

Page No.

पावती

Original/Duplicate

Wednesday, February 21, 2024

नोंदणी क्र.: 39M

1:26 PM

Regn.: 39M

पावती क्र.: 1020

दिनांक: 21/02/2024

गावाचे नाव: उरण

दस्तऐवजाचा अनुक्रमांक: उरन-750-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: पुनित पुरुषोत्तम हरम - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

Sub Registrar Uran

दुय्यम निबंधक श्रणी - I उरण

बाजार मुल्य: रु.1770199.2/-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224201319566 दिनांक: 21/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015931857202324E दिनांक: 21/02/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज दि. 21/02/2024 रोजी पाहिले
.....संबंधित देण्यात माझी

काही एक हरकत नाही.

पत्रकार स्वाक्षरी व दिनांक

मुळ दस्तऐवज परत मिळारता

पत्रकारांची सही

21/2/2024



सूची क्र.2

दरम निबंधक : द.नि. उरण

दरम क्रमांक : 750/2024

नोंदणी :

Regn:63m

गावाचे नाव : उरण

करारनामा	करारनामा
3000000	3000000
1770199.2	1770199.2
असल्यास, प्रतिवादिचे	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 4/52, दर 51500 /-सदनिका नं 506,5 वा मजला,औम रेसिडेंसि,प्लॉट नं 26,सेक्टर 52,द्रोणागिरी,ता उरण,जिल्हा रायगड,क्षेत्र 29.76 चौ मी कारपेट((Plot Number : 26 ; SECTOR NUMBER : 52 ;))
	1) 29.76 चौ.मीटर
जुडी देण्यात असेल तेव्हा.	
देश-या विहून ठेवणा-या वा दिवाणी न्यायालयाचा आदेश असल्यास,प्रतिवादिचे	1): नाव:-मे शिवलक्ष्मी डेव्हलपर्स एलएलपी तर्फे भागीदार श्री वेद पटेल - - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं 2, बुलफे सीएचएस ली, सेक्टर 9ए, वाशी, नवी मुंबई. महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AEOFS0248A
	2): नाव:-मान्यता देणार - मे आर्यम इंफ्राकॉन एलएलपी तर्फे भागीदार श्री आदित्य चोक्षी व यामिनी आदित्य चोक्षी तर्फे क. ज. देणार मे शिवलक्ष्मी डेव्हलपर्स एलएलपी तर्फे भागीदार श्री वेद पटेल वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं 606, 6 वा मजला, अभिजित कॉम्प्लेक्स, बिल्डिंग नं 1, मिथकाळ सिक्म रोड, एलिसब्रीज, अहमदाबाद, गुजरात, अहमदाबाद. पिन कोड:-380006 पॅन नं:-ABVFA4455B
घण्ट्या-या पक्षकाराचे व किंवा चा हक्कनामा किंवा आदेशाचे नाव व पत्ता	1): नाव:-पुनित पुरुषोत्तम हरम - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु पोस्ट देवगड सदा, व्ही टी सी देवगड, जिल्हा सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416613 पॅन नं:- AKPPH0753G
	2): नाव:-विजयश्री पुरुषोत्तम हरम - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु पोस्ट देवगड सदा, व्ही टी सी देवगड, जिल्हा सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416613 पॅन नं:- AAWNPH4645M
दिल्याचा दिनांक	21/02/2024
दिल्याचा दिनांक	21/02/2024
व पृष्ठ	750/2024
साणे मुद्रांक शुल्क	180000
साणे नोंदणी शुल्क	30000

आरान घेतलेला तपशील:-

आराना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority, or any area not mentioned in sub clause (i), or the Influence Areas as

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202402214078

21 February 2024,01:02:50

PM

उरण

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग ता.का. उरण (SEZ)
उप मूल्य विभाग 4/52-द्रोणागिरी नोड.सेक्टर-52
क्षेत्राचे नांव B Class Palika

सर्व्हे नंबर /न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
14700	51500	54400	64400	54400	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	32.736चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.23958/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		

Sale Type -
First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट.वाढ = 105 / 100 Apply to Rate= Rs.54075/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((54075-14700) * (100 / 100)) + 14700)
=
Rs.54075/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 54075 * 32.736

= Rs.1770199.2/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1770199.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.1770199/-
= - सतरा लाख सत्तर हजार एक शे नव्याण्णव /-



CHALLAN
MTR Form Number-6



GRN	MH0159318572024E	BARCODE			Date	20/02/2024-18:41:00	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				URN_URAN SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				180000.00				
0030063301 Registration Fee				30000.00				
Total				2,10,000.00				
Payment Details				BANK OF MAHARASHTRA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				090				
Name of Bank				BANK OF MAHARASHTRA				
Name of Branch				URAN				
Remarks (If Any)				PAN2=AEOFS0248A-SecondPartyName=SHIVLAXMI DEVELOPERS LLP-				
Amount In				Two Lakh Ten Thousand Rupees Only				
Words								
Road/Street				SECTOR 52, DRONAGIRI, TAL URAN.				
Area/Locality				DIST RAIGAD				
Town/City/District								
PIN				4 0 0 7 0 2				
Flat/Block No.				FLAT NO 506,5TH FLOOR, AUM RESIDENCY.				
Premises/Building				PLOT NO 26.				
Bank No.				02300042024022012228				
Bank Date				20/02/2024-18:43:32				
Bank Branch				BANK OF MAHARASHTRA				
Scroll No., Date				Not Verified with Scroll				

Department ID : _____ Mobile No. : 9920643535
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाची आहे. नोंदणी व करावयाच्या दस्तारासाठी सदर चलन लागू नाही.

For SHIVLAXMI DEVELOPERS LLP

Signature

PARTNER



Signature

विपुलरम

Shri Ved Patel

: 1 :

PARTNER

AGREEMENT FOR SALE

विद्युत् हरम

THIS AGREEMENT FOR SALE is made and entered into at Dronagiri, Uran on this ^{21st} day of February, 2024,

BETWEEN

M/S. SHIVLAXMI DEVELOPERS LLP, PAN No. AEOF50248A, a Limited Liability Partnership duly registered under the provisions of LLP Act, 2008, through its designated Partner **SHRI VED PATEL**, having its registered office at Shop No.-2, Bulphe CHS Ltd., Sector No. - 9A, Vashi, Navi Mumbai-

400 703, hereinafter referred to as "**The PROMOTER/DEVELOPERS**" (which expression shall unless it be repugnant to context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **OF THE FIRSTPART.**

AND

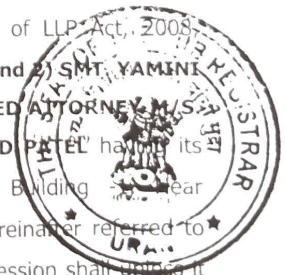
1) MR. PUNIT PURUSHOTTAM HARAM, Aged 34 years, PAN No - **AKPPH0753G** AND **2) MRS. VIJAYSHRI PURUSHOTTAM HARAM**, Aged 62 years, No - **AWNPH4645M** adults, Indian inhabitants, residing at /Post -Devgad sada, VTC Devgad, Dist sindhudurg -416613, hereinafter jointly referred to as the "**ALLOTTEE/PURCHASER**", (which expression shall unless it repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, executors, administrators and assigns)

SECOND PART.

03/02/24
040 2028
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AND

M/S. AARYAUM INFRACON LLP, PAN No. **ABVFA4455B**, a Limited Liability Partnership, duly registered under the provisions of LLP Act, 2008 through its designated Partner **1) SHRI ADITYA CHOKSHI** and **2) SMT. YAMINI ADITYA CHOKSHI** ACTING THROUGH THEIR CONSTITUTED ATTORNEY **M/S. SHIVLAXMI DEVELOPERS LLP** Through Partner **SHRI VED PATEL** having its registered office at 606, 6th Floor, Abhijeet Complex Building near Mithakal Six Road, Ellisbridge, Ahmedabad -380006, hereinafter referred to as "**THE CONFIRMING PARTY/OWNERS**", (which expression shall unless it be repugnant to context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns)



OF THE THIRD PART.

WHEREAS CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "**THE CORPORATION**") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the For **SHIVLAXMI DEVELOPERS LLP**

Shri Ved Patel
H PARTNER

विद्युत् हरम

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Print Date 21/02/24

provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

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

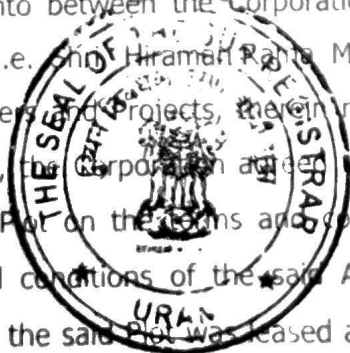
And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas one SHRI. HIRAMAN RAMA MHATRE, hereinafter referred to as "THE ORIGINAL LICENSEE" had been allotted a Plot of Land by the said Corporation bearing **Plot No.- 26, Sector - 52, admeasuring about 798.83 Sq. Mts., lying, being and situated at Village: Dronagiri, Taluka: Uran, District: Raigad**, and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID PROPERTY");

And whereas the Original Licensee paid to the Corporation a sum of Rs.10,000/- (Rupees Ten Thousand Only) as and by way of full and final payment of Lease Premium and entered into an **Agreement to Lease dated 07/08/2008** and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensee granting the lease of the said Plot to the Licensee for a period of 60 (Sixty) years from the date of Agreement to Lease, The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurance at Uran on 07/08/2008, under its Doc. No.- URN-2378/2008.

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And whereas by virtue of a **Tripartite Agreement dated 18/01/2010** entered into between the Corporation, of the One Part and the said Original Licensee i.e. Shri Hiranman Rama Mhatre of the Second Part and M/s. Arcee Homemakers and Projects, the said Original Licensee referred to as "THE NEW LICENSEE" of the Third Part, the Corporation agreed to grant to the New Licensee a lease of the aforesaid Plot on the terms and conditions specified therein and whereas the terms and conditions of the said Agreement was complied with by the New Licensees, the said Plot was leased and assigned in favour of the New Licensees i.e. M/s. Arcee Homemakers and Projects and CIDCO vide its letter dated **10/01/2010** transferred the said Plot in favour of the New Licensee M/s. Arcee Homemakers and Projects, instead and in place of the said Original Licensee.



For SHIVLAXMI DEVELOPERS LLP

Opatil

PARTNER

Shri

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The said Tripartite Agreement is duly registered before the Joint Sub Registrar of Assurances at Uran on 18/10/2010, under its registration document Serial No. URN 123/2010;

And whereas by virtue of **another Tripartite Agreement dated 05/01/2022** entered into between the Corporation, of the One Part and the said New Licensee i.e. M/s. Arcee Homemakers and Projects, through its Partners 1) Shri. Dev Premnath Sharma and 2) Mrs. Vimal Premnath Sharma, of the Second Part and M/S. AARYAUM INFRACON LLP, through its designated Partners (1) Shri Aditya Harinbhai Chokshi & (2) Smt. Yamini Aditya Chokshi, the Owners herein, therein referred to as **"THE SUBSEQUENT NEW LICENSEES"** of the Third Part, the Corporation has agreed to grant to the Subsequent New Licensees a lease of the aforesaid Plot on the terms and conditions specified therein and whereas the terms and conditions of the said Agreement was complied with by the New Licensees, the said Plot was leased and assigned in favour of the Subsequent New Licensees i.e. M/S. AARYAUM INFRACONLLP, through its Designated Partners 1) Shri. Aditya Harinbhai Chokshi & 2) Smt. Yamini Aditya Chokshi and CIDCO vide its letter dated 24/01/2022, transferred the said Plot in favour of the Subsequent New Licensees M/S. AARYAUM INFRACONLLP, through its Partners 1) Shri. Aditya Harinbhai Chokshi & 2) Smt. Yamini Aditya Chokshi, the Owners herein instead and in place of the said New Licensees. The said Tripartite Agreement is duly registered before the Joint Sub Registrar of Assurances at Uran on 06/01/2022, under its registration document Serial No. URN-39/2022.

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And whereas by virtue of a **Development Agreement dated 29/08/2022** duly registered under its Doc. No.-URAN-3000/2022 made and entered into between M/S. AARYAUM INFRACON LLP, through its designated partners 1) Shri Aditya Harinbhai Chokshi & 2) Smt. Yamini Aditya Chokshi as the Owners of the One Part and M/S. SHIVLAXMI DEVELOPERS LLP, through its designated partner Shri. Ved Shiva Patel as the Developers of the Other Part, the said Owners granted and assigned the development rights of all that piece or parcel of land bearing Plot No.- 26, Sector - 52, admeasuring about 798.83 Sq. Mts. being and situated at Village: Dronagiri, Taluka: Uran, District: Raigad in favour of M/S. SHIVLAXMI DEVELOPERS LLP, through its designated partner Shri. Ved Shiva Patel and also granted a Power of Attorney dated 29/08/2022, duly registered before the Joint Sub Registrar of Assurances at Uran under Document No. URAN-3000/2022 to and in favour of M/S. SHIVLAXMI DEVELOPERS LLP, through its designated partner Shri. Ved Shiva Patel and handed over the vacant and peaceful possession of the said land to them;



For SHIVLAXMI DEVELOPERS LLP

Opatel

PARTNER

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And whereas by virtue of the aforesaid Agreement to Lease, CIDCO Tripartite Agreements, Development Agreement and General Power of Attorney, the Promoter is absolutely seized and possessed of and well and sufficiently entitled to develop the said Land in accordance with the recitals hereinabove;

And whereas the Promoter is in possession of the project land;

And whereas the Promoter is entitled and enjoined upon to construct the residential cum commercial building on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the **Corporation vide its Commencement Certificate bearing reference No.-CIDCO/BP-18055/TPO(NM)/2022/9379, dated 12/05/2022 and Amended Commencement Certificate bearing reference No.- CIDCO/BP-18055/ TPO (NM) /2022/ 10740, dated 1/06/2023** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copies of the Commencement Certificates are annexed herewith as **"Annexure-A-1 and Annexure A-2"**;

And whereas the Promoter proposes to construct a building to be known as **"AUM RESIDENCY"** consisting of **Ground plus 7 (Seven) upper floors** on OWNERSHIP BASIS to the prospective buyers;

And whereas the Allottee is offered **Flat bearing number 506 on the 5th floor**, (hereinafter referred to as the said "Flat") in the Building called **"AUM RESIDENCY"** (hereinafter referred to as the said "Building") being constructed on the said project by the Promoter;

And whereas the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

And whereas the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

And whereas by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Flat/Shop in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Flat/Shop, to receive the sale consideration in respect thereof;

And whereas on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the

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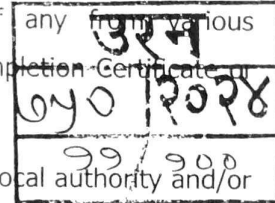
plans, designs and specifications prepared by the Promoter's Architects M/s. S.K. Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

And whereas the authenticated copy of Certificate of Title issued by the attorney at law or advocate of the Promoter, showing the nature of the title of the Promoter to the project land on which the Flat/Shop are to be constructed have been annexed hereto and marked as **Annexure 'B'**;

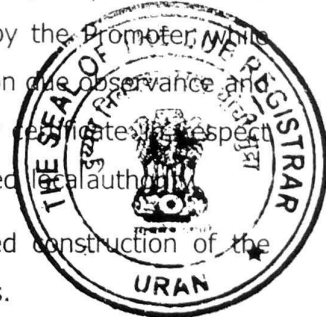
And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C**;

And whereas the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**;

And whereas the Promoter has got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals, if any from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;



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



And whereas the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

And whereas the Allottee has applied to the Promoter for allotment of **Flat bearing No.-506 on 5th floor** in the building known as "**Aum Residency**" being constructed in the said Project.

And whereas the carpet area of the said Flat is **29.76 Sq. Mtrs.** and "**carpet area**" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

For SHIVLAXMI DEVELOPERS LLP

Prateek

PARTNER

[Signature]

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- 2) The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) a **Flat bearing No.506 admeasuring 29.76 Sq. Mts. carpet area on the 5th Floor of the said building project known as "AUM RESIDENCY"** hereinafter referred to as **"THE SAID FLAT"** and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" for a lump sum price of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** being and inclusive the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder. In addition to the above, without any further monetary consideration, the Allottee(s) is/are entitle to
- 3) The Allottee(s) has/have paid on or before execution of this agreement a sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** as advance payment or application fee and hereby agree(s) to pay to the Promoter the balance amount of **Rs.27,00,000/- (Rupees Twenty Seven Lakhs Only)** in the following manner:-

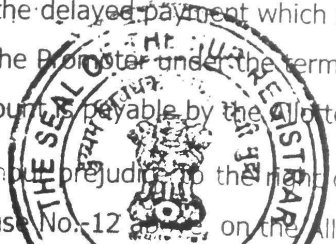
Sr. No.	Particulars	Percent
1.	EMD at the time of booking	10%
2.	Upon execution of Agreement	20%
3.	Completion of Plinth	15%
4.	On completion of 1 st Slab	4%
5.	On completion of 2 nd Slab	3%
6.	On completion of 3 rd Slab	3%
7.	On completion of 4 th Slab	3%
8.	On completion of 5 th Slab	3%
9.	On completion of 6 th Slab	3%
10.	On completion of 7 th Slab	3%
11.	On completion of 8 th Slab	3%
12.	On completion of walls, internal plaster, floorings, doors &	5%



Applicant Name
Co-Appllicant Name
Co-Appllicant Name
Co-Appllicant Name
Contract (Resi)
Tenure
Mobile

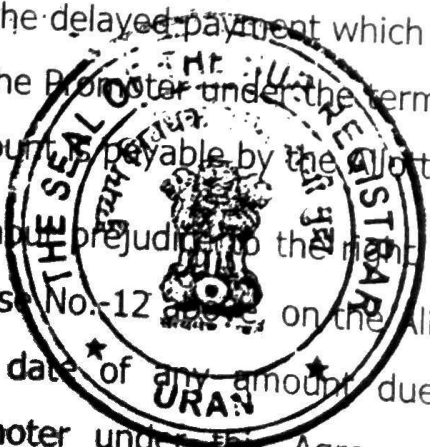
- 10) Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat and/or Other Units to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause No.-3 herein above.
- 11) The Promoter hereby declares that the Floor Space Index (hereinafter called "FSI") available as on date in respect of the **project land is 2448.11 Sq. Mts.** only. The Promoter has disclosed the **FSI of 3.06** as proposed to be utilized by him on the project land in the said Project and Allottee(s) has/have agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.
- 12) In the event of the Promoter failing to abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee(s), he agrees to pay to the Allottee(s) who do/does not intend(s) to withdraw from the project interest as specified in the rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agree(s) to pay to the Promoter, interest as specified in the rule, i.e. interest as per State Bank of India Marginal Cost of Lending Rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
- 13) Without prejudice to the right of Promoter to charge interest in terms of Clause No.-12 on the Allottee(s) committing default in payment on

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- 10) Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat and/or Other Units to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause No.-3 herein above.
- 11) The Promoter hereby declares that the Floor Space Index (hereinafter called "FSI") available as on date in respect of the **project land is 2448.11 Sq. Mts.** only. The Promoter has disclosed the **FSI of 3.06** as proposed to be utilized by him on the project land in the said Project and Allottee(s) has/have agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.
- 12) In the event of the Promoter failing to abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee(s), he agrees to pay to the Allottee(s) who do/does not intend(s) to withdraw from the project interest as specified in the rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agree(s) to pay to the Promoter, interest as specified in the rule, i.e. interest as per State Bank of India Marginal Cost of Lending Rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
- 13) Without prejudice to the right of Promoter to charge interest in terms of Clause No.-12 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings)

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given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

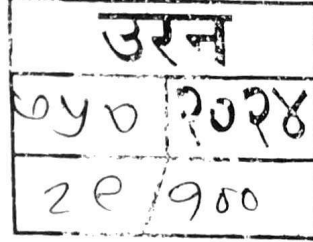
- 46) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the allottee(s) only.
- 47) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 48) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement.

SCHEDULE I

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of plot of land bearing Plot No. 26, Sector - 52, admeasuring about 798.83 Sq. Mts., lying, being and situated at Village: Dronagiri, Taluka: Uran and District: Raigad and bounded as follows:

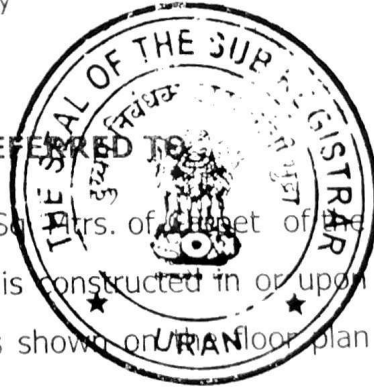
- On or towards the North by : 15 Mts. wide Road
On or towards the South by : Plot No.-47 & 46A
On or towards the East by : Plot No.-27
On or towards the West by : 3 Mts. wide pathway



SCHEDULE II

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat bearing No.-506, admeasuring about 29.76 Sq. Mts. of Carpet of the said building known as "AUM RESIDENCY" which is constructed in or upon the above referred said Land, which apartment is shown on URAN floor plan thereof as Annexure 'D',



THE THIRD SCHEDULE ABOVE REFERRED TO

AMENITIES

1. Spartex (Ceramic) Flooring in all rooms and tandoor stone flooring in kitchen.
2. Elegant Black Marble Top Kitchen Platform with stainless steel sink.
3. Full glazed tiled bathroom.
4. Full glazed tiled W.C. and toilets.
5. Dado 2 ft. of glazed tiles above kitchen platform.

: 25 :

RECEIPT

Received of and from the within named Allottee(s) **1) MR. PUNIT PURUSHOTTAM HARAM , AND 2) MRS. VIJAYSHRI PURUSHOTTAM HARAM** the day and the year first herein above written the sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** towards part payment of the consideration amount against the sale of **Flat No.-506** admeasuring **29.76 Sq. Mtrs. carpet** area on the **5th** Floor of the building project named "AUM RESIDENCY" being constructed, paid by him/her/them to us as per the following details:

Date	Cheque No.	Drawn on (Bank & Branch)	Amount in Rs.
21/04/2024	000022	HDFC BANK DEVGAD	Rs.3,00,000/-
Total /- (Rupees Three Lakhs Only)			Rs.3,00,000/-

WE SAY RECEIVED

M/S. SHIVLAXMI DEVELOPERS LLP

For SHIVLAXMI DEVELOPERS LLP

[Signature]

PARTNER

DESIGNATED PARTNER

For SHIVLAXMI DEVELOPERS LLP

[Signature]

PARTNER

[Signature]

21/04/2024

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2024

Co-Applicant Name



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

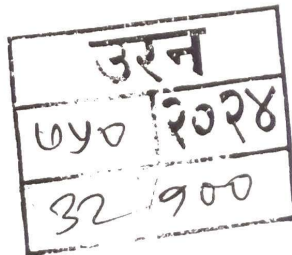
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000047162

**Project: Aum Residency , Plot Bearing / CTS / Survey / Final Plot No.: Plot No -26, Sector - 52 at Bokadvira, Uran,
Raigarh, 400702;**

1. Shivlaxmi Developers LLP having its registered office / principal place of business at Tehsil: Thane, District Thane, Pin: 400703.
2. This registration is granted subject to the following conditions, namely:
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 10/10/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vagan Preramanand Prabhu
(Secretary, MahaRERA)
Date: 10-10-2022 12:14:00

Dated: 10/10/2022
Place: Mumbai



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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000047162

Project: **Aum Residency** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No -26, Sector - 52 at Bokadvira, Uran, Raigarh, 400702,**

1. Shivlaxmi Developers LLP having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400703.**

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

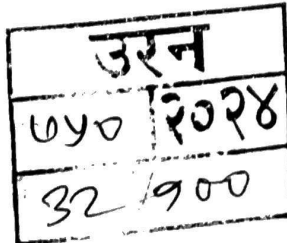
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation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

OR

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

- The Registration shall be valid for a period commencing from 10/10/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vagan Pramanand Prabhu
(Secretary, MahaRERA)
Date 10-10-2022 12:14:00

Dated: 10/10/2022
Place: Mumbai



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

For SHIVLAXMI DEVELOPERS LLP.

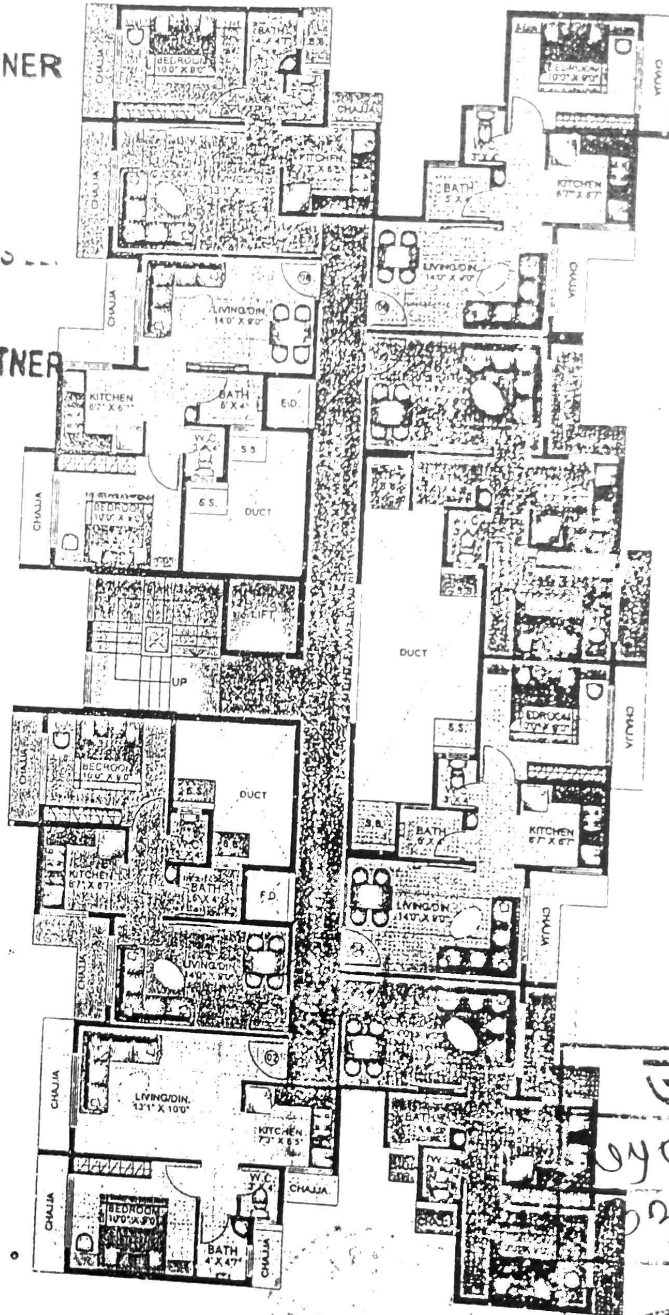
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PARTNER

For SHIVLAXMI DEVELOPERS LLP.

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PARTNER



5.00 MT. WIDE SERVICE CORRIDOR
3.00 MT. WIDE PATHWAY

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15.00 MT. WIDE ROAD



No:-
This is only conceptual layout final layout is subject to CIDCO Approval.
All sizes are from unfinished wall to wall.
Room sizes/dimensions in feet and inches are round off.



Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court



TITLE CLEARANCE CERTIFICATE

Subject : Title clearance certificate with respect to all that piece and parcel of the land bearing Plot No. 26, Sector - 52, admeasuring about 798.83 Sq. Mtrs., lying, being and situated at Village: Dronagiri, Taluka: Uran and District: Raigad (hereinafter referred to as "the said Plot").

TO WHOMSOEVER IT MAY CONCERN

I have investigated the Title on the request of **M/S. SHIVLAXMI DEVELOPERS LLP**, through its designated Partner **Shri. Ved Shiva Patel**, the Developer of the said Plot on the basis of the documents produced before me and I have to state as follows:

1. DESCRIPTION OF PLOT:

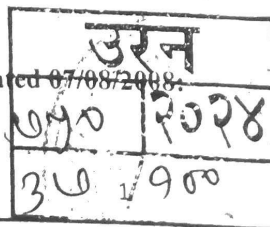
All that piece and parcel of land bearing Plot No. 26, Sector - 52, admeasuring about 798.83 Sq. Mtrs., lying, being and situated at Village: Dronagiri, Taluka: Uran and District: Raigad, more particularly described in the Schedule of the Plot hereunder.

2. DOCUMENTS:

a) Allotment File No. 337:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government and as per the Confirmation Order Passed for by the Collector, Raigad, CIDCO of Maharashtra Ltd. had allotted the Plot No. 26, Sector - 52, admeasuring about 798.83 Sq. Mtrs., lying, being and situated at Village: Dronagiri, Taluka: Uran and District: Raigad under the Allotment File No. 337 in the name of the i.e., Shri. Hiranama Rama Mhatre on payment of Lease Rent of Rs. 10,000/- (Rupees Ten Thousand Only).

b) Agreement to Lease dated 07/08/2008:





Ref. No. CIDCO/BP-18055/TPO(NM)/2022/9379 Date: 12.05.2022

To,
M/s. AARYAUM INFRACON LLP Through Partners
Mr. Aditya Harinbhai Chokshi and Mrs. Yamini Aditya Chokshi
6C6, 6th Floor, Abhijeet Complex Building-1,
Near Mithakhali Six Road, Ellisbridge,
Ahmedabad, Gujarat-380006 (INDIA)

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9227

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	2	2	8	0	2
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Sub.: Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 26, Sector 52 at Dronagiri (12.5% Scheme), Navi Mumbai.

Ref.: Your Proposal No. CIDCO/BP-18055/TPO(NM & K)/2022 dated 24 February, 2022

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. AARYAUM INFRACON LLP Through Partners
Mr. Aditya Harinbhai Chokshi and Mrs. Yamini Aditya Chokshi
- 2) Location : Plot No. 26, Sector 52 at Dronagiri (12.5% Scheme), Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 798.83
- 5) Permissible FSI : 1.1
- 6) GROSS BUA FOR ASSESSEMENT : 1597.48
- A) ESTIMATED COST OF CONSTN. : Rs.26620
- B) AMOUNT OF CESS : Rs. 425249
- 7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102322802	21/04/2022	425249	20220402102322802	05/05/2022	Net Banking

Name : BHOSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate



Ref. No. CIDCO/BP-18055/TPO(NM)/2022/9379 Date: 12.05.2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

M/s. AARYAUM INFRACON LLP Through Partners
Mr. Aditya Harinbhai Chokshi and Mrs. Yamini Aditya Chokshi
606, 6th Floor, AbhiJeet Complex Building-1,
Near Mithakhali Six Road, Ellisbridge,
Ahmedabad, Gujarat-380006 (INDIA)

- Ref:
1. Your Architect's online application dated 24 February 2022.
 2. Necessary charges paid on 24/02/2022 and 05/05/2022.
 3. AAI NOC issued by AAI dated 01/11/2021.

Sir/Madam,

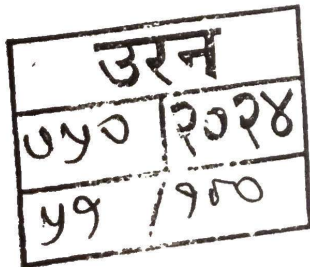
With reference to your application No. CIDCO/BP-18055/TPO(NM)/2022, dated 24 February, 2022 for the grant of sanction of Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No. 26, Sector-52, Dronagiri (12.5% Scheme), Navi Mumbai, the Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Yours faithfully,

Office Stamp

Date:



Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to **M/s. AARYAUM INFRACON LLP Through Partners Mr. Aditya Harinbhai Chokshi and Mrs. Yamini Aditya Chokshi, 606, 6th Floor, Abhijeet Complex Building-1, Near Mithakhali Six Road, Ellisbridge, Ahmedabad, Gujarat-380006 (INDIA) for Plot no. 26, Sector 52, Dronagiri Node (12.5% Scheme)**. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential in Ground + 3 Floor Net Builtup Area [Residential] = 738.810 Sq.M, Commercial [Resi+Comm] = 123.16 Sq.M Other [Others] = 00 Total BUA = 861.97 Sq.M.**

Nos. of Residential Units: 16**Nos. of Mercantile/Business (Commercial) Units: 05**

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

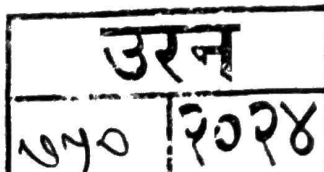
1. This Certificate is liable to be revoked by the Corporation if :-

- a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- b. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- c. The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- a. Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- b. Give written notice to the Corporation regarding completion of the work.
- c. Obtain Occupancy Certificate from the Corporation.

FE
Name: **BRUSHAN RAMCHANDRA CHAUDHARI**
Designation: **Associate Planner**
Organization: **CIDCO LTD**



9379 Date: 12.05.2022

land owner get the enhance
28A(3) of the Land Acquisition
Act, 1962 applicable on the subject plot the

Reference No. : CIDCO/BP-18055/TPO(NM & K)/2022/10740 Date : 1/6/2023

By: AARYAUM INFRACON LLP, Through Partners
Ad...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10

Payment of **Amended** development charges for **Mixed** Building on Plot No. **26**, Unit No. **-**, Sector **52** at **Dronagiri** **12.5 %** Scheme Plot, Navi Mumbai.

Your Proposal No. CIDCO/BP-18055/TPO(NM & K)/2022 dated 25 February, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

Name of Assessee : M/s. AARYAUM INFRACON LLP, Through Partners Mr. Aditya Harinbhai Chokshi and Mrs. Yamini Aditya Chokshi

Location : Plot No. **26**, Unit No. **-**, Sector **52** at **Dronagiri**, Navi Mumbai.

Plot Use : Residential

Plot Area : 798.83

Permissible FSI : 1.5

Rates as per ASR : 14700

Budget Heads	Particulars		Amount
	Formula	Formula Calculation Values	
Scrutiny Fees	1198.24	BuiltUP area *5	5991
Total Assessed Charges			5991

7) Date of Assessment : 08 May, 2023

3) Payment Details

Sl. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/0908	02/25/2023	5991	CIDCO/BP/2023/0908	27/2/2023	Net Banking
2	20230402102377802	05/08/2023 8:26:21 PM	100	20230402102377802	9/5/2023	Net Banking
3	CIDCO/BP/2023/1800	05/08/2023 8:26:21 PM	639048	CIDCO/BP/2023/1800	10/5/2023	Net Banking

Unique Code No. **2023 04 021 02 3777 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. **26**, Unit No. **-**, Sector **52** at **Dronagiri** **12.5 %** Scheme Plot, Navi Mumbai.

Thanking You

Yours faithfully,

उरन
05/08/2023
96/900

Reference No. : CIDCO/BP-18055/TPO(NM & K)/2022/10740

Date : 1/6/2023



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **26, Unit No. -** , Sector **52** at **Dronagiri 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **26, Unit No. -** , Sector **52** at **Dronagiri 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Reference No. : CIDCO/BP-18055/TPO(NM & K)/2022/10740

Date : 1/6/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. AARYAUM INFRACON LLP, Through Partners Mr. Aditya Harinbhai Chokshi and Mrs. Yamini Aditya Chokshi , 606, 6th Floor, Abhijeet Complex Building-1, Near Mithakhali Six Road, Ellisbridge, Ahmedabad, Gujarat** for Plot No. **26** ,Unit No. - , Sector **52** , Node **Dronagiri** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed** in **12.5 % Scheme Plot 1Ground Floor + 7Floor** Net Builtup Area **2448.1** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	2161.74	286.37	0
UNIT (in Nos.)	52	14	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

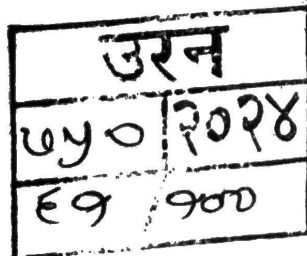
C. Applicant should provide drinking water and toilet facility for labours at site.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud

Yours faithfully,

Thanking You



Annexure

Customer Yes No

CO-APPLICANT GUARANTOR

CIF No/ Account No.

First Name: PUNIT Middle Name: PURUSHOTTAM Last Name: HARAM

Mrs Ms Dr. Other

Gender M F Transgender

Status Single Married Other

Date of Birth: 07081989

Spouse: First Name: Middle Name: Last Name:

With Primary Applicant (Applicable for Co-applicant/ Guarantor)

Other: First Name: PURUSHOTTAM Middle Name: VASANT Last Name: HARAM

ID No. 9130627973241

PAN No. AKPPHO7S3G

Driving License No.

MGNREGA Job Card No.

Status Resident NRI/ CIO

Citizenship: INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General



Handwritten signature

Residential Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

S/O Purushottam Masaru Haram
1187 Bramhachandradevgaol
Devgaol Sindhudurg

Village: Devgaol City: devgaol

State: MAHARASHTRA Country: INDIA

Email ID: harampunit@gmail.com

Permanent Address Same as Present Address? Yes No

Address: (If no, fill below) Some a) Above

Village: State: Country: Email ID:

Applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Chairman/ MD or other director: First Name: Middle Name: Last Name:

Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Applicant/ co applicant/ guarantor: Spouse (Independent) Daughter's husband
 Mother (including step mother) Brother's wife
 (including step daughter) (Independent) Sister's husband

Address: Years at current address

Months at

S/O PURUSHOTTAN

1187 BRAMHANDEWAR

DEVGAD SINDHYA

416613

Village

DEV

State

MAH

Email ID

7219448131

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