Glory Development Land
Part 2

Sl. No.	Sy. No.	Owners
1	89	(a) Budhya Manglya Patil, (b) Nana Manglya Patil, (c) Hanuman Manglya Patil, (d) Nandev Manglya Patil (for self and as the karta of the family), (e) Balaram Manglya Patil (for self and as the karta of the family), (f) Parvabai Budha Patil, (g) Sachin Budha Patil, (k) Sumita Sachin Bhoir, (o) Sachana Sopan Patil, (l) Sachin Budha Patil, (k) Sumita Sachin Patil, (i) Decpatil T'gas Naik, (m) Anjant Nana Patil, (n) Jyotsna Sunil Bhoir, (o) Sachana Sopan Patil, (p) Jayesh Nana Patil, (q) Rahul Nana Patil, @ Bannabai Hanuman Patil, (s) Nirutt Hanuman Patil, (t) Sushila Nirutt Patil, (u) Muktabai Sadasshiv Mali, (v) Shobha Raju Patil, (w) Nanda Namdev Patil, (x) Raj Namdev Patil, (y) Sneha Namdev Patil, (z) Sunanda Balaram Patil, (aa) Nakta Balaram Patil, (ab) Aparna Balaram Patil and (ac) Rudra Balaram Patil
2	90/2/4	Jantli Housing Development Limited
3	101/1/B	(a) Ukaram Gavya Patil, (b) Jitbai Gajanan Patil, (c) Meena Gajanan Patil alias Meena Deepak Patil, (d) Ratna Gajanan Patil alias Ratna Kamesh Vargu, (e) Shubhangi Gajanan Patil alias Shubhangi Dattatraya Madhvi, (f) Sakubai Sukya Mali, (g) Savitabai Kamdas Patil, (h) Javanta Ukaram Patil, (i) Jeshila Jayanta Patil, (j) Dhanashri Jayanta Patil, (k) Umresh Jayanta Patil, (l) Priyanka Jayanta Patil, (m) Bhagyashree Jayanta Patil, (n) Shailesh Jayanta Patil, (o) Sugandha Kamesh Patil and (p) Daswanu Chandrakant Pawar

THE FIRST PART ABOVE REFERRED TO:
Part I - Landowner Details



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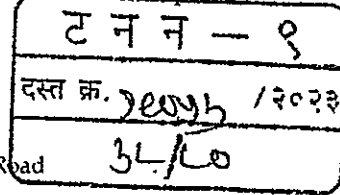
SECOND SCHEDULE

PART A

(Description of Larger Project Land)

All those piece and parcel of lands comprising Sy Nos. /Hissa Nos 88/4, 89, 90/1, 90/2/4, 90/4/2, 101/1/2 101/2, 101/3 admeasuring 26,511.43 square meters situated at Village Daighar, Taluka and District Thane. The actual land area as per 7/12 utara is 28240 Square Meter and the area considered for FSI / Development is 27398.67 square meters.

On East By : 25 Meters Wide D. P. Road
 On West By : Private Property
 On North By : 60 Meters Wide Kalyan Shil Road
 On South By : Village road and Private Property



PART B

(Description of the Whole Project Common Areas and Amenities)

CLUBHOUSE- AMENITIES		GROUND LEVEL LANDSCAPE		PODIUM LEVEL LANDSCAPE	
1	DAY CARE	1	JOGGING TRACK/ WALKING TRACK	1	ACTIVITY LAWN (PLAY AND TENT)
2	READING ROOM	2	CRICKET NET	2	MUSIC PAVILION
3	OUTDOOR CAFÉ	3	MULTI PLAY COURT	3	SEATING COVES
4	MULTIPURPOSE HALL	4	TRICYCLE TRACK	4	YOGA DECK
5	INDOOR GAMES :-	5	FLOOR GAMES	5	REFLEXOLOGY PATH
	CARDS	6	KIDS PLAY AREA	6	PUTTING LAWN
	CARRON	7	CLIMBING WALL	7	BARBEQUE PAVILION
	FOOTBALL	8	SENSORY TRAIL	8	KIDS POOL
	TABLE TENNIS	9	LABYRINTH	9	MAIN POOL
	CHESS	10	READING / WORKING COVE	10	CONGREGATION LAWN
6	HOBBY ROOM/MUSIC ROOM	11	CAFÉ DECK & CAFÉ LAWN	11	FESTIVAL LAWN
7	GYMNASIUM	12	WIFI LOUNGE	12	AMPHITHEATRE
8	DANCE STUDIO	13	SENIOR CITIZEN'S DECK & LAWN	13	GAZEBO
9	AVROOM	14	SEATING COVES	14	WALKING TRACK
10	CROSSFIT / YOGA DECK ON TERRACE	15	PLANTATION ISLAND	15	TRELLIS WALK
		16	SECRET GARDEN		

Common Areas and facilities:

Driveways	Sewage Treatment Plant
Transformers/ Electric Sub-Station	Under Ground Water Tank with Pump Room
Organic Waste Converter	Diesel Generators
Non tower Parking area in basement /ground/ podium	Ground & Podium recreation ground
Clubhouse	Watchman's cabin
Ramp's	Open to sky area between plot boundary and any structure within the plot
Society Office	Entrance Lobby in each Towner
Terrace Area in each tower	Lifts in each tower

PROMOTER

ALLOTTEES
(Signature)

All that the Flat/Unit morefully provided in the Fourth Schedule of Annexure "I" in the Project to be known as "Provident Palm Vista", to be constructed on a portion of the Larger Project Land, more particularly described in the First Schedule heremabove

THE FIFTH SCHEDULE ABOVE REFERRED TO:
 (Description of "the said Premises")

Building Nos.	Total No of Flats/Units	Floors
B	295 residential units + 14 shops	Ground/ Silt + 30

THE FOURTH SCHEDULE ABOVE REFERRED TO:
 (Description of "Units and Premises/Flats and Tenements in the Project")

Residential Building: Tower/Wing B1

An area measuring 537.79 Sq. Meters of land on which the Project is being constructed on those pieces and parcels of Survey No/11issa No 88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/2, 101/2 and 101/3 totallly measuring 26, 511.43 square meters, of Village Daighar, Taluka and District Thane

THE THIRD SCHEDULE ABOVE REFERRED TO:
 (Description of "the Project")

Society Office	Transformers/ Electric Sub-Station
Sewage Treatment Plant	Under Ground Tank with pump room
Organic Waste Converter	Diesel Generators
Entrance Gate	

Part C
 (Common Areas to be shared / utilised by Residential and Retail Shops)

Entrance Lobby	Meter Room
Silt Area for Parking	Servants Toilet
Drivers Room	Lift Machine room
Over Head Tank	Typical Lift Lobby
Staircase	Lifts
Refuge Area	Terrace Area
Society office	

(Common Areas of the Project)



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THE SIXTH SCHEDULE ABOVE REFERRED TO:

Payment Schedule - Palm Vista 9		
Activity Name	दस्त क्र. 92043 Milestone	Amount
Initial Booking Amount	80/20	₹ 2,00,000
Booking Amount 1 (Minus initial booking amount) - 7 Days from date of booking	5.50%	₹ 1,10,505
Booking Amount 2 - 15 Days from date of booking	4.00%	₹ 1,53,095
On registration of agreement payable no later than 15 days from date of registration of agreement *	10.50%	₹ 4,01,873
On Commencement of excavation of the Tower in which the Purchaser's Apartment is located	10.00%	₹ 3,82,736
On Commencement of plinth slab of the Tower in which the Purchaser's Apartment is located	8.00%	₹ 3,06,189
On Commencement of Block work of the Purchaser's Apartment	5.00%	₹ 1,91,368
On Commencement of 3rd floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 6th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 9th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 12th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 15th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 18th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 21st floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of 25th floor slab of the tower in which purchaser's apartment is located	5.00%	₹ 1,91,368
On Commencement of Terrace slab of the tower in which purchaser's apartment is located	4.00%	₹ 1,53,095
On Commencement of flooring of the Purchaser's Apartment	5.00%	₹ 1,91,368
On Commencement of external Door Frame and Window in which Purchaser's Apartment is located	5.00%	₹ 1,91,368
On Commencement of erection of lift of the Tower in which the Purchaser's Apartment is located	5.00%	₹ 1,91,368
On Intimation of Possession Plus Possession related Charges ** as detailed in Section-C of cost sheet	5.00%	₹ 1,91,368
Total	100%	₹ 38,27,363

* Payment percentage mentioned herein is of Agreement Value. GST extra as applicable. Infrastructure related charges, legal charges, advance maintenance Charges / deposits, service and all statutory charges are extra and payable as applicable. Demands will be raised as and when work is completed and the activities listed above are not in chronological order. It is possible that 2 or more demands may be raised simultaneously or in quick succession on account of completion of relevant activity.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

PROMOTER

Sanjay Jaiswal
ALLOTTEE/S

PROVIDENT HOUSING LIMITED

PROVIDENT

PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

3.5	Balcony Terraces/Units	External finish as per approved Detail
4.0	CEILING	
4.1	All Internal Ceilings	Coarse putty finish in all cases. Red Oxide Primer
4.2	Walls	Modular Grid False Ceiling above false ceiling - finished with white wash
4.3	Main entrance Lobby Ground Floor	Division Board for ceiling finished with white emulsion paint. Anticrust study finish
4.4	Walls, Partitions	Painted with Oil Bound Enamel
5.0	HANDRAILS	
5.1	Staircase	MS Handrails as per approved Detail
5.2	Internal Fire escape	MS Handrails as per approved Detail
5.3	Internal Lobby	Painted as per approved Detail

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Abbas Ali Gokabhai, President - Design
 Dharmesh Shah, President - Sales, Mktg & CRM
 Abhinav Kapoor, Chief Executive Officer
 Manoj Chavan, Vice Chairman

PROVIDENT HOUSING LIMITED

PROVIDENT

PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

6.0	DOORS	
6.1	Main Door	FRAME - Engineered mild steel frame. PU finished with matt finish SHUTTER - Engineered mild steel shutter with wheel finish on both sides & good quality hardware
6.2	Bed Room Doors	FRAME - Engineered Solid wood frame - PU finished in matt finish SHUTTER - Engineered wood shutter with both side laminate finish with good quality hardware
6.3	Toilet Doors	FRAME - Engineered/Solid wood frame - PU finish with matt finish SHUTTER - Engineered wood shutter with both side laminate finish with good quality hardware
6.4	Living leading to Balcony Terrace	Sliding door glazed with JPR/G frame with sliding shutter and covering insect mesh (Insect mesh in customer's scope)

Abbas Ali Gokabhai, President - Design
 Dharmesh Shah, President - Sales, Mktg & CRM
 Abhinav Kapoor, Chief Executive Officer
 Manoj Chavan, Vice Chairman

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PROMOTER

Sanjay Jaiswal
 ALLOTTHYS

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APPOINTMENT OF ARCHITECT
PRESIDENT - DESIGN
PRESIDENT - SANITARY & PLUMBING
PRESIDENT - ELECTRICAL WORKS
PRESIDENT - CIVIL ENGINEER

92. TO - CONSTRUCTION
93. TO - ELECTRICAL WORKS
94. TO - SANITARY & PLUMBING
95. TO - CIVIL ENGINEER

PROVIDENT

PROVIDENT HOUSING LIMITED

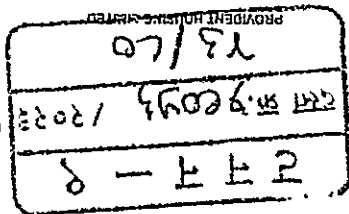
PALAMUSTA RESIDENTIAL BUILDING SPECIFICATION - MARCH 2022

APPOINTMENT OF ARCHITECT
PRESIDENT - DESIGN
PRESIDENT - SANITARY & PLUMBING
PRESIDENT - ELECTRICAL WORKS
PRESIDENT - CIVIL ENGINEER

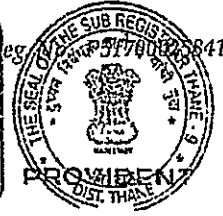
7. WINDOWS & VENTILATION
8. PLUMBING SANITARY & PLUMBING
9. ELECTRICAL WORKS
10. CIVIL ENGINEER

PROVIDENT

PROVIDENT HOUSING LIMITED



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PROVIDENT HOUSING LIMITED

PALMISTA RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

- 9.3 Provision for AC
 Provision shall be for AC in Living Dining & all bedrooms
- 9.4 Ceiling
 In a bathroom, Ceiling to be 2.7m
- 10. ELEVATORS
 10.1 Elevators
 Elevators with AUTOMATIC RESCUE DEVICE is an advanced rescue system used to save passengers to the nearest floor within minutes of power failure. It gives instant relief to the passengers. ARD & emergency call facility to be provided.
- 11. WATER SERVICES INFRASTRUCTURE
 11.1 Water
 BTP, WTP & LWC to be designed as per norms.
- 12. AMENITIES
 12.1 Floor (Specific) door lock amenities
 As per ANNEXURE 1
- 12.2 Amenities
 As per norms as per design.

Abhishek Choudhary, President - Design
 D. Arunesh Shah, President - Sales, Mktg & CRM
 Anand K. Kapoor, Chief Executive Officer
 Hari Choudhary, Vice Chairman

PROVIDENT HOUSING LIMITED

PROVIDENT

PALMISTA RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

ANNEXURE 1 - PLUMBING / SANITARY FITTINGS

- MASTER BED ROOM TOILET**
- LWC: White coloured wall Mounted FWC with automatic Flush valve, Health Faucet
 - WASH BASIN: White coloured washbasin or counter with fau
 - SHOWER: Shower with single Lever Director
 - FAUCETS: CP fixtures
 - GEYSER: 15L Capacity geyser and to be provided
- OTHER TOILETS**
- FWC: White coloured wall Mounted FWC with cast iron Flush Valve, Health Faucet
 - WASH BASIN: White coloured washbasin with fau
 - SHOWER: Shower with single Lever Director
 - FAUCETS: CP fixtures
 - GEYSER: 15L Capacity geyser shall be provided
- KITCHEN**
- PROVISIONS: for Water Purifier in kitchen & drinking lines
- UTILITY**
- PROVISIONS: for Washing machine Electric & Plumbing lines

Abhishek Choudhary, President - Design
 D. Arunesh Shah, President - Sales, Mktg & CRM
 Anand K. Kapoor, Chief Executive Officer
 Hari Choudhary, Vice Chairman

Page 39

PROMOTER

Sanjay
 ALLOTTEE/S

ALLOTTEE/S
Gandhi
Sunder

- ANNEXURE 2 - AMENITIES
- PODIUM LANDSCAPE
- Access to Lawn Play and rest
 - Lawn
 - Lawn Deck
 - Recreation Area
 - Paving Tiles
 - Seating Area
 - Landscaping
 - Water feature
 - Jogging track
 - Badminton court
 - Basketball court
 - Table Tennis
 - Chess table
 - Carrom table
 - Billiard table
 - Table Tennis
 - Chess table
 - Carrom table
 - Billiard table

PALMISTRA RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

ANNEXURE 2 - AMENITIES

CLUB HOUSE - continuing of

- Day Care
- Reading room/Library
- Clubhouse
- Multi Purpose hall
- Billiard games - carrom, table tennis, chess
- Football table tennis & chess
- Snooker room
- Games room
- Dance Studio
- Aerobics
- Chess table tennis & chess
- Snooker room
- Games room
- Dance Studio
- Aerobics
- Chess table tennis & chess
- Snooker room
- Games room
- Dance Studio
- Aerobics

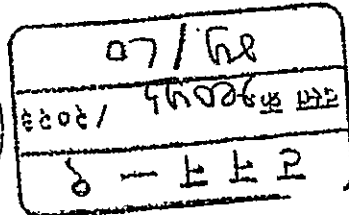
GROUND LEVEL LANDSCAPE

- Lawn
- Lawn Deck
- Recreation Area
- Paving Tiles
- Seating Area
- Landscaping
- Water feature
- Jogging track
- Badminton court
- Basketball court
- Table Tennis
- Chess table
- Carrom table
- Billiard table
- Table Tennis
- Chess table
- Carrom table
- Billiard table

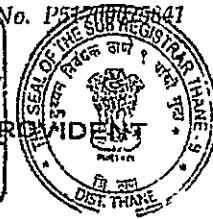
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PROVIDENT HOUSING LIMITED

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PROVIDENT HOUSING LIMITED

PALAVISITA RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

D. LAWN AREA SPECIFICATIONS

1. Any other specifications shall be subject to any terms and conditions relating to flooring features. MS shall be used for all the applicable usages in apartments with balconies and the utility. Apartments units not covered with a balcony shall not be equipped with any other facilities. All the appliances not specified with any other name shall have standard specifications related to capacity, etc.
2. Amenities/specifications pertaining to the kitchen including but not limited to flooring features, electrical and plumbing, gas grill, gas platform and all other amenities as facilities provisions open to the kitchen and kitchen areas are applicable to all the apartments in the kitchen.
3. The developer shall provide electrical points. The electrical wiring shall be installed inside the apartments including but not limited to lighting, hot water heater, water purifier, chimney, exhaust fans, Washing machines, buzzer, door bell, fans shall be the responsibility of the Buyer.
4. In the event any document mentions a specific brand to be offered against any given specification and in the event of such a brand of the specific brand ceases production/manufacture of these products or ceases its business operations as a consequence where the relevant products aren't available or the manufacturer ceases the supply of products/materials or in the event of such

Abhishek Jain
President - Design
Page 4

Dharmesh Shah
President - Sales, Mktg & CRM

Abhishek Kapoor
Chief Executive Officer

Vivek Chavan
Vice Chairman

PROVIDENT HOUSING LIMITED

PROVIDENT

PALAVISITA RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

1. If the promoter delays completion of the project or if such delay is in the opinion of the promoter, the promoter shall increase the purchase cost of its products/materials by 1% or more which in the opinion of the promoter delays completion, then the promoter shall procure products/materials of any one or more of the brands as per promoters' choice which shall be a brand with equivalent features.
2. In the event of any contradiction/conflict between the Agreement for Sale and this specifications document, the provisions of the Agreement for Sale shall prevail and be final and binding.
3. The specifications enclosed here are to be read along with the relevant unit layout map.

Abhishek Jain
President - Design
Page 4

Dharmesh Shah
President - Sales, Mktg & CRM

Abhishek Kapoor
Chief Executive Officer

Vivek Chavan
Vice Chairman

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PROMOTER

Sanjay Javed
ALLOTTEES

ALLOTTEE'S
[Signature]
[Signature]

PROMOTER
[Signature]

No.	Particulars	Amount (INR)
1	Share Application Charges	Payable on Demand
2	Corpus Fund	NA
3	Maintenance charges along with 15% service charges of the Promoter	Payable on Demand
4	Municipal Taxes and Outgoings	As applicable

No.	Particulars	Amount (INR)
1	Electric/Water connection charges/ deposits	At actuals to be paid to Promoter
	Gas Connection deposits / Charges (if applicable)	
2	Legal Charges	₹ 40,000/-
3	Formation and Registration of Society	Payable on demand

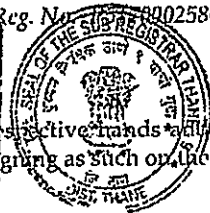
(Deposits and Charges)

THE RIGHT SHIPDU E ABOVE REFERRED TO



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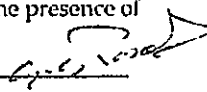
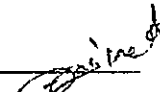
IN WITNESS WHEREOF the parties hereinabove have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED)
 By the within named PROMOTER No.1)
 PROVIDENT HOUSING LTD)
 By the hand of its Authorised Signatory)
 Mr. Bakhtiyar Ahmed B Sindgi)

For PROVIDENT HOUSING LTD


 Authorised Signatory



In the presence of)
 1 )
 2 )



SIGNED AND DELIVERED)
 By the within named PROMOTER No. 2)
 GLORY TOWNSHIP LLP represented by)
 POA Holder Provident Housing Ltd)

For

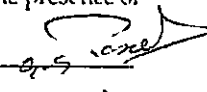
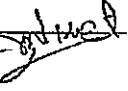
By the hand of its Authorised Signatory)
 Mr. Bakhtiyar Ahmed B Sindgi)


 Authorised Signatory



SIGNED AND DELIVERED)
 By the within named ALLOTTEE/S)
Shahcen Javed Mir)

Javed Mohammed Mir)

In the presence of)
 1 )
 2 )






RECEIVED of and from the Flat/Unit)
 Allottee/s /s above named the sum)
Rs. 1,00,000/-)


(Rupees One Lakh Only)






Towards advance payment or deposit)
 paid by the Allottee/s to the Promoter)

For PROVIDENT HOUSING LTD


 Authorised Signatory


 ALLOTTEE/S


 PROMOTER

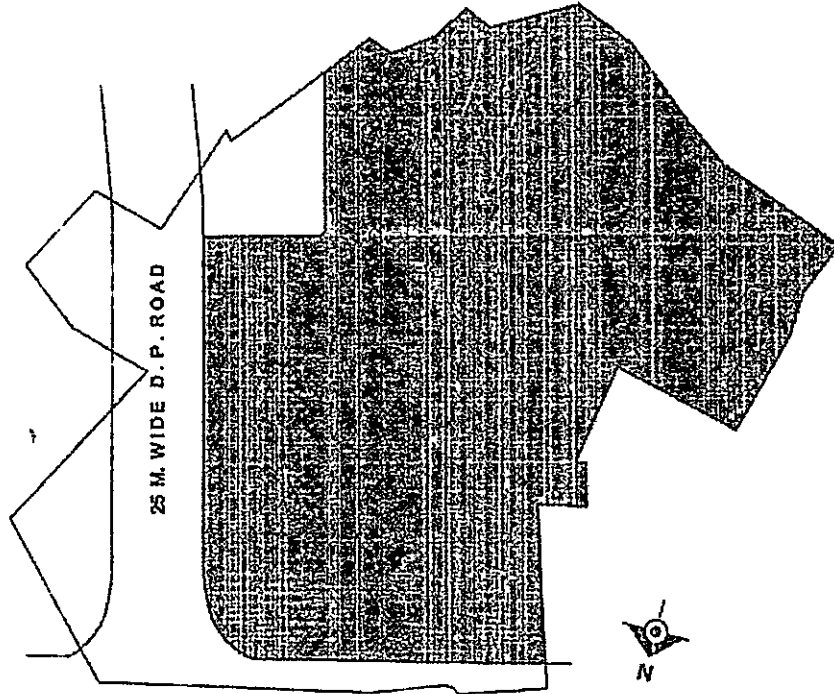
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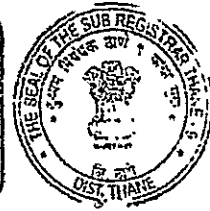
Annexure "A"
Plan of Larger Land



10 10 M. WIDE D.P. ROAD, PLOT NO. 10/10

LAYOUT PLAN

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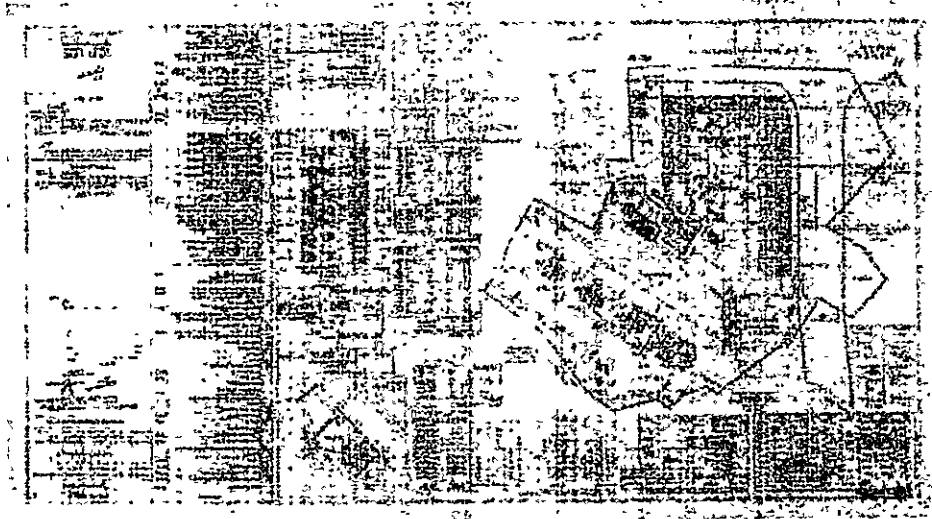
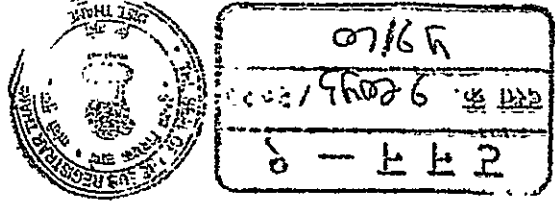
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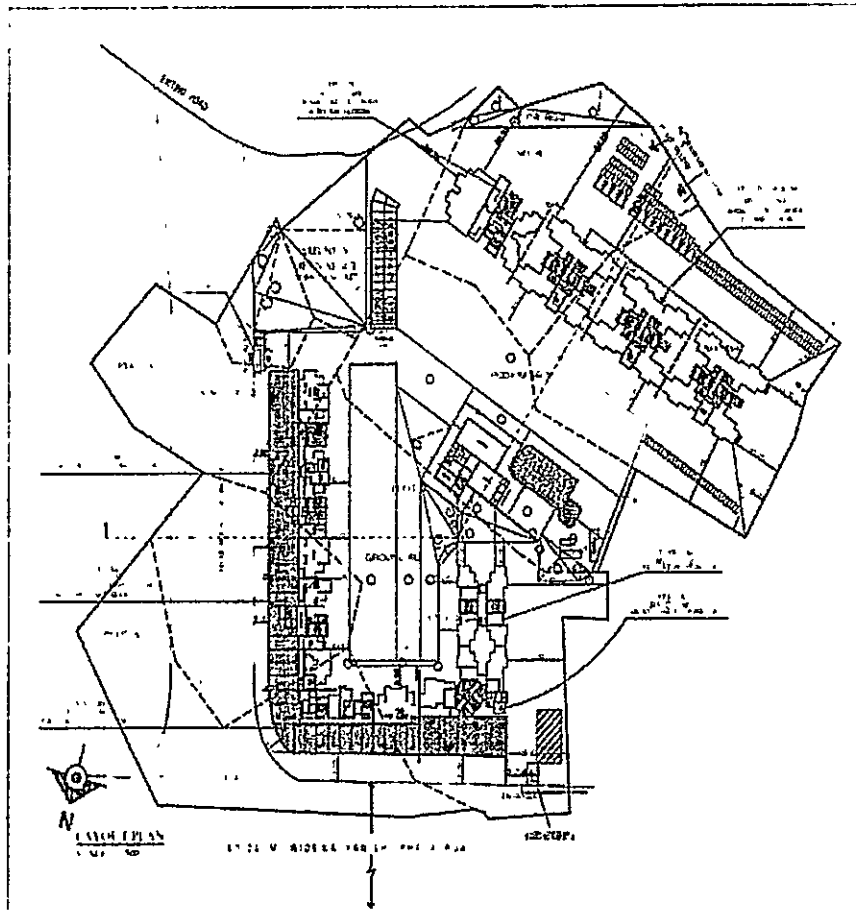
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(Sanctioned Master Layout Plan)
ANNEXURE "B"

ANNEXURE "B1"
(Proposed Plan)



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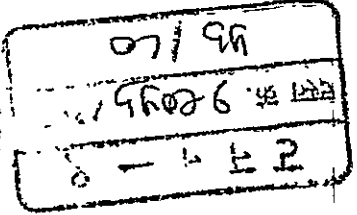
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Signature and Seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority

Date 20/07/2020
 Page Number

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3. The above mentioned conditions are not limited 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.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under. The promoter shall take all the pending approvals from the competent authorities.

The project is not to be started until the estimated cost of construction and the land cost is deposited in a separate account to be maintained in a separate bank to cover the cost of construction and the land cost to be used only for that purpose. The promoter shall deposit every percent of the amounts raised by the promoter in a separate account to be maintained in a separate bank to cover the cost of construction and the land cost to be used only for that purpose.

The promoter shall execute and register a conveyance deed in favour of the allottee of the association of the flat. The promoter shall enter into an agreement for sale with the allottee.

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

- The promoter shall enter into an agreement for sale with the allottee.
- The promoter shall execute and register a conveyance deed in favour of the allottee of the association of the flat.
- The promoter shall deposit every percent of the amounts raised by the promoter in a separate account to be maintained in a separate bank to cover the cost of construction and the land cost to be used only for that purpose.
- The project is not to be started until the estimated cost of construction and the land cost is deposited in a separate account to be maintained in a separate bank to cover the cost of construction and the land cost to be used only for that purpose.

The registration is granted subject to the following conditions namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee of the association of the flat.
- The promoter shall enter into an agreement for sale with the allottee.

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

- The promoter shall execute and register a conveyance deed in favour of the allottee of the association of the flat.
- The promoter shall enter into an agreement for sale with the allottee.

1. Provident Housing Limited having its registered office/ principal place of business at Tarsi Chattri, Bangalore
 Pm 560042

Project: Provident Palmvera B1 Plot: Beaming / CTS / Survey / Final Plot No 88/4 89, 80/1, 80/2/4, 80/2/5, 80/4/2, 101/1B, 101/2, 101/3 at Thane (H Corp), Thane, Thane 421204.

This registration is granted under section 5 of the Act to the following project under project registration number P51700025841

REGISTRATION CERTIFICATE OF PROJECT
 FORM 'C'
 Maharashtra Real Estate Regulatory Authority



ANNEXURE "C"
 (RERA Certificate)

ANNEXURE "D"

(Layout Approval Letter)

DDE No. 427 (Comm. Approval) DDE No. 245 (Comm. Approval)
DDE No. 441 (Comm. Approval) DDE No. 236 (Comm. Approval)
DDE No. 271 (Comm. Approval) DDE No. 217 (Comm. Approval) DDE No. 277 (Comm. Approval) DDE No. 280 (Comm. Approval)
Certificate No. 4818



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 1 & 24)

SANCTION OF DEVELOPMENT

COMMENCEMENT EXHIBIT

Approved

Building Type A1: 50' x 12' Area, Building Type A2: 50' x 12' Area, Building Type B1: 50' x 12' Area, Building Type B2: 50' x 12' Area, Building Type C1: 50' x 12' Area, Building Type C2: 50' x 12' Area, Building Type D1: 50' x 12' Area, Building Type D2: 50' x 12' Area, Building Type E1: 50' x 12' Area, Building Type E2: 50' x 12' Area, Building Type F1: 50' x 12' Area, Building Type F2: 50' x 12' Area, Building Type G1: 50' x 12' Area, Building Type G2: 50' x 12' Area, Building Type H1: 50' x 12' Area, Building Type H2: 50' x 12' Area, Building Type I1: 50' x 12' Area, Building Type I2: 50' x 12' Area, Building Type J1: 50' x 12' Area, Building Type J2: 50' x 12' Area, Building Type K1: 50' x 12' Area, Building Type K2: 50' x 12' Area, Building Type L1: 50' x 12' Area, Building Type L2: 50' x 12' Area, Building Type M1: 50' x 12' Area, Building Type M2: 50' x 12' Area, Building Type N1: 50' x 12' Area, Building Type N2: 50' x 12' Area, Building Type O1: 50' x 12' Area, Building Type O2: 50' x 12' Area, Building Type P1: 50' x 12' Area, Building Type P2: 50' x 12' Area, Building Type Q1: 50' x 12' Area, Building Type Q2: 50' x 12' Area, Building Type R1: 50' x 12' Area, Building Type R2: 50' x 12' Area, Building Type S1: 50' x 12' Area, Building Type S2: 50' x 12' Area, Building Type T1: 50' x 12' Area, Building Type T2: 50' x 12' Area, Building Type U1: 50' x 12' Area, Building Type U2: 50' x 12' Area, Building Type V1: 50' x 12' Area, Building Type V2: 50' x 12' Area, Building Type W1: 50' x 12' Area, Building Type W2: 50' x 12' Area, Building Type X1: 50' x 12' Area, Building Type X2: 50' x 12' Area, Building Type Y1: 50' x 12' Area, Building Type Y2: 50' x 12' Area, Building Type Z1: 50' x 12' Area, Building Type Z2: 50' x 12' Area

At No. 111/112, Thane, Dist. Thane, Maharashtra. Date: 11/11/2023

1. The applicant is requested to deposit the Development Charges as per the following details:

With reference to your application No. 9260 dated 11.11.2023 for development permission under the provisions of sections 47 & 49 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. 111/112, Thane, Dist. Thane, Maharashtra. Subject No. 111/112, Thane, Dist. Thane, Maharashtra. S No. 111/112, P.P. No. 111/112.

The development permission is granted subject to the following conditions:

- The land created by some portion of the application of the set out land shall be used for the public use.
- No new building or part thereof shall be erected or added or be reconstructed or permitted to be used by any person unless a development permission has been granted.
- The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of issuance.
- This permission shall not entitle you to develop the land in a manner not stated in you.
- Shri. Dhanraj, Tal. & Dist. Thane on plot bearing No. 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

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONNECTION OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE DEFENSEY PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Order No. _____
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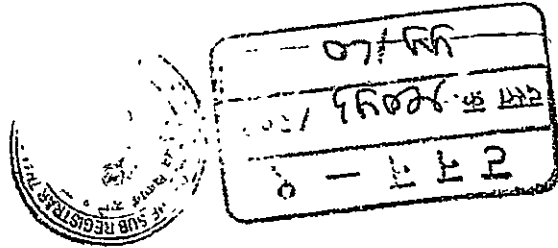
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ANNEXURE/5A
(Commencement Certificate)



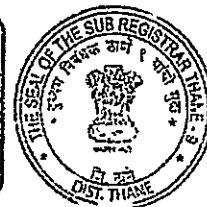
THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

File No. **511/D191/18** Date **15/11/2019**
Revised No. **THC/TDD/3252/19**

Table B1 Building Details

Building Name	BUILD A	Building Use	Residential
Name of Plot	BUILD A		
Floor Name	GROUNDFLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR SEVENTH FLOOR EIGHTH FLOOR NINTH FLOOR TENTH FLOOR ELEVENTH FLOOR TWELFTH FLOOR THIRTEENTH FLOOR FOURTEENTH FLOOR FIFTEENTH FLOOR SIXTEENTH FLOOR SEVENTEENTH FLOOR EIGHTEENTH FLOOR		
Building Name	BUILD B	Building Use	Residential
Name of Plot	BUILD B		
Floor Name	GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR SEVENTH FLOOR EIGHTH FLOOR NINTH FLOOR TENTH FLOOR ELEVENTH FLOOR TWELFTH FLOOR THIRTEENTH FLOOR FOURTEENTH FLOOR FIFTEENTH FLOOR SIXTEENTH FLOOR SEVENTEENTH FLOOR EIGHTEENTH FLOOR		
Building Name	BUILD C	Building Use	Residential
Name of Plot	BUILD C		
Floor Name	GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR		
Building Name	BUILD D	Building Use	Residential
Name of Plot	BUILD D		
Floor Name	GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR		

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PROMOTER

Sanjay Jaiswal
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WARNING: PLEASE READ THE DISCLOSURE STATEMENT OF THE PROMOTER AND THE TERMS AND CONDITIONS OF SALE OF THE APARTMENT UNIT AND

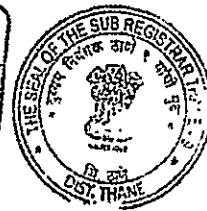
- A To be complied before Commencement Certificate
- B To be complied before Commencement Notice
- C To be complied before Plinth Certificate
- D To be complied before Occupation Certificate

Page No. 52



Thane Municipal Corporation.

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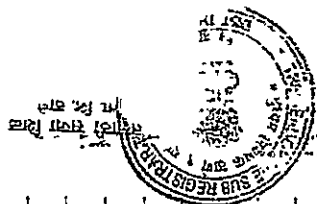
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PROMOTER

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Sl. No.	Name of the Company	Registered Office	Authorized Capital	Paid-up Capital	Reserves	Surplus	Total
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ANNEXURE IV

Sl. No.	Particulars	Amount	Total
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निदेशक सचिव
रा. वि. थाने

Sl. No.	Particulars	Amount	Total
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निदेशक सचिव
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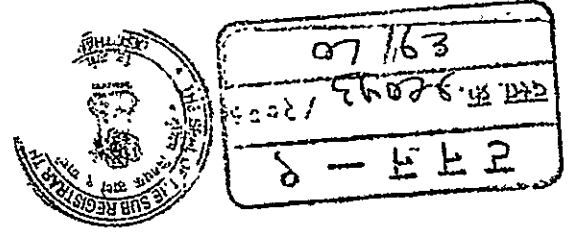


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पञ्जाबी एंटी-डॉपिंग एजेंसी प्राइवेट लिमिटेड
पंजाब, भारत

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पंजाब, भारत

क्र.सं.	विवरण				दिनांक				स्थिति
	
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पंजाब, भारत

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PROMOTER

ALLOTTEE/S

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8-11-12

INDUSIND BANK	Bank Name:-
PHL-PROVIDENT PALMVISITA B1 IBL COLLECTION ESCROW ACCOUNT	Name of Account:-
251213141648	Account No:-
M.G. ROAD	Branch:-
GROUND FLOOR, CENTENARY BUILDING, NO. 28, M. G. ROAD, BANGALORE 560 001.	Address:-
INDB000008	RTGS/NEFT/IFSC Code:-

(Bank Account Details)

ANNEXURE "G"

Sanjay
Sanjay

[Signature]

Schedule	Description	Details
First	Date of the Agreement	20/10/2023
Second	1. Authorised Signatory	1 Name: Bakhtyar Ahmed B Sindgi Aadhar 5049 9357 0577 16th Feb 2022
Third	Allottee Details	Shahcen Javed Mir aged about 33 years, W/O Javed Mohamed Mir (PAN No. ACBPH1082M), (Aadhar No. 3417946555680) and Javed Mohamed Mir aged about 33 years, S/O Mohammed Abdul Arif Mir (PAN No. CCOPM6807D), (Aadhar No. 873727293089) having his/hor/their /is address at 6/11, Near A.K. Fadors, Piltarpada, Pathanwadi, Aary Road, Post Niltte Powai, Mumbai - 100087, Maharashtra Contact Details 8652416614 Email Id jmir0973@gmail.com
Fourth	Said Premises	All that the Flat/Unit being No. PV-B1-1807 admeasuring 33.08 Sq. Meter carpet area plus 0 Sq. Meter deck area and 3 62 Sq. Meter balcony area, if any on 18th floor in Tower / Wing B1 in the Project to be known as "Provident Palm Vista", to be constructed on a portion of the larger Project Land, more particularly described in the First Schedule
Fifth	No and type of Car Parks	TWO WHEELER
Sixth	Sale Consideration	INR 3827363/- (Indian National Rupees Thirty Eight Lacs Twenty Seven Thousand Three Hundred Sixty Three Only)
Seventh	Advance Payment/Earnest Payment paid	Rs. 100000/-
Eighth	Nominee details	Name Age Address Contact details Email Id



277-9
277/9
277/9

ANNEXURE 7

Department of Stamp & Registration, Maharashtra
Receipt of Document Handling Charge
 FMS: 2377C016442 Date: 23/02/2023
 Received from Jitesh S/O. Mahesh Prasad Patil 23/02/2023, an amount of ₹ 2500.00 towards Document Handling Charge for the Document to be registered (GARTAI) in the Sub Registrar Office, J. S. R. Thane 3 of the District Thane.
 Payer's Details
 Bank Name: RELI, Date: 23/02/2023
 Bank A/c: 400100100023410001, NEFT No.: 179200037
 THIS IS COMPLETE COPY OF RECEIPT. THERE NO SIGNATURE IS REQUIRED.

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 वस्त क्र. १२०५५ / २०२३
 ३१७४



CHALLAN
 STATE Form Number 4
 FORM NO. 4/2022 DATE: 23/02/2023 PAGE NO. 441

Document: Sub-Registrar of Registration, Thane
 Type of Payment: Registration Fee
 CHES Name: TAJ THANE (TAJ) KONTA SUB REGISTRAR, Thane
 Payment Details: ₹ 2500.00
 CHES Details: CHES No. 105, CHES Code: THANE, CHES City: THANE
 Bank Name: RELI, Branch: KOTVA, City: THANE
 Account Type: REGISTRATION FEE, Amount: ₹ 2500.00
 NEFT No.: 179200037

FOR USE BY RECEIVING BANK
 CHES Details: CHES No. 105, CHES Code: THANE, CHES City: THANE
 Bank Name: RELI, Branch: KOTVA, City: THANE
 Account Type: REGISTRATION FEE, Amount: ₹ 2500.00
 NEFT No.: 179200037

Page 1, Form No. 4/2022 (18-01-2022)

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 वस्त क्र. १२०५५ / २०२३
 ३१/८०



CHALLAN
 STATE Form Number 4
 FORM NO. 4/2022 DATE: 23/02/2023 PAGE NO. 441

Document: Sub-Registrar of Registration, Thane
 Type of Payment: Registration Fee
 CHES Name: TAJ THANE (TAJ) KONTA SUB REGISTRAR, Thane
 Payment Details: ₹ 2500.00
 CHES Details: CHES No. 105, CHES Code: THANE, CHES City: THANE
 Bank Name: RELI, Branch: KOTVA, City: THANE
 Account Type: REGISTRATION FEE, Amount: ₹ 2500.00
 NEFT No.: 179200037

FOR USE BY RECEIVING BANK
 CHES Details: CHES No. 105, CHES Code: THANE, CHES City: THANE
 Bank Name: RELI, Branch: KOTVA, City: THANE
 Account Type: REGISTRATION FEE, Amount: ₹ 2500.00
 NEFT No.: 179200037

93
 पावडी
 Original Disposal
 17/02/2023
 642 PLS
 17/02/2023 11:53:52

भारतीय रुपैया वस्तु क्र. १२०५५/२०२३
 ३१/८०
 १९२०

१) १९२० रु. १९२०
 २) १९२० रु. १९२०
 ३) १९२० रु. १९२०
 ४) १९२० रु. १९२०

१९२० रु. १९२०

PROVIDENT

ART 1. I hereby agree to fully, irrevocably and exclusively to and otherwise in all or any part of the income...

IN WITNESS WHEREOF, the undersigned, the Board of Directors of Provident, have caused this Certificate of Redemption to be signed by the duly authorized officers...

PROVIDENT MUTUAL FUND INC. A mutual fund of Provident Financial Group, Inc. (PFG), a company organized under the laws of the State of New York...

STATE OF NEW YORK
 COUNTY OF []
 CITY OF []

CERTIFICATE OF REDEMPTION OF SHARES OF THE MUTUAL FUND OR PROVIDENT

ARTICLE 1. I hereby agree to fully, irrevocably and exclusively to and otherwise in all or any part of the income...

IN WITNESS WHEREOF, the undersigned, the Board of Directors of Provident, have caused this Certificate of Redemption to be signed by the duly authorized officers...

PROVIDENT MUTUAL FUND INC. A mutual fund of Provident Financial Group, Inc. (PFG), a company organized under the laws of the State of New York...

STATE OF NEW YORK
 COUNTY OF []
 CITY OF []

PROVIDENT

ARTICLE 1. I hereby agree to fully, irrevocably and exclusively to and otherwise in all or any part of the income...

IN WITNESS WHEREOF, the undersigned, the Board of Directors of Provident, have caused this Certificate of Redemption to be signed by the duly authorized officers...

PROVIDENT MUTUAL FUND INC. A mutual fund of Provident Financial Group, Inc. (PFG), a company organized under the laws of the State of New York...

STATE OF NEW YORK
 COUNTY OF []
 CITY OF []

GENERAL POWER OF ATTORNEY

ARTICLE 1. I hereby agree to fully, irrevocably and exclusively to and otherwise in all or any part of the income...

IN WITNESS WHEREOF, the undersigned, the Board of Directors of Provident, have caused this Certificate of Redemption to be signed by the duly authorized officers...

PROVIDENT MUTUAL FUND INC. A mutual fund of Provident Financial Group, Inc. (PFG), a company organized under the laws of the State of New York...

STATE OF NEW YORK
 COUNTY OF []
 CITY OF []

PROVIDENT

Item No.	Description	Amount	Date
1
2

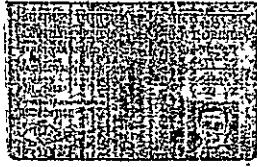
STATE OF NEW YORK
 COUNTY OF []
 CITY OF []

PROVIDENT

ARTICLE 1. I hereby agree to fully, irrevocably and exclusively to and otherwise in all or any part of the income...

IN WITNESS WHEREOF, the undersigned, the Board of Directors of Provident, have caused this Certificate of Redemption to be signed by the duly authorized officers...

PROVIDENT MUTUAL FUND INC. A mutual fund of Provident Financial Group, Inc. (PFG), a company organized under the laws of the State of New York...



भारत सरकार
भारतीय न्यायपालिका
 Ministry of Law and Justice
 Government of India

आधार क्रमांक / Your Aadhaar No
5049 8357 0577

मेरा आधार, मेरी पहचान

5049 8357 0577

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 ५०/६०



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 ५०/६०

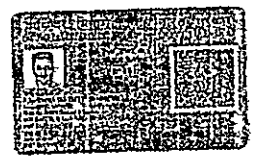


भारत सरकार
 Government of India

आधार क्रमांक / Your Aadhaar No
10 7232 4497

मेरा आधार, मेरी पहचान

10 7232 4497



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 मेरा आधार, मेरी पहचान

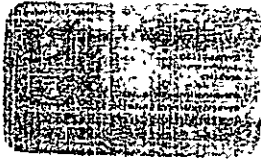
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4	10/11/2011	10/11/2011	10/11/2011
5	10/11/2011	10/11/2011	10/11/2011
6	10/11/2011	10/11/2011	10/11/2011
7	10/11/2011	10/11/2011	10/11/2011
8	10/11/2011	10/11/2011	10/11/2011
9	10/11/2011	10/11/2011	10/11/2011
10	10/11/2011	10/11/2011	10/11/2011
11	10/11/2011	10/11/2011	10/11/2011
12	10/11/2011	10/11/2011	10/11/2011
13	10/11/2011	10/11/2011	10/11/2011
14	10/11/2011	10/11/2011	10/11/2011
15	10/11/2011	10/11/2011	10/11/2011
16	10/11/2011	10/11/2011	10/11/2011
17	10/11/2011	10/11/2011	10/11/2011
18	10/11/2011	10/11/2011	10/11/2011
19	10/11/2011	10/11/2011	10/11/2011
20	10/11/2011	10/11/2011	10/11/2011
21	10/11/2011	10/11/2011	10/11/2011
22	10/11/2011	10/11/2011	10/11/2011
23	10/11/2011	10/11/2011	10/11/2011
24	10/11/2011	10/11/2011	10/11/2011
25	10/11/2011	10/11/2011	10/11/2011
26	10/11/2011	10/11/2011	10/11/2011
27	10/11/2011	10/11/2011	10/11/2011
28	10/11/2011	10/11/2011	10/11/2011
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10/11/2011



10/11/2011

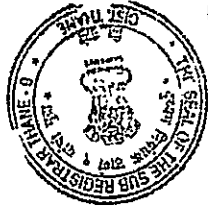
10/11/2011



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10/11/2011

10/11/2011





07/90
पंजीयक सं. 92023/2002
पंजीयक - 8

भारत सरकार



जवेद मोहम्मद मीर
Javed Mohamed Mir
 जन्म तारीख/DOB: 04/12/1990
 पुरुष/ MALE
 Mobile No: 9702416614





8737 7279 3089
 VID : 9102 3560 1713 5322

माझे आधार, माझी ओळख

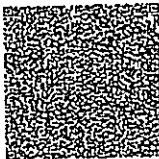
Javed

भारत गणराज्य विपिण्ड पहिचान प्राधिकरण
भारत गणराज्य विपिण्ड पहिचान प्राधिकरण OF INDIA







पत्ता:
 S/O मोहम्मद मीर, रूम नो ६/११, फिल्टर पाडा पथण
 वाडी, आरव रोड, पोवाडा, वेस्ट सर्कल / ए के टॉवर, किराये
 स ओ, मुंबई,
 महाराष्ट्र - 400087

Address :
 S/O Mohamed Mir, room no 6/11, filter pada
 pathan wadi, arey road, powai, near best circle /
 A.K tower, Nitha S O, Mumbai,
 Maharashtra - 400087



Generation Date: 17/09/2013

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 दस्त क्र. १००५५/२०२३
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Payment Details

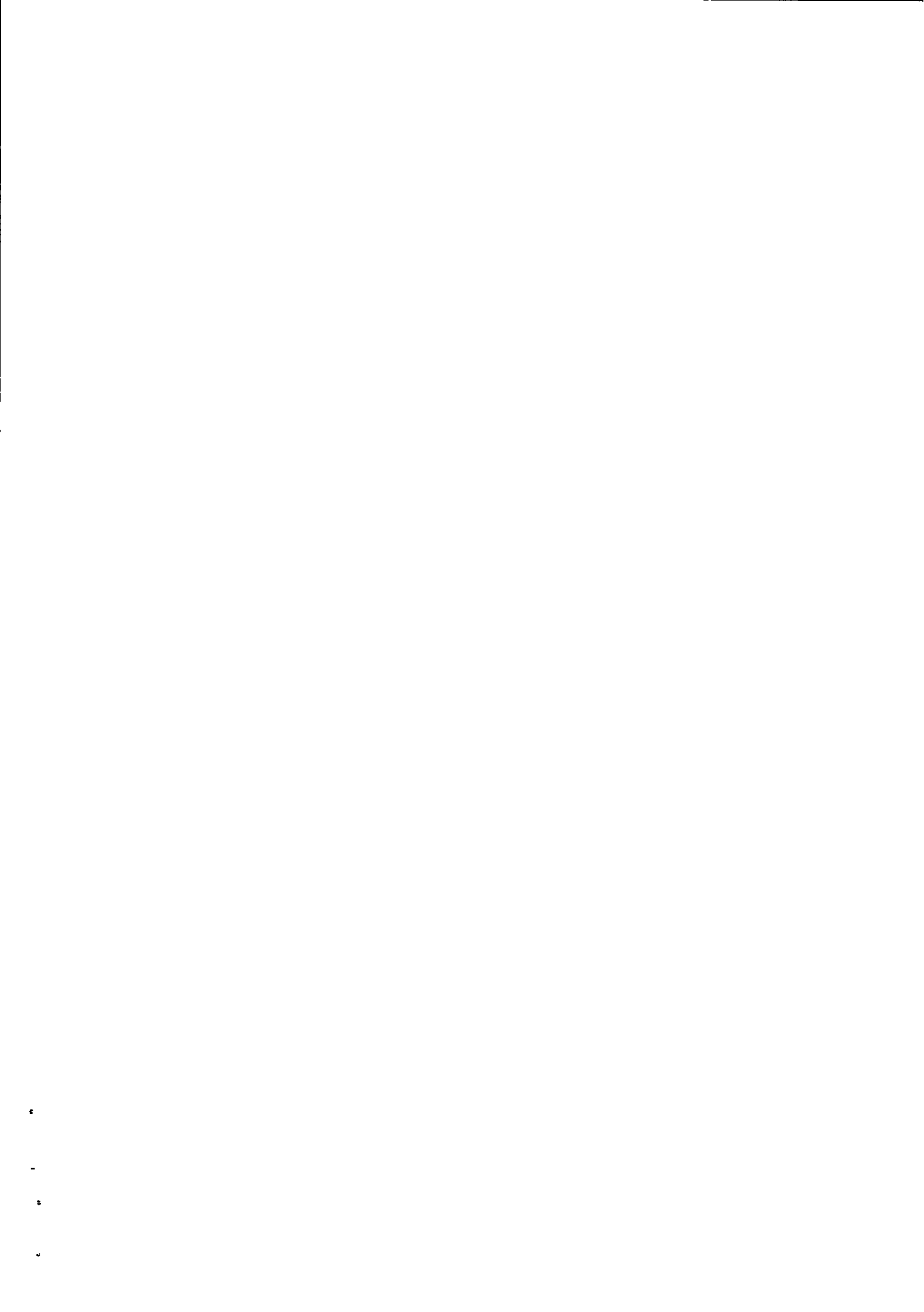
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2		DHC		1023191420678	1600	RF	1023191420678D	20/10/2023
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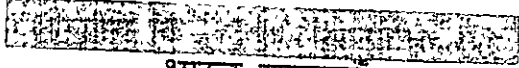
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

10/20/23 5 29 PM

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दस्ता क. १२०५५/२०२३
७५/८०







भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No : 0661/24731/03076

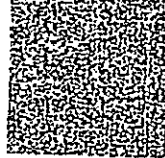
To,
शाहीन जावेद मीर
Shahen Javed Mir
W/O Javed Mir
near best circle A K tailor room no - 8/11
filter pada, pathan wadi saarey road
pova Mumbai
NITIE Mumbai Mumbai
Maharashtra 400057
9702416614

28/09/2011

Ref 1500 / 13W / 62674 / 62580 / P



SB787386195FH



आपला आधर क्रमांक / Your Aadhaar No. :

3417 9465 5680

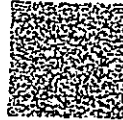
माझे आधर, माझी ओळख



भारत सरकार
Government of India



शाहीन जावेद मीर
Shahen Javed Mir
जन्म तारीख / DOB 09/04/1990
स्त्री / Female



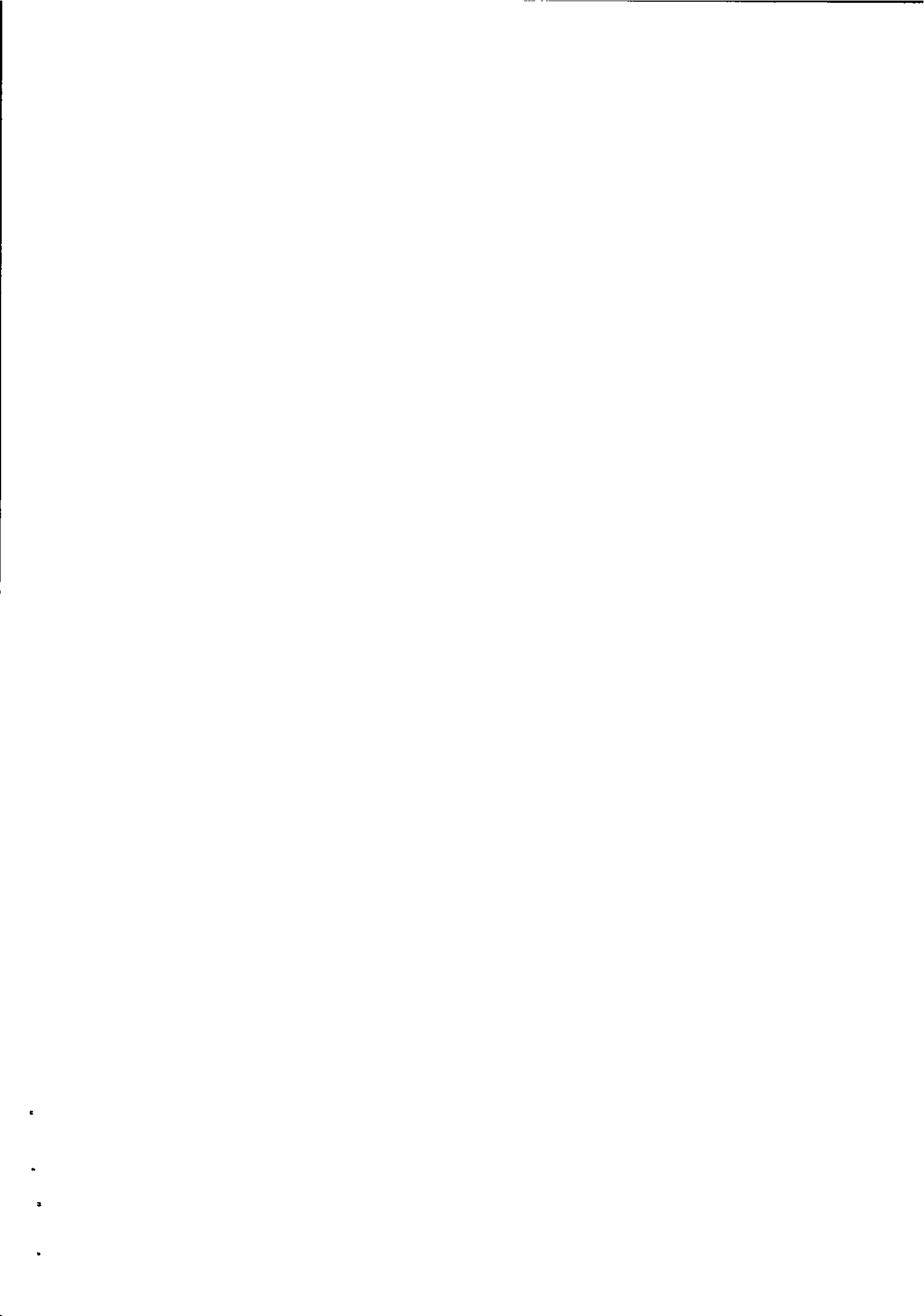
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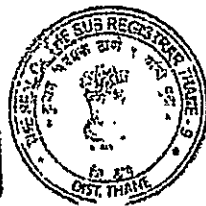
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दस्त क्र. १२०५३ / २०१४
७७/८०



536/19053
शुक्रवार, 20 ऑक्टोबर 2023 3.08 म.न.

दस्त गोषवारा भाग-1

दनन 9 10/10
दस्त क्रमांक 19053/2023

दस्त क्रमांक दनन 9 /19053/2023

वाजार मुल्य ₹ 26,16,057/-

मोवदला ₹ 38,27,363/-

भगनेलं मुद्राक शुल्क ₹ 2,67,930/-

दृ. नि. मद्र. दृ. नि. दनन 9 वाचें कार्यालयान

अ. क्रं. 19053 वर दि. 20-10-2023

गंजी 3 06 म.न. वा. हजर केला

पावनी 20494

पावनी दिनांक: 20/10/2023

मादरकरणागंचें नाच शाहीन जावेद भीर --

नोदणी फी

₹. 30000.00

दस्त झानाळणी फी

₹. 1600.00

पृष्ठाची मख्या 80

दस्त हजर करणाऱ्याची मही

एकूण 31600.00

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

दस्ताचा प्रकार कगामामा

मुद्राक शुल्क. (एक) घोणत्याही महानगरपालिकेच्या इदीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रान

भिद्रा नं. 1 20 / 10 / 2023 03 06 14 PM ची वेळ (मादरीकरण)

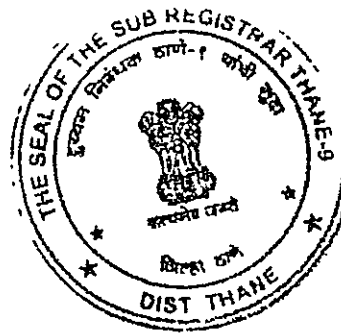
भिद्रा नं. 2 20 / 10 / 2023 03 07 24 PM ची वेळ (फी)

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

प्रमाणित करण्यात येने की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्तित् व सरी आहेत तर्चाप धोटी / रनावर आडवून आल्यास नोदणी अधिनियम 1908 चे कलाम 82 अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीश. जवाबदार राहू.

निहज टंगा



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दस्तावेज गोपबारा भाग-2

दस्तावेज

Uel Lo

दस्तावेज क्रमांक 19053/2023

दस्तावेज क्रमांक, दस्तावेज/19053/2023

दस्तावेजाचा प्रकार - करारनामा

अनु क्र	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	दस्तावेज प्रमाणित
1	नाव: प्रोव्हिडेंट हॉमिंग लिमिटेड नफे मंचालक भक्तियार अहमद वी मिदगी नफे कु. मु. धारक म्हणून कृष्णा निवृत्ती बेडीवाळे - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. १३०/१ उन्नयन रोड, वंगलोर, कर्नाटक, BANGALORE पिन नंबर: AAACP8877D	लिट्टन घेणार वय -30 स्वाक्षरी -		
2	नाव ग्लोरी टाउनशिप ग्लन ग्लन पी नफे कु. मु. धारक प्रोव्हिडेंट हॉमिंग लिमिटेड नफे मंचालक भक्तियार अहमद वी मिदगी नफे कु. मु. धारक म्हणून कृष्णा निवृत्ती बेडीवाळे पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं: कृष्णा विन्हा नळ मजला ब्रम्हकुमारी पीन पार्क जवळ नेताजी चौक उल्हास नगर , रोड नं: - , महाराष्ट्र, ठाणे, पिन नंबर: AAKFG1621K	लिट्टन घेणार वय -30 स्वाक्षरी -		
3	नाव शाहीन जावेद मीर - - पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं: - , रोड नं. ६/११, ग के ट्रेलर जवळ, फ्लॉटर पाडा, पटाणवाडी, आणे रोड, पोस्ट निनीये पवई , महाराष्ट्र, मुम्बई. पिन नंबर ACBPI1082M	लिट्टन घेणार वय -33 स्वाक्षरी -		
4	नाव जावेद मोहम्मद मीर - - पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं: ६/११, ग के ट्रेलर जवळ, फ्लॉटर पाडा, पटाणवाडी, आणे रोड, पोस्ट निनीये पवई , महाराष्ट्र, MUMBAI पिन नंबर: CGGPM6807D	लिट्टन घेणार वय -33 स्वाक्षरी -		

वरील दस्तावेजावर करून देणार नशाकधीत करारनामा चा दस्तावेज करून दिल्याचे पटवून करताना शिक्का क्र 3 ची वेळ 20 / 10 / 2023 03 . 22 : 04 PM

ओळख -

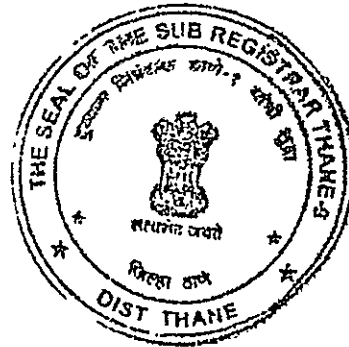
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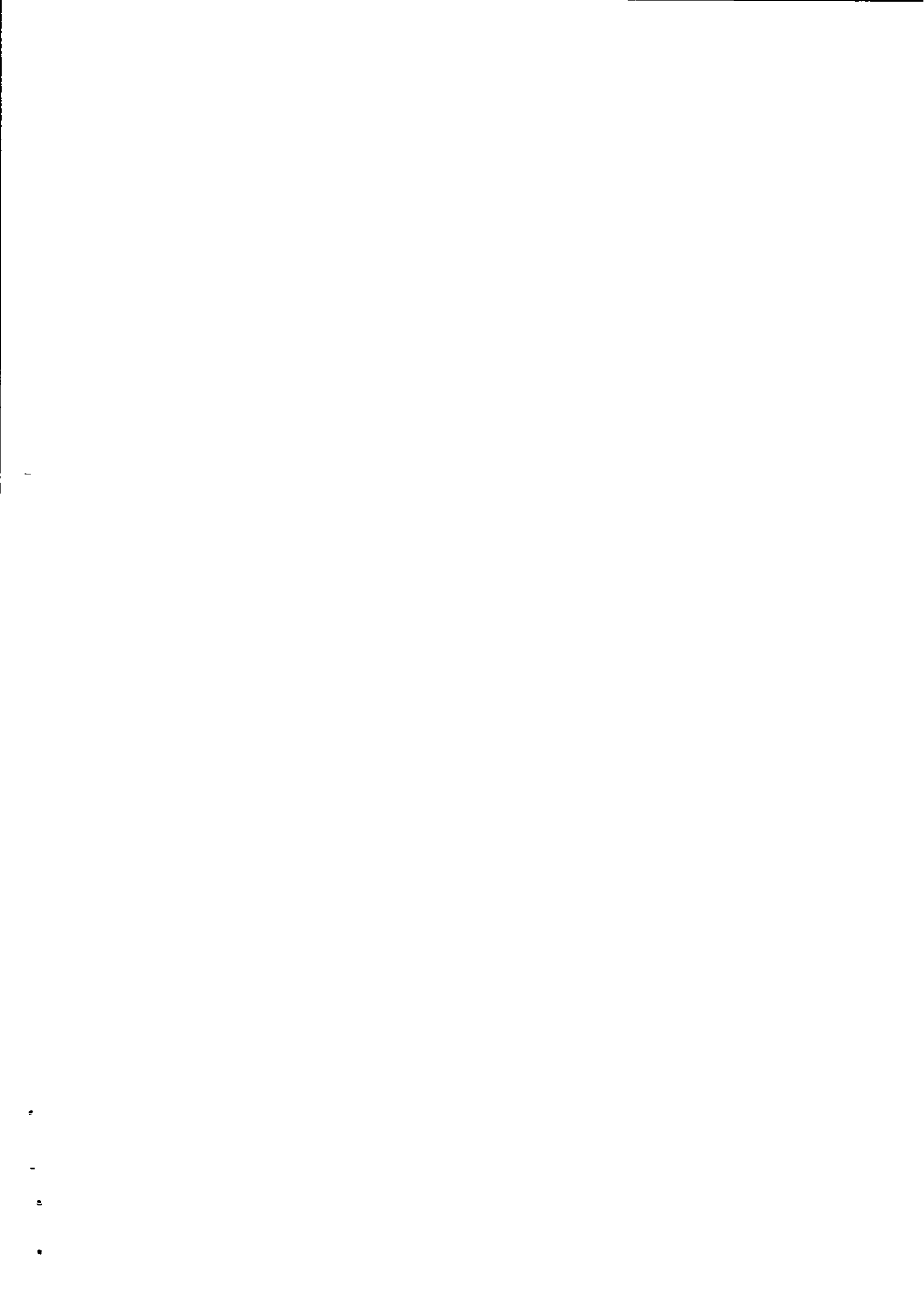
अनु क्र	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	दस्तावेज प्रमाणित
1	नाव: सजीवनी परब - - वय 37 पत्ता: डोंबिवली पूर्व पिन कोड 421201	लिट्टन घेणार वय -37 स्वाक्षरी -		
2	नाव: अनिकेत मर्गज - - वय 25 पत्ता: डोंबिवली पूर्व पिन कोड: 421201	लिट्टन घेणार वय -25 स्वाक्षरी -		

शिक्का क्र.4 ची वेळ: 20 / 10 / 2023 03 : 23 19 PM

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९





Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shaheen Javed Mir	eChallan	00040572023101975993	MH009773498202324E	267930.00	SD	0005149090202324	20/10/2023
2		DHC		1023191420678	1600	RF	1023191420678D	20/10/2023
3	Shaheen Javed Mir	eChallan		MH009773498202324E	30000	RF	0005149090202324	20/10/2023

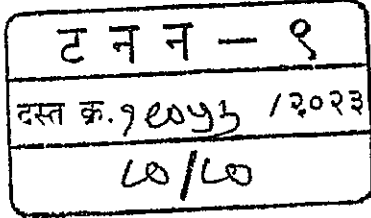
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

19053 /2023

Know Your Rights as Registrants

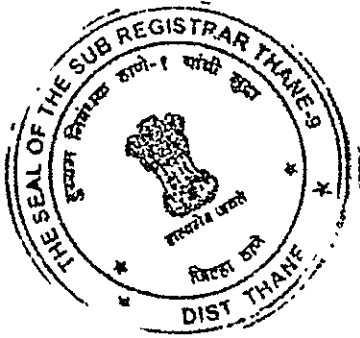
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration

For feedback please write to us at feedbacktsanta@gmail.com



प्रमाणित करण्यात येते की या दस्ता
मध्ये एकूण पाने..... ७..... आहेत
पुस्तक क्रमांक..... १..... वर
..... १८०५३..... क्रमांकावर नोंदवला

सह दृश्य निबंधक वर्ग २, ठाणे ९
तारीख..... २०.१०.२३..... सन. २०२३





20/10/2023

सूची क्र.2

दुय्यम निबंधक दु.नि ठाणे 9

दम्न क्रमांक 19053/2023

नोंदणी .

Regn.63m

गावाचे नाव : डायधर

(1)विन्द्याना प्रकार	करगनामा
(2)मोबदना	3827363
(3) वाजाराभाव(भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद वगवे)	2616057
(4) भु-मापन,पेट्टिन्मा व परक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे मन पा इतर वर्णन ., इतर माहिती. मांजे डायधर मन्हे नगर /द्विन्मा नगर 88/4,89,90/1.90/2/4,90/4 /2,101/1/2,101/2,101/3 वावनीन प्रोव्हिडेन्ट पाल्म विन्दा इमारती मधील वी 1 - 1807,अठरावा मजला,वी 1 विन,क्षेत्रफळ 33.08 चौ मी कार्पेट एरिया + 0 चौ मी डेक एरिया +3 62 चौ मी बाल्कनी एरिया मोबन 1 दुचाकी पार्किंग((Survey Number मन्हे नगर /द्विन्मा नगर 88/4,89,90/1.90/2/4,90/4 /2,101/1/2,101/2,101/3 :))
(5) क्षेत्रफळ	1) 33.08 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यान अनेल नेव्हा	
(7) दम्नांगवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रोव्हिडेन्ट हॉमिंग लिमिटेड तर्फे म्हात्मक भक्तियार अहमद वी सिदगी तर्फे कु. मु. धारक म्हणून वृणा निवृत्ती भेडीवाळे - वय:-30, पत्ता -प्लॉट न ., माळा न ., इमारतीचे नाव ., ब्लॉक न ., गेड न १३२/१ उन्मूर रोड, बगनोर्, कर्नाटक, BANGALORE. पिन कोड:-560042 पॅन न:-AAECP8877D 2): नाव.-म्लोर्ग टाउनशिप एल एल पी तर्फे कु. मु. धारक प्रोव्हिडेन्ट हॉमिंग लिमिटेड तर्फे म्हात्मक भक्तियार अहमद वी सिदगी तर्फे कु. मु. धारक म्हणून वृणा निवृत्ती भेडीवाळे वय:-30, पत्ता -प्लॉट न ., माळा न . इमारतीचे नाव ., ब्लॉक न: कृष्णा विन्दा वळ मजला ब्रम्हकुमारी पीम पार्क जवळ नंवाजी चौक उन्नाम नगर , गेड न ., महाराष्ट्र, ठाणे. पिन कोड -421004 पॅन न:-AAKFG1621K
(8)दम्नांगवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव -शाहीन जावेद मीर - वय -33, पत्ता -प्लॉट न ., माळा न ., इमारतीचे नाव ., ब्लॉक न ., गेड न ६/११, ए के टेलर जवळ, फिल्टर पाडा, पठाणवाडी, आरे गेड, पोस्ट नितीये पवई , महाराष्ट्र, मुम्बई पिन कोड -400087 पॅन न:-ACBPI1082M 2) नाव -जावेद मोहम्मद मीर - वय -33, पत्ता -प्लॉट न ., माळा न ., इमारतीचे नाव ., ब्लॉक न ., गेड न ६/११, ए के टेलर जवळ, फिल्टर पाडा, पठाणवाडी, आरे गेड, पोस्ट नितीये पवई , महाराष्ट्र, MUMBAI पिन कोड -400087 पॅन न -CGGPM6807D
(9) दम्नांगवज करून दिल्याचा दिनांक	20/10/2023
(10)दम्न नोंदणी केल्याचा दिनांक	20/10/2023
(11)अनुक्रमांक,खड व पृष्ठ	19053/2023
(12)वाजाराभावाप्रमाणे मूद्राक शुल्क	267930
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)शंग	

मुल्याकनामानी विचागल घेतलेला तपशील:-.

साह दुय्यम निबंधक वर्ग २ ठाणे क. ९

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

