



16/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 20620/2023

नोंदणी :

Regn 63m

गावाचे नाव : मागम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13900000
(3) बाजारभाव (माहेपट्टयाच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7698706.78
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: फ्लॅट नं. 1403, बी विंग, माळा नं. 14वा मजला, इमारतीचे नाव: अग्रिहत एन्क्लेव, ब्लॉक नं: पारमी पंचायत रोड, रोड नं: ऑफ ओल्ड नागरदाम रोड अंधेरी पूर्व, मुंबई, इतर माहिती: फ्लॅट कार्पेट एरिया 443 चौ फुट रेंग प्रमाणे व एक कार पार्किंग स्पेस ((C.T.S. Number : 127 A & B :))
(5) क्षेत्रफळ	1) 45.28 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अरिहत एंटरप्राइज चे भागिदार हरीश रवजी छेडा तर्फे मुखत्यार मितेश बी भट्ट वय:-42; पत्ता -प्लॉट नं 105, माळा नं: 1ला मजला, इमारतीचे नाव: न्यु कृष्णा निवाम, ब्लॉक नं: रोशन नगर, वसई विकास वॅकच्या वरती, रोड नं: बोरीवनी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ABEFA0124A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- देवुभा तवघंजी सोळा वय:-46; पत्ता:- प्लॉट नं: रूम नं 10, माळा नं: -, इमारतीचे नाव: व्याम चाळ नं 1, ब्लॉक नं: पारमी पंचायत रोड, सोना उद्योग जवळ, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-CBAPS4384N
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	20620/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	834000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम
मुंबई उपनगर, अंधेरी

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Details
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SLUM REHABILITATION AUTHORITY

No. K E T V E 0031 2017/18 AP C
Date

28 AUG 2023

बदर - १५		
२०६००	१०५	१२२
२०२३		

Sr. Manishkumar V. Bagsariya
Sr. M. S. Jyoti Consultancy LLP,
501, 5th floor, Shiva Mudra CHSL,
Nandipatkar Road, Vile parle (E)
Mumbai - 400 057.

Subject: Full O.C. for sale wing 'B' of composite building in S. R. Scheme on plot bearing C.T.S. No. 127 A & 127 B of village Mogra, Andheri (K E), Mumbai 400 097, for "Hariom Siddhivinayak SRA CHS Ltd." under Reg. 33(10) for Slum plot & Reg. 30 for Non-Slum plot of DCPR 2034.

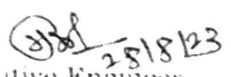
- Ref: 1) Your letter dated 03/08/2023.
2) Amended cum part OCC dtd. 20/06/2023.

In continuation to part OCC granted to (composite building) on 20/06/2023, the development work upto 18th upper floor of sale wing in the composite building, comprising of wing A (Basement + Ground (pt.) + Stilt (pt.) + 1st to 3rd to 15th (pt.) upper floors and Wing B (Basement + Ground + 1st to 18th upper floors in S.R. Scheme on plot bearing C.T.S. No. 127 A & 127 B of village Mogra, Andheri (K E), Mumbai 400 097, for "Hariom Siddhivinayak SRA CHS Ltd." Mumbai, is completed under supervision of Architect Shri Manishkumar V. Bagsariya having Licensed No. CA/2020/123522, Shri. R.D. Deshpande License structural Engineer having licensed No. STR 840002005 (Existing BP no. STR/D/64) & Site Supervisor Shri. Hanish R. Chheda having licensed no. C/20/SS I may be occupied on following conditions:

- 1) The occupation permission is granted for 18th floor of sale wing 'B' of composite building.

A set of certified completion plans is returned herewith.

Yours faithfully,


Executive Engineer
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No. KR/EXT/02/31/2017/218 AP/C
Date

28 AUG 2023

बदर - १५		
२०६२०	१०५	१२२
२०२३		

Shri. Manishkumar V. Bagsariya
Shri. S. Jyoti Consultancy LLP,
802, 8th floor, Shiva Mudra CHSL,
Nanda park Road, Vile parle (E)
Mumbai - 400 057.

Subject: Full O.C. for sale wing 'B' of composite building in S. R. Scheme on plot bearing C.T.S. No. 127 A & 127 B of village Mogra, Andheri (K E), Mumbai 400 097, for "Hariom Siddhivinayak SRA CHS Ltd." under Reg. 33(10) for Slum plot & Reg. 30 for Non-Slum plot of DCPR-2034.

- Ref: 1) Your letter dated 03/08/2023.
2) Amended cum part OCC dtd. 20/06/2023

In continuation to part OCC granted to composite building on 20/06/2023, the development work upto 18th upper floor of sale wing 'B' in the composite building, comprising of wing A of Basement + Ground (pt.) + Still (pt.) + 1st to 3rd to 15th (pt.) upper floors and Wing B of Basement + Ground + 1st to 18th upper floors in S.R. Scheme on plot bearing C.T.S. No. 127 A & 127 B of village Mogra, Andheri (K E) Mumbai 400 097, for "Hariom Siddhivinayak SRA CHS Ltd." Mumbai, is completed under supervision of Architect Shri. Manishkumar V. Bagsariya having Licensed No. CA/2020/123522, Shri. R.D. Deshpande License structural Engineer having licensed No. STR: 840002005 (Existing BP no. STR/D/64) & Site Supervisor Shri. Harish R. Chheda having Licensed no. C/20/SS-I may be occupied on following conditions.

1. The occupation permission is granted for 18th floor of sale wing 'B' of composite building.

A set of certified completion plans is returned herewith.

Yours faithfully,


Executive Engineer
Slum Rehabilitation Authority



DEVELOPER COPY

Sr. No. 195

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO K-E/PVT/0231/20171218/AP

22 FEB 2021

COMMENCEMENT CERTIFICATE

M/s. Arihant Enterprise
 105, New Krishna Niwas,
 Above Vashiviraj Bank,
 Roshan Nagar Road, Borivali (W),
 Mumbai-400 092.

बदर - ३५ Composite Building		
ROERO	403	922
2023		

Sir,

With reference to your application No. 5105 dated 05/03/2020 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---
 C.T.S. No. 127 & 127/1 to 19

of village Mogra T.P.S.No. ---
 ward K/E Situated at _____

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/R No. K-E/PVT/0231/20171218/LOI dt. 04/03/2020
 IDA/U/R No. K-E/PVT/0231/20171218/AP/C dt. 10/08/2020

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. R. Tank
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



Maharashtra Real Estate Regulatory Authority

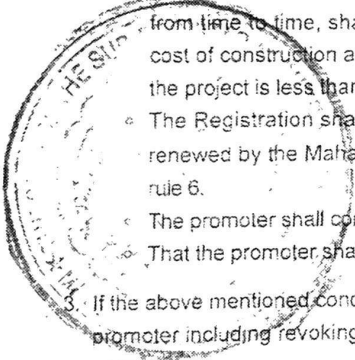
REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

बदर - १५		
२०९२०	६६	१२२

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800030592

Project: **ARIHANT ENCLAVE**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 127A and 127B of VILLAGE MOGRA at Andheri, Andheri, Mumbai Suburban, 400069;**

1. **M/S Arihant Enterprise** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin 400092.**
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 (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **01/09/2021** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:01-09-2021 16:34:51

Dated: **01/09/2021**
Place: **Mumbai**

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

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:
("the said Apartment")

Residential Flat bearing **Flat No. 1403** admeasuring **443 square feet** carpet area (inclusive of Fungible FSI) equivalent to **41.17 square meters** in the Phase -I in the "**B**" Wing on the **14th Floor** of the Building known as "**ARIHANT ENCLAVE**" with a Car Parking Space of dimension 5000mmX2000mmX1700mm in the Parking Tower being constructed by the Promoters on the Arihant Enclave Project Land more particularly described in the First Schedule hereinabove written.

बदर - १५		Space
2020	५२	Tower
		Project
२०२०		hereinabove written.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO:

Restricted Common Area and Facilities:

Description of Restricted Common Areas

Pro-rata right along with all Allottee/s of apartments in the said Project Land in common areas and facilities i.e. to say:

❖ All the internal walls of each apartment to be exclusively owned by the individual apartment owner;

All the individual electricity meters and individual water meters, if any, to be owned by the individual apartment Allottee/s;

The terrace above the Project Building will be approachable for maintenance and there will be water supply pipes, water tanks, solar panels and lift rooms only on the said terrace. The internal terraces of individual apartments (if any) to which access will be available only through such apartment shall form a Restricted Common Area and Facility for such individual apartment.

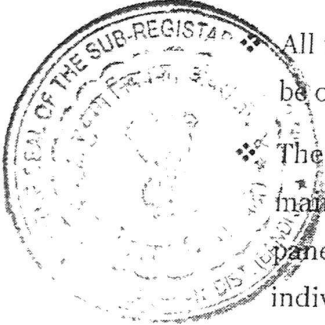
❖ The Lift, Lift Motor, Lift Room and other accessories relating to lift of the Project Building will be a Restricted Common Area and Facility for the occupants of the Project Building.

❖ The stair cases of the Project Building will be a Restricted Common Area and Facility for the occupants of the Project Building.

❖ All the common walls, pillars, slabs, foundations columns, girders, roofs and entrance and exits of the Project Building will be a Restricted Common Area for the occupants of the Project Building;

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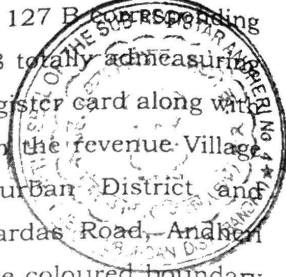




Mumbai in the presence of attesting witness, signing as such on the day first above written.

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

ALL THAT piece and parcel of land bearing Survey No.54 (part), corresponding to New City Survey No.127A & 127 B corresponding to Old City Survey Nos. 127 and 127/1 to 18 totally admeasuring 1261.50 square meters as per the Property register card along with structures thereon situate, lying and being in the revenue Village of Mogra, Taluka Andheri, Mumbai Suburban District and otherwise situated at Mogra Pada, Old Nagardas Road, Andheri (East), Mumbai 400 069 and as shown in blue coloured boundary lines in the plan annexed hereto and marked **Annexure A** and bounded as under:-



- On or towards the North : By CTS No. 123
- On or towards the South : By CTS No. 129
- On or towards the East : By Old Nagardas Road
- On or towards the West : By CTS No. 128

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THE SECOND SCHEDULE ABOVE REFERRED TO :

"the Project Land"

Land bearing New CTS No.127A adm. 991.70 sq. mtrs or thereabout (forming part of the Larger Property more particularly described in the First Schedule hereinabove written) situate, lying and being in the revenue Village of Mogra, Taluka Andheri, Mumbai Suburban District and otherwise situated at Mogra Pada, Old Nagardas Road, Andheri (East), Mumbai 400 069 and as shown in red coloured boundary lines in the plan annexed hereto at Annexure "A" and in the Registration District of Mumbai Suburban at Andheri and within the limits of the Municipal Corporation of Greater Mumbai and bounded as under:-

- On or towards the North: by CTS No. 123
- On or towards the South: by CTS No. 129
- On or towards the East : by Old Nagardas Road
- On or towards the West : by CTS No. 128

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१३/०१/२०२१

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Payment

sr Purc

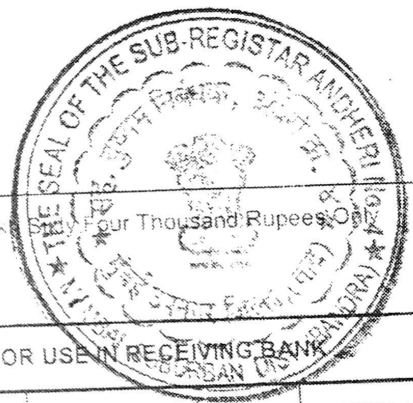
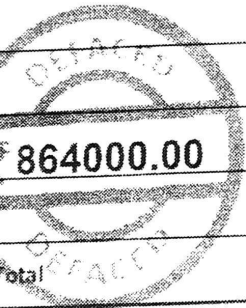
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CHALLAN
MTR Form Number-6



GRN MH012397710202324P		BARCODE		Date 14/12/2023-16:20:40	Form ID 25.2
Department Inspector General Of Registration			Payer Details - १५		
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any) 202200	2 92A	
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1			PAN No.(If Applicable) ABEFAC124A		
Location MUMBAI			Full Name ARIHANT ENTERPRISES		
Year 2023-2024 One Time			Flat/Block No.	B 1403 ARIHANT ENCLAVE	
Account Head Details		Amount In Rs.	Premises/Building	PARSI PANCHAYAT ROAD OFF OLD NAGARDAS ROAD ANDHERI EAST	
0030045501	Stamp Duty	834000.00	Road/Street	MUMBAI	
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI	
			Town/City/District	MUMBAI	
			PIN	4 0 0 0 6 9	
			Remarks (If Any)	PAN2=CBAPS4384N-SecondPartyName=DEVUBHA NVAGHANJI SODHA-CA-13900000	
Total		864000.00	Amount In Words	Eight Lakhs Four Thousand Rupees Only	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref, No	10000502023121405328 8949859139217
Cheque/DD No.			Bank Date	RBI Date	14/12/2023-16:21:03 Not Verified with RBI
Name of Bank			Bank-Branch STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date Not Verified with Scroll		



Department ID : Mobile No. : 9820606496
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-401-20620	0006529571202324	15/12/2023-14:30:51	IGR189	30000.00
2	(S)-401-20620	0006529571202324	15/12/2023-14:30:51	IGR189	834000.00
Total Defacement Amount					864,000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 15th day of December, in the year TWO THOUSAND TWENTY-THREE (2023) BETWEEN

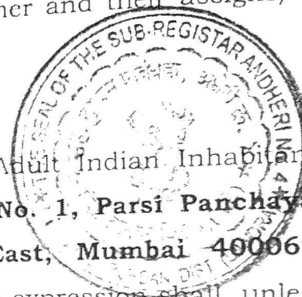
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2023

M/s. ARIHANT ENTERPRISE, a partnership firm duly registered under the Partnership Act, 1932 having their registered office at 105, "NEW KRISHNA NIWAS", Roshan Nagar Road, Off Chandavarkar Lane, Borivali (West), Mumbai 400092, through their Partner, **MR. HARISH RAVJI CHHEDA**, hereinafter called "**the Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors, administrators of the last surviving partner and their assigns) of the **ONE PART**;

AND

MR. DEVUBHA NVAGHANJI SODHA, Adult Indian Inhabitant, residing at **Room No.10, Vyas Chawl No. 1, Parsi Panchayat Road, Near Sona Udyog, Andheri East, Mumbai 400069**, hereinafter called "**the Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individual/s his/her/their heirs, executors, administrators and permitted assigns, in the case of a partnership firm the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, excutors, administrators and permitted assigns of the last surviving partner and in the case of a Company its successors and permitted assigns) of the **OTHER PART**;



WHEREAS:-

- A) The Promoters herein are the owners of and sufficiently seized, possessed and entitled to ALL THAT piece and parcel of land bearing Survey No.54 (part), corresponding to New City Survey No.127A & 127B corresponding to Old City Survey Nos. 127 and 127/1 to 18 totally admeasuring 1261.50 square meters as per the Property register card along with structures thereon (since demolished) situate, lying and being in the revenue Village of Mogra, Taluka

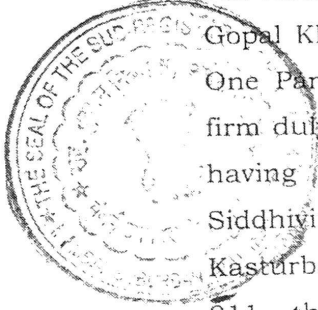
2023 2023

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Andheri, Mumbai Suburban District and otherwise situated at Mogra Pada, Old Nagardas Road, Andheri (East), Mumbai 400 069 and as shown in Blue coloured boundary lines in the plan annexed hereto and marked **Annexure A** will be CTS Plan with entire area 1261.50 Sq. Mtr. marked in blue and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the said **Larger Property**");

बदर - १५		
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- B) One Smt. Shakuntala Gopal Kharatmal was the original owner of the said Larger Property;
- C) By an Indenture of Conveyance dated 13th November, 2009, duly registered with the Office of Joint Sub-Registrar Andheri-1, M.S.D at Serial No. BDR-1/00290-2010 dated 7th January, 2010 made between the said Smt. Shakuntala Gopal Kharatmal therein referred to as "the Vendor" of the One Part and one M/s. Arihant Developers a partnership firm duly registered under the Indian Partnership Act 1932 having their place of Business at Ground Floor, Siddhiwinayak Darshan, 'C' Wing, J. R. Boricha Marg, Opp. Kasturba Hospital, Satrasta, Mahalaxmi (East), Mumbai 400 011, through its partners Mr. Dinesh Jyotichand Jain therein referred to as "the Purchasers" of the Other Part, the said Smt. Shakuntala Gopal Kharatmal sold, transferred and conveyed in favour of the said M/s. Arihant Developers, the said Larger Property more particularly described in the First Schedule hereunder written for the consideration as more particularly set out in the said Indenture of Conveyance dated 13th November, 2009;
- D) By an Indenture of Conveyance dated 21st March, 2016 duly registered with the Sub-Registrar of Assurances at Andheri No.1 bearing registration serial no. BDR-1/3941/2016 the said M/s. Arihant Developers sold, transferred and conveyed the said Larger Property in favour of the Promoters herein for the valuable consideration more particularly set out in the said Indenture of Conveyance dated 21st March, 2016;
- E) That as per the Order issued by the Collector, MSD br. no. C/Desk-3C/Sub-Division/SR/2134 dated 27th October, 2020, the property register cards of CTS Nos. 127/1 to



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127/18 stands amalgamated in the property register card of CTS No.127 and as per the Order issued by the City Survey Officer dated 2nd December, 2020 MR No. AT/Subdivision/A/ 496/2020 the land bearing Old Survey No. 127 was sub-divided into 2 (two) sub-plots and the City Survey Officer, Andheri has assigned separate Property Register Cards, (1) City Survey No.127/A adm. 991.70 square meters and (2) City Survey No.127/B adm. 269.80 square meters;

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F) In view of the aforesaid the Promoters have thus become the sole and absolute owners of the said Larger Property more particularly described in the First Schedule hereunder written;

G) The said Larger Property was partly encroached and was in use, occupation and possession of slum dwellers, occupants and encroachers (who have later formed themselves into proposed society known as "**Hari Om Siddhivinayak SRA Co-operative Housing Society Limited**". Thus in or around the year 2017, the Deputy Collector (ENC) and Competent Authority declared part of the said Property as Slum under provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, vide Notification bearing No. SRA/Dy.Coll./3C/Hari OM CHS/2017/02 dated 2nd January, 2017 published in the Maharashtra State Government Gazette dated 6th January, 2017;

H) Under the Development Plan for Greater Mumbai, 2034 the said Larger Property is affected by the following reservations, viz.

Sr. No.	New CTS Nos.	Area (in sq. meters)	Reservation
1.	127A	991.70	Residential Zone (R-Zone)
2.	127B	269.80	Road Widening
	Total	1261.50	

I) The Promoters are liable to handover the sub-divided plots bearing C.T.S. No.127/B adm measuring 269.80 sq. mtrs. falling under Road Widening to M.C.G.M. and in lieu thereof, the Promoters are entitled to utilize the F.S.I./T.D.R. benefits thereof in the development of the remaining portions

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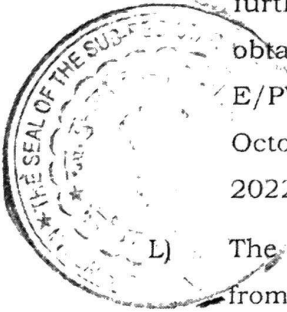
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of the said Larger Property;

- J) The land on which the Promoters proposes to develop the Composite Buildings is bearing New C.T.S. No.127A admeasuring 991.70 square meters and shown is Red coloured boundary lines in the Plan at Annexure A hereto is more particularly described in the Second Schedule hereunder written is hereinafter referred to as "the Project Land".

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- K) The Promoters have got a slum redevelopment scheme sanctioned for the rehabilitation the slum dwellers residing on said the Project Land from Slum Rehabilitation Authority (SRA) under 33 (10) vide a LOI dated 4th March, 2020 bearing No. K-E/PVT/0231/20171218/LOI which was further amended on 18th July 2022. The Promoter had also obtained IOA dated 7th August, 2020 bearing no. K-E/PVT/0231/20171218/AP/C; which were amended on 29th October 2021 which were further amended on 25th July 2022.



- L) The Promoters have vacated the occupants/slum dwellers from the said Larger Property and have obtained Commencement Certificate (CC) of Composite Building bearing K-E/PVT/0231/20171218/AP/dated 22nd February, 2021, which was further extended upto 16th Floor on 29th October 2021; which was further extended to 17th floor with brick work and 18th Floors RCC frame work on 4th August 2022 including OHT & LMR.

- M) The Slum Rehabilitation Authority issued amended cum part OC for the Rehab Wing A of Ground (part) +Stilt (part)+1st to 3rd to 15th (part) upper floor bearing under No. K-E/PVT/0231/20171218/AP/C dated 24th April 2023.

- N) The Slum Rehabilitation Authority issued amended cum part OC for the Sale wing B of Ground (Part) + Stilt (part) + 1st to 18 upper floor bearing under No. K-E/PVT/0231/20171218/AP/C dated 20th June 2023.

Development Scheme:

- O) The Promoters propose to develop the said Project Land in a phase wise manner. The Promoters reserve their rights to

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construct additional building/s on the said Project Land in future by utilizing the FSI/TDR and other potential FSI sanctioned under any other name by the Planning Authorities.

P) The Promoters propose to construct a new building consisting of several wings as follows:

(I) **Rehabilitation (Rehab) Component Buildings**

A-Wing:-

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- (i) 2 Rehab Commercial Tenements, 223 Built Car Parking Spaces and a Meter Room on the Ground Floor.
- (ii) 2 Rehab Commercial Tenements and a Slum Society Office on the 1st Floor
- (iii) 3 Rehab Residential Tenements each on the 2nd to 14th Floor (36 tenements)
- (iv) 1 Balwadi Center:- to be handed over to the Women and Child Welfare Department, Government of Maharashtra.
- (v) 1 Aganwadi Center:- to be handed over to the Women and Child Welfare Department, Government of Maharashtra.
- (vi) 1 Welfare Center:- to be handed over to the Slum Society.
- (vii) 1 Library:- to be handed over to the Slum Society.

B-Wing:-

- (viii) 12 Rehab Commercial Tenements on the Ground Floor
- (ix) Part Rehab Commercial Tenements on the First Floor

(II) **Sale Component Building:-**

A-Wing:-

- (i) 14th Floor and above

B-Wing:-

- (ii) 1st Floor part Commercial Apartments
- (iii) 2nd to 18th Residential Apartments

(III) **Parking Tower** 56 Car Parking Spaces in a Parking

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Tower out of which:

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- (i) 38 Car Parking Spaces having a height of only upto 1700 mm can be parked.
- (ii) 16 Car Parking Spaces having a height of only upto 2000 mm can be parked.
- (iii) 2 Car Parking Spaces having a height of only upto 2400 mm can be parked.

Q) The Promoters propose to develop the said Project Land more particularly described in Second Schedule hereunder written under the name and style "**Arihant Enclave**" comprising of Rehab Component, Sale Component (being Residential and Commercial units/buildings). The Promoters herein are developing the Project Land in Phases, that is:-

I. **Phase I:** known as "**Arihant Enclave Wing B 1st to 18th Floor along with the Parking Tower**" (hereinafter referred to as "**AE- Wing B - Phase I or the Project Building**") the Promoters shall construct and develop the sale component buildings being Wing B from the 1st to 18th Floor

II. **Phase II:** known as "**Arihant Enclave Wing B - 18th & above**" (hereinafter referred to as "**AE- Wing B - Phase II**") the Promoters shall construct and develop the sale component buildings being Wing B from the 18th Floors and above or such number of upper floors as may be permitted by SRA/ Planning Authority under the provisions of DCPR, 2034 by utilizing the maximum development potential of the Project Land.

III. **Phase III:** the Promoters shall construct and develop and add sale component Apartments to the upper floors of the Rehab Building consisting of A Wing by utilizing the maximum development potential of the Project Land.

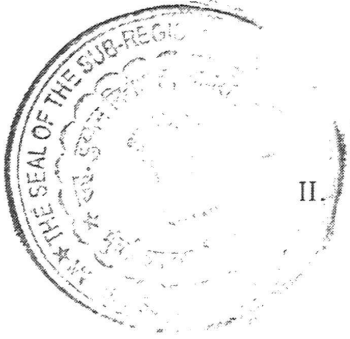
(Phase I, II & III are hereinafter referred to as "the entire Project")

R) Formation of Co-operative Societies:-

(i) As recited hereinabove the slum dwellers have formed and

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registered of a Co-operative Housing Society consisting of the slum dwellers in the name of "Hari Om Siddhivinayak SRA Co-operative Housing Society Ltd." (hereinafter referred to as "the Slum Society" for the sake of brevity);

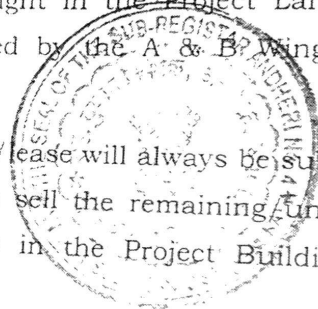
(ii) The Promoter shall form and register separate Co-operative Housing Society for Sale Building in the name of "Arihant Enclave Co-operative Housing Society Ltd." (hereinafter referred to as "the said Society" for the sake of brevity);

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S) Conveyance/Lease:-

That upon completion of the development of the entire Project on the Project Land, the Promoters will be executing of lease/conveyance of the structures being A & B Wings along with the proportionate right in the Project Land in proportion of the FSI consumed by the A & B Wings in favour of the respective Society;

Such transfer/conveyance/lease will always be subject to the right of the Promoters to sell the remaining/unsold apartments and other premises in the Project Buildings, further subject to balance FSI.



T) In the above circumstances, the Promoters are constructing the said SRA Building and the Sale Component Wings in separate phases as aforesaid and each Phase is being treated as "separate standalone real estate projects" as per the provisions of Explanation to S. 3 (2) (c) of the Real Estate (Regulation and Development) Act, 2016.

U) With the intention to commence advertisement and sale of Apartments to be constructed in the Project Building, the Promoters have registered the aforesaid Phase I under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") along with the rules framed thereunder, with the Real Estate Regulatory Authority bearing RERA registration No. P51800030594 and the authenticated copy is attached herewith and marked as Annexure 'B';

V) The Promoters alone have the sole and exclusive right to

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develop the said Larger Property which included the Project Land, the Promoters are entitled to allot, sell or otherwise dispose of the apartments and other premises in the Project Building known as "**Arihant Enclave Apartments**" to prospective, Allottee/s on what is known as "ownership basis" and to enter into agreement/s with the prospective Allottee/s and to receive the sale price in respect thereof;

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W) The Promoters have entered into a standard agreement with Architect, Mr. Manish Bagasariya of M/s. Jiyani Consultancy LLP, registered with the Council of Architects and such arrangement is as per the agreement prescribed by the Council of Architects.

X) The Promoters have appointed a Structural Engineer, M/s. Epicons Consultants, for the preparation of the structural design and drawings of the building and the Promoters accept the professional supervision of the Architects and the Structural Engineer till the completion of all buildings on the Project Land;



Y) Having understood the scheme of development of the Larger Property including the Project Land (as recorded hereinabove) and having agreed and consented to the same, the Allottee/s herein has/have applied to the Promoters for allotment to the Allottee/s of a Residential Flat situated in Project Building viz., Arihant Enclave Wing B 1st to 18th Floor along with the Parking Tower, being Residential Flat bearing **Flat No. 1403** on the **14th Floor** in the **B Wing** of building viz., "**Arihant Enclave**", being constructed by the Promoters on the said Project Land (hereinafter referred to as "**the said Apartment**") and more particularly described in the **Third Schedule** hereunder written;

Z) The carpet area of the said Apartment is **443 Sq. Ft. i.e. 41.17 square meters** and "carpet area" means the net usable floor area of the said Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered

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the Project Land of Arihant Enclave as proposed by the Promoters and according to which the construction of the Project Buildings Arihant Enclave are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure "E"**;

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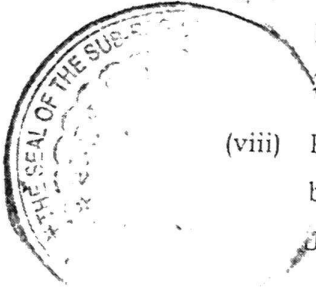
Copy of the Floor plan of the said Apartment agreed to be allotted to the Allottee/s, duly approved by SRA- **Annexure "F"**;

Letter of Intent LOI dated 4th March, 2020 bearing no. K-E/PVT/0231/20171218/LOI - **Annexure "G"**;

(vi) Intimation of Approval (IOA) bearing no. K-E/PVT/0231/20171218/AP/Complainant dated 7th August, 2020 - **Annexure "H"**

(vii) Commencement Certificate (CC) of Building bearing K-E/PVT/0231/20171218/AP dated 22nd February 2021- **Annexure "I"**

(viii) Part Occupation Permission (OC) of the building bearing No. K-E/PVT/0231/20171218/AP dated 20th June 2023- **Annexure "K"**



EE) 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;

FF) Prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of **Rs.1,39,00,000/- (Rupees One Crore Thirty Nine Lac Only)**, being earnest money of the sale consideration of the said Apartment agreed to be sold by the Promoters to the Allottee/s (the payment and receipt whereof the Promoters doth hereby admits and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

GG) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to allot and the

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2. DESCRIPTION OF THE PROJECT: -

2.1 The Promoters propose to develop the said Project Land more particularly described in the Second Schedule hereunder written to be known as "Arihant Enclave" comprising of Rehab Component and Sale Component (being Residential and Commercial Units) in three Phases.

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2.2 The Promoters is developing Phase I known as "Arihant Enclave, Wing B 1st to 18th Floor along with the Parking Tower" (hereinafter referred to as "the Project Building").

2.3 The Promoters proposes to develop Phase II known as "Arihant Enclave, Wing B 18th and Upper Floors" as may be permitted by SRA under the Propositions of DCPR, 2034 by utilizing the maximum development potential of the Project Land".

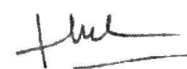
2.4 The Promoters proposes to develop Phase III by adding sale component apartment to the upper floor of the A-Wing Rehab Building.

2.5 Along with the Phase I, the Promoters are constructing the Rehab Wing A comprising of Ground +15 upper Floor

2.6 The Promoters will construct the aforesaid, in accordance with the approved plans, designs and specifications approved by SRA which have been seen and approved by the Allottee/s but subject to the variations and modifications proposed to be carried out by the Promoters as stated hereunder and with such other and further variations and modifications as the Promoters may consider necessary or as may be required by SRA to be made in them or any of them.

2.7 Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the said Apartment of the Allottee/s, except any alteration or addition required by any Government authorities or due to change in law and save and except, that no further consent of the Allottee/s is/are required for any modifications, alterations, variations, or amendments of the plans including for additions in the Arihant Enclave and the other

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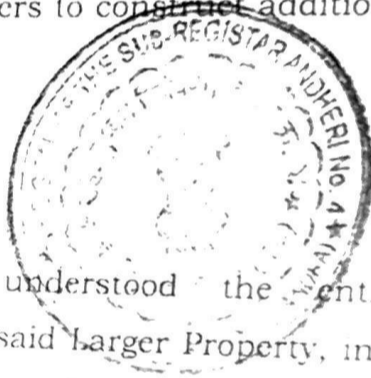
Phases to be constructed on the Project Land or any alteration or addition required by Government authorities or due to change in law.

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fully well other further		

2.8 The Allottee/s has agreed to purchase the said Apartment in Arihant Enclave knowing fully well that other further permissions are required to be taken for completion of the development of the said phases and has agreed to purchase and acquire said Apartment knowing fully well that construction of the balance phases will continue despite having being given possession of the said Apartment agreed to be purchased by the Allottee/s in Arihant Enclave and also knowing fully well that even after having obtained OC/ (Part OC) in respect of Arihant Enclave the Promoters will be required to amend the building plans of Arihant Enclave so as to enable the Promoters to construct additional floors etc.;

3. AGREEMENT: -

Apartment:



3.1 The Allottee/s, having understood the entire re-development scheme of the said Larger Property, including the Project Land hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s a Residential Flat bearing **Flat No. 1403** of carpet area admeasuring **41.17 sq. Mtrs.** on **14th Floor** in the in the **B Wing** in the building known as Arihant Enclave and as shown in the Floor Plan annexed hereto and marked **Annexure "F"** and more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "**the said Apartment**") for the consideration of **Rs. 1,39,00,000/- (Rupees One Crore Thirty Nine Lac Only)**.

Car Parking:

3.2 At the request of the Allottee/s, the Promoters hereby agrees to allot to the Allottee/s **One Car Parking** of dimension **5000mmX2000mmX1700mm** in the Parking Tower or in the mechanized stack parking lot in the Basement/Stack/Open. The Allottee/s of Apartment/s and other premises forming part of the Project Building Arihant Enclave not be entitled to the use of any of the said car

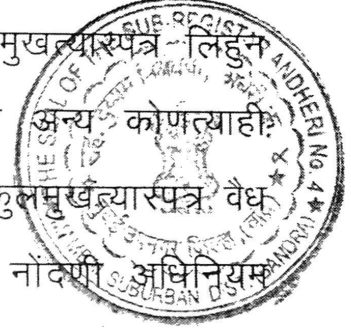
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मी, मितेश बी भट्ट याद्वारे घोषित करतो की, दुय्यम निबंधक अंघेरी १ याच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री कोमल रवजी छेडा, श्री हरीश रवजी छेडा व श्री तेजस कोमल छेडा यांनी दिनांक 17.02.2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर नोंदणीस सादर केला आहे/ निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार व्यक्तित्पेंकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द ठरलेले नाही. सदरचे कुलमुखत्यारपत्र वैध असून आहे. सदरचे कथन चूकीचे आढळून आल्यास नोंदणी अधिनियम १९०८चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक : 15/12/2023

[मितेश बी भट्ट]