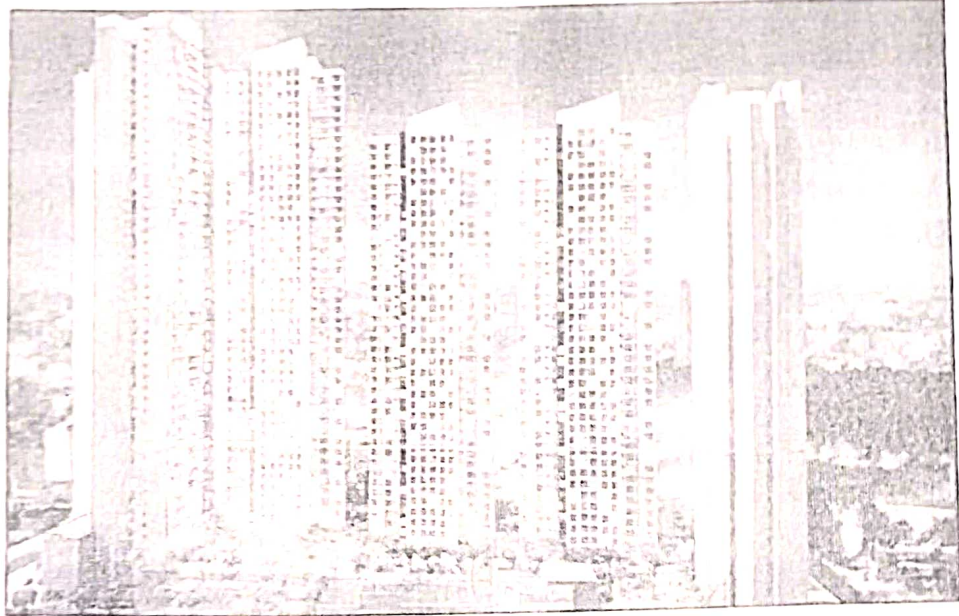


SBI - RACPC Mumbai South (Chinchpokali) (17889)

HLST / HLC / BST		<input type="checkbox"/> New Resale	
Branch Name	PBB Chinchpokali	<input type="checkbox"/> Takeover	
Branch Code		Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
BST	KOUSHIK PUTTA	569377L	
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	BHAVESH SHIRODE		
Mobile No.	9404207781 / 8999563932		
Email Id			
CIF No.	86172498168		
Loan Type	TERM). Home Loan / HL Top Up / LAP / Education Loan		
Term Loan		Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
NRI		PMAY	Yes / No
Builder Tie-Up	Yes / No	If Yes, OPAS ID	P → 01211717
CRM No./RAAS No.		RLMS No. / LOS No.	
Loan Amount	Rs. 136,00,000/-	First Disbursement Amount	Rs. 181,93,488/-
Loan Tenure	_____ Months	Moratorium	_____ Months
Pre Sanction Survey (PSS) Reports			
	Name	Sent on	Received on
TVSR-1	- Tie-up.	REPA	P-51700050065
TVSR-2			
Valuation-1	Vastukola		
Valuation-2			
RO+ITR			
Property Inspection			
File Movement			
	COD	Data Entry	Processing Officer
Date			
	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersai No.	
RinRaksha A/c No.		EM Creation Date	

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Narang Privado - B"

"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village - Ranchpakhadi, Tuis Dham, Lokmanya Nagar / Vastuk Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West). PIN - 400 604, State - Maharashtra, Country - India.

Latitude Longitude: 19°12'24.6"N 72°57'35.1"E

Valuation Done for:

State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C & 'C' Block, Bandra Kurla Complex, Bandra (East)
Mumbai - 400 051 State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|-------------|---------------|-------------|----------|
| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Raipur |
| 📍 Thane | 📍 Nanded | 📍 Indore | 📍 Raipur |
| 📍 Delhi NCR | 📍 Navi Mumbai | 📍 Ahmedabad | 📍 Jaipur |

Diwanji & Associates

GOVERNMENT APPROVED VALUERS | CHARTERED ENGINEERS
B.O.C. LICENSED STRUCTURAL ENGINEERS & ARCHITECTS | TECHNICAL LEGAL CONSULTANT

R.G. DIWANJI

B.E. (CIVIL) | M.T.E. (ENR) | M.A. (VALUATION)

Mumbai Office - Office No. 307, Third Floor, "The Green Building",

Seel Colony Road, Near Iscon City Phase 2, Bandra (East), Mumbai - 400051

Tel: 022-25746448 | 9892003790 | 9833108989 | Email: rgdiwanji@diwanji.com



Diwanji and Associates
CHARTERED ENGINEERS

Thane Office - Flat No. A, First Floor, "Devkhanadan" Bldg,

Near: Kopa Road, Near Makhanjali Talan, Panchpakhadi,

Thane - 400606 District Thane - 400601 | Tel: 8097010898

Ref No: VS/D&VRGD/2023-24/OCT-004

Date: 08th October, 2023

To,
The Asst. General Manager,
State Bank of India
Home Loan Sales Department, Local Head Office,
5th Floor, Synergy Building
Bandra-Kurla Complex, C-6, Block 'G'
BKC, Bandra (East), Mumbai - 400051
Tel No: 022-26445537
Email: cmpac.lhormum@sbi.co.in

**Subject : Project Valuation Report of Property located at Off. Pokharan Road No. 1, Thane (West),
District Thane for APF Purpose.**

As per your instructions; we have visited & inspected the Property i.e. Under Construction Residential Building Project named as " Narang Privado - B " [As per Sanctioned Building Plan - Tower No. 2] in the Narang Privado Project situated on Land bearing Survey No. 146/5/B & 146/6/B/1 of Village Panchpakhadi, Opposite Kores Nakshtra Complex and Near Dosti Complex, Tushi Dham, Acharya Atre Marg, Off. Pokharan Road No. 1, Vartak Nagar, Thane (West), District Thane - 400 606 which is being Developed by M/s. Narang Realty Pvt. Ltd., in order to give the Project Valuation Report i.e. Assess Sales Realization from the Property, Status of Permissions / Approvals of the Project, Physical Progress of Project & Rental Values of the Apartments etc. as on date.

This Report contains 60 Nos. of pages including Photographs, Location Map, Copies of Sanctioned Building Plans, Building Commencement Certificate & Sale Instances etc.

Thanking You,

Yours Faithfully,
FOR DIWANJI & ASSOCIATES


S. N. GOLE
(CHIEF VALUER)




R. G. DIWANJI
(PANEL VALUER)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this _____ day of _____ 2024;

BETWEEN

NARANG REALTY PRIVATE LIMITED, a company incorporated under the provisions of Companies Act 1956 and deemed existing company under the provisions of Companies Act, 2013, having its registered office/principal place of business at Windsor, 1st floor, C.S.T. Road, Kalina, Santacruz (East), Mumbai – 400098, hereinafter referred to as the "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART**

AND

MR. BHAVESH RAJENDRA SHIRODE (PAN DVXPS0860M) having their 922/23, Lodha Bhuvan, Malegaon, Nashik - 423203 hereinafter referred to as "**the Allottee**". (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns; and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor; and in case of a Hindu Undivided Family (HUF), the Karta and all the co-parceners/members of the HUF from time to time, , their respective heirs, legal representatives and the surviving co-parcener/member of the HUF and the heirs, executors, administrators and permitted assigns of such surviving co-parcener/member; in case of a Public Charitable Trust, all trustee/s from time to time constituting the said Trust, the surviving trustee and the heirs, executors and administrators of the surviving Trustee and his/her assigns and; in case of a Private Trust/Settlement, all trustees constituting the said Trust from time to time, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns and; in case of a body corporate/company/Limited Liability Partnership, its successors and permitted assigns) of the **OTHER PART**

The Promoter and the Allottee/s are hereinafter collectively referred to as "**the Parties**" and individually as "**a Party**", as the context may so require.

WHEREAS:

- A. The Promoter is the owner of and is seized and possessed of and otherwise well and sufficiently entitled to undertake the development of all those pieces and parcels of land admeasuring 31,188 square meters (as per 7/12 Extracts) bearing Survey Nos.

PROMOTER

ALLOTTEE(S)

146/5/B and 146/6/B/1 situated at Prahlad Keshav alias Acharya Atre Road, Pokharan Road No. 1, Village Panchpakhadi, Taluka and District Thane and particularly described in the **First Schedule** hereunder written and delineated by a blue colour boundary line on the plan annexed and marked as **Annexure "1"** and hereinafter referred to as "**the Larger Land**". The details pertaining to the title of the Promoter to the Real Estate Project, the pertinent approvals and permissions for the Real Estate Project, litigations proceedings (if any), covenant affecting the Larger Land (if any), impediment (if any) in respect of the Larger Land, encroachment (if any) on the Larger Land, permission to be obtained which affects the Promoter's title to the Larger Land, permission to be obtained which affects the Promoter's title to the Real Estate Project, and mortgages/charges on the Real Estate Project (if any) are set-out in the Legal Title Report dated 31st January, 2023 issued by M/s Wadia Ghandia & Co., Advocates and Solicitors, a copy whereof is annexed hereto and collectively marked as **Annexure "2"**.

- B. The statutory approvals mandatorily require the Promoter to handover certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenity. The Larger Land is affected by amenity (to be developed and handed over to TMC) and a portion of the Larger Land is also getting affected by road set back due to road widening of Acharya Atre Road. Out of the Larger Land, the Promoter has handed over (i) an area admeasuring 401.47 square meters to Thane Municipal Corporation ("TMC") towards road widening; and (ii) an area admeasuring 3228.97 square meters to TMC towards Amenity Open Space and presently. The Promoter may be required to hand over further portions of the Larger Land towards public amenity/road set-back or for any other purpose as may be required by the Thane Municipal Corporation. Presently, the area of the Larger Land remaining with the Promoter is 27,557.56 square meters. The area of the Larger Land remaining after the handover of the aforesaid portions of the Larger Land or the area which may be allowed by TMC for development shall constitute the area which shall be transferred to the Apex Society/Societies in the manner provided hereinbelow.
- C. The details pertaining to the title/rights/entitlement of the Promoter to the Real Estate Project (defined hereinbelow) is as follows-
- (i) There are no tenants/occupants on the Real Estate Project (defined hereinbelow) and the Promoter is in exclusive possession thereof;
 - (ii) There are no illegal encroachments on the Real Estate Project (defined hereinbelow);
- D. The Promoter is entitled to develop the Larger Land by consuming maximum Floor Space Index ("FSI") as more particularly set out in this Agreement and by

constructing buildings thereon in a phase-wise manner as mentioned in Recital E below in this Agreement ("**the Whole Project**").

E. The principal and material aspects of the development of the Whole Project as disclosed by the Promoter are briefly stated below-

- (i) The area of the Larger Land after deduction of amenity area and area falling/proposed to fall under road or for any other purpose as may be required by the Thane Municipal Corporation as per statutory authorities will be developed in a phase-wise manner.
- (ii) The Promoter proposes to utilize a total FSI of 2,50,000 Sq. Meter for the Whole Project on gross plot area of the Larger Land plus compensatory ancillary area FSI plus free of FSI areas aggregating up to approximately 2,50,000 square meters plus parking areas and the amenities ("**Full Development Potential**") in the course of the phase wise development of the Whole Project.
- (iii) The Whole Project shall consist of the following other Buildings which shall be registered as individual real estate projects ("**Other Buildings**"):
 - a) Tower A (Tower No. 1) having Basements + 2 level podiums + Stilt + upto 50 upper floors;
 - b) Tower C (Tower No. 3) having Basements + 2 level podiums + Stilt + upto 50 upper floors;
 - c) Tower D (Tower No. 4) having Basements + 4 level podiums + Stilt + upto 50 upper floors;
 - d) Tower E (Tower No. 5) having Basements + 4 level podiums + Stilt + upto 50 upper floors;
 - e) Retail / Commercial Building having Basements + Ground + 10 upper floors.
- (iv) The Allottee has perused a copy of the Proposed Layout Plan ("**Proposed Layout**") and which is annexed to this Agreement as Annexure "3", which specifies the location of the Other Buildings to be built on the Larger Land, together with a draft proforma specifying the proposed total FSI proposed to

PROMOTER

ALLOTTEE(S)

Registration No. **P51700050065** dated **13th March, 2023** for the Project and a copy of the RERA Certificate is annexed and marked as **Annexure "4"** hereto.

H. The principal and material aspects of the development of the Real Estate Project as being registered with the Authority, are briefly stated below-

- (i) The Real Estate Project is being constructed and developed on the said Land shown shaded with blue colour on the plan annexed and marked as **Annexure "1"** hereto.
- (ii) The said Real Estate Project has been presently sanctioned/approved by the TMC for Basements + Podium (Ground Floor) + Podium (First Floor) + Stilt + 35 upper floors.
- (iii) Total FSI of 25,950.87 sq. mts corresponding to 38 (thirty eight) upper floors has been currently proposed to be consumed / utilized in the construction and development of the Real Estate Project. The Developer, if permissible, will be at liberty to further expand the same to a total FSI of 35,000 Sq. Meters corresponding to 50 (fifty) upper floors without any recourse and concurrence of the Allottees.
- (iv) The name of the Real Estate Project shall at all times be '**Narang Privado - B**'.
- (v) The Real Estate Project is proposed to *inter alia* comprise of apartments/flats/units. The development of the Real Estate Project shall constitute a mix of users of residential, retail, commercial and such other user, development as may be permitted under the applicable law;
- (vi) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites.
- (vii) The Promoter shall be entitled to designate any spaces/areas, including on the terrace levels, basement levels, lower ground levels, ground level, podium levels of the Real Estate Project and in the basement levels, lower ground levels, ground level, podium levels of the Whole Project and in/on the

PROMOTER

ALLOTTEE(S)

The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>

- I. The Allottee/s is/are desirous of purchasing a residential premises more particularly described in the **Fifth Schedule** hereunder written in the Real Estate Project (hereinafter referred to as the "said Premises"). The Real Estate Project is shown in blue colour wash on the plan annexed and marked as **Annexure "1"** hereto. The authenticated copy of the plan of the said Premises, is annexed and marked as **Annexure "8"** hereto.
- J. The Promoter had entered into a prescribed agreement with an Architect, registered with the council of Architects and also appointed Structural Engineers for preparing structural designs, drawings and specifications of the Real Estate Project and the Allottee/s accept(s) the professional supervision of the said Architect and the said Structural Engineers (or any replacements / substitutes thereof) till completion of the Real Estate Project.
- K. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee/s of the said Premises to receive the sale price in respect thereof.
- L. The Allottee/s has/have demanded inspection/information from the Promoter and the Promoter has granted inspection of the following documents and information to the Allottee/s and/or the Allottee/s's Advocates/consultants:
- ~
- (i) All title documents by which the Promoter has acquired right, title and interest to develop the Larger Land;
 - (ii) All the approvals and sanctions of all relevant authorities for the development of the Larger Land, Real Estate Project and the Whole Project including layout plans, building plans, floor plan, change of user permissions, CCs, Tree NOC, MOEF EC NOC, CFO NOC, AAI NOC, LOI, Consent to Establish, etc. and such other documents as required under Section 11 of RERA;
 - (iii) All the documents mentioned in the Recitals hereinabove;
 - (iv) Title Certificate;
 - (v) Authenticated copies of the 7/12 Extract of Survey Nos. 146/5/B and 146/6/B/1 situated at Prahlad Keshav alias Acharya Atre Road, off Pokharan Road No.

Annexure "5"	Development Permission / Commencement Certificate bearing number TMC/TDD/4216/22 dated 10 th October 2022
Annexure "6"	Development Permission / Commencement Certificate bearing number TMC/TDD/4376/23 dated 20 th April 2023
Annexure "7"	Sanction of Development / Amended Commencement Certificate bearing number TMC/TDD/4460/23 dated 18 th August 2023
Annexure "8"	Plan of the Flat (Premises)

R. The carpet area of the said Premises as defined under the provisions of RERA, is more particularly described in the **Fifth Schedule** hereunder written.

S. 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.

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

1. **INTERPRETATION**

The aforesaid Recitals and the Schedules and Annexures hereto shall form an integral and operative part of this Agreement.

2. The Promoter has constructed the Real Estate Project in accordance with the plans, designs and specifications as referred hereinabove including at Recital H, and as approved by the TMC from time to time.

3. **PURCHASE OF THE SAID PREMISES AND SALE PRICE**

3.1 The Allottee/s hereby agree(s) to purchase and acquire from the Promoter, and the Promoter hereby agree(s) to sell to the Allottee/s, the said Premises with carpet area as per RERA as more particularly described in the **Fifth Schedule** hereunder written and as shown in the floor plan annexed and marked **Annexure "8"** hereto, at and for the Sale Price more particularly mentioned in the **Seventh Schedule** hereunder written.

3.2 The Promoter shall provide to the Allottee/s, permission to park the Allottee/s's own vehicle and also for parking guests/visitors' vehicle and for no other purpose in a common area being constructed in/on the

Allottee/s prior to the possession of the said Premises in terms hereof, subject to a variation cap of 3% (three per cent). The total Sale Price payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area beyond the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Sale Price, which shall be payable by the Allottee/s prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/Allottee/s, as the case may be, under this Clause shall be made at the same rate per square meter as agreed in Seventh Schedule hereinbelow.

- 3.8 The Allottee/s authorize(s) the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee/s undertake(s) not to object/demand/direct the Promoter to adjust his/her/their payments in any manner. Any payments by the Allottee(s) shall first be adjusted towards interest payable and any other due from the Allottee(s) and the balance, if any, shall be adjusted against the payment which is due against the Purchase Consideration. In case of delay in payment of any amounts as specified above, the Allottee(s) shall be liable to pay additional charges of Rs. 5000/- per installment towards administration charges. The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by the Allottee(s) under any head(s) and in any order as the Promoter may deem fit and proper against any outstanding dues of the Allottee(s) under this Agreement.
- 3.9 The Allottee is aware that in the event any cheque issued by the Allottee to the Promoter with respect to any amounts payable by the Allottee in connection with the said Premises is dishonored/is returned unpaid for whatsoever reason, cheque return charges of Rs.5000/- (Rupees Five Thousand Only) and an amount equivalent to 1% of the cheque amount towards administrative expenses per event will be additionally payable by the Allottee by way of reasonable pre-estimate of damages in the nature of liquidated damages to the Promoter, and not penalty including Service Tax, if any applicable on such charges.
- 3.10 On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount (whether the Sale Price or any other amount payable in terms of this Agreement), the Allottee/s shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.

bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee/s for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee/s has/have defaulted in making payment of the Sale Price and/or other amounts payable by the Allottee/s under this Agreement.

5.2.2 All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee/s. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

5.2.3 The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Price and balance other amounts payable by the Allottee under this Agreement and in terms of Clause 3 herein, and shall also observe and be compliant with the terms of Clause 3 of this Agreement.

6. CAR PARKING SPACE/S

The Promoter shall provide to the Allottee/s, without charging or levying any price or compensation or consideration or fee of any nature, permission to park the Allottee/s's own vehicle and also for parking guests/visitors' vehicle and for no other purpose whatsoever, in the Basements to Podiums Areas in the Whole Project as a common area and more particularly mentioned in the **Fourth Schedule** hereunder written. The exact location and identification of such car parking space/s in the Basements to Podiums Areas in the Whole Project will be finalized by the Promoter only upon completion of the Real Estate Project in all respects.

7. ALLOTTEE/S' RIGHTS AND ENTITLEMENTS

7.1 Possession of the Premises:

7.1.1 The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the TMC for the said Premises by the date as more particularly mentioned in the **Seventh Schedule** hereunder written ("**Completion Date**"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Completion Date, if the completion of the Real Estate Project

entitled to the remedy under sub-clause 7.1.2 (b) above.

- 7.1.4 The Real Estate Project Amenities that may be usable by the Allottee/s are listed in the **Third Schedule** hereunder written. The Whole Project Included Amenities that may be usable by the Allottee/s are listed in the **Fourth Schedule** hereunder written. The internal fittings and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Sixth Schedule** hereunder written.
- 7.1.5 Upon obtainment of the Occupation Certificate from the TMC, the Promoter shall give notice offering possession of the said Premises on a date specified therein to the Allottee/s in writing ("**Possession Notice**"). The Allottee/s agree(s) to pay from the date of Occupation Certificate, the maintenance charges as determined by the Promoter or the Society, as the case may be. It is clarified that the Promoter shall be liable to hand-over **possession** to the Allottee/s only on receipt of the requisite instalments of the Sale Price and all other amounts due and payable in terms of this Agreement including in accordance with the provisions of Clause 3 herein above.
- 7.1.6 The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the date mentioned in the Possession Notice.
- 7.1.7 Post receipt of the Possession Notice and depositing a sum of Rs.2,00,000/- (Rupees Two Lakh only) towards refundable fit out deposit, the Allottee/s may undertake any fit out activities in the said Premises at his/her/its/their sole cost, expense and risk, after obtaining all the requisite approvals and permissions from the competent authorities and in accordance with the Fit-Out Guidelines (which shall be prepared by the Promoter which will be provided to the Allottee/s at the time of handing over possession of the said Premises). The fit out deposit will be refunded without interest upon completion of the fit outs in accordance with the Fit-Out Guidelines and after the Allottees start occupying the Premises. The Allottee/s is/are aware that the said refund shall be subject to deduction of amounts towards damages, if any, to the Real Estate Project and its common areas etc., and/or any neighboring flats/premises in the Real Estate Project and/or the equipment's installed therein and subject to the debris being completely removed from the Real Estate Project, the Whole Project and/or the Larger Land. The fit-out deposit will be withheld in the event the allottee makes change in the apartment which are not as per the Fit-out manual.

7.1.8 The Allottee/s shall be liable to pay the amount from the Promoter as per Clause 7.1.5

hereunder written, shall be delivered by the Promoter to the Society, without interest. For the purposes of this clause, the expression "Promoter" includes its nominee/s. The amounts specified in the Ninth Schedule is towards advance maintenance charges payable by the Allottee/s towards maintenance of the Real Estate Project (i.e., building and its amenities). It is clarified that the maintenance charges towards Club House and Common Infrastructure will be required to be paid separately by Allottees at the time of possession into a separate Apex account.

7.1.11 If within a period of 5 (five) years from the date of receipt of the Occupation Certificate of the Real Estate Project, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Real Estate Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect (at actuals) in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the Real Estate Project and/or the Whole Project and/or the Larger Land. The Allottee/s is/are aware and agree(s) and confirm(s) that the said Premises shall be of RCC structure with normal brick/block wall/dry wall with gypsum/putty/cement plaster. The Allottee/s is/are aware that the Real Estate Project is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the Real Estate Project at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s/the Society/the Other Societies/the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.

7.1.12 The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee/s shall use the car parking space/s only for purpose of parking vehicle and shall not park his/her/their vehicles at any other location on the Larger Land.

that could arise by virtue of such common use, access and entry.

7.2.4 It is also clarified that certain facilities shall have usage charges in addition to the said membership fees and the same shall be paid by the Allottees as and when demanded by the Promoter along with applicable taxes thereon.

7.2.5 The rights and entitlements of the Allottees under this Agreement are restricted to the right and entitlement to receive the said Premises, subject to the terms and conditions of this Agreement.

7.2.6 The Allottees shall at no time demand partition of the said Premises and/or the Real Estate Project and/or the Whole Project and/or the Larger Land.

7.3 **Transfer of the said Premises:**

The Allottees shall not let, sub-let, transfer, assign, sell, lease, give on lease and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement until all the dues payable by the Allottees to the Promoter under this Agreement are fully paid and without the prior written permission of the Promoter. The Allottee shall not be permitted to show and/or given inspection of the Premises to any prospective purchasers/lessees/licensees until all the dues payable by the Allottees to the Promoter under this Agreement are fully paid.

8. **COVENANTS OF THE ALLOTTEE/S**

The Allottee/s by himself/herself/itself/themselves with intention to bind all persons into whose hands the said Premises and other premises may hereinafter come, hereby covenants with the Promoter as follows, for the purpose of *inter-alia* ensuring the soundness and safety of the Real Estate Project, the Whole Project, and the Larger Land, for maintaining the value of the Real Estate Project, the Whole Project and the Larger Land, and for ensuring that any easement in respect of any of the aforesaid remains unaffected:

8.1 Not to do or suffer to be done anything in or to the Real Estate Project, the said Premises, staircase, common areas or any passages which may be against the rules, regulations or bye-laws of the concerned authorities or change/alter or make addition in or to the Real Estate Project or to the said Premises itself or any part thereof and to maintain the said Premises (including sewers, drains, pipes) and appurtenances thereto at the Allottees/s' own cost in good repair

service slabs or any of the projections from the said Premises. Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises, nor do/cause to be done any hammering for whatsoever use on the external/dead walls of the Real Estate Project or do any act to affect the FSI/development potential of the Larger Land.

8.11 Not to do or permit to be done any renovation/repair within the said Premises. In the event of the Allottee/s carrying out any renovation/repair within the said Premises then in such event the Promoter shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the Real Estate Project on account of such renovation/repair and the Promoter's obligation to rectify any defect(s) or compensate for the same as more particularly described in Clause 4.3.2 of this Agreement shall immediately cease and the Allottee/s/the Society/the Other Societies/the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.

8.12 To maintain the aesthetics of the Real Estate Project and to ensure the quiet and peaceful enjoyment by all the allottee/s/occupants therein and for the common benefit of all, and to preserve and maintain the safety, security and value of the said Premises, the Real Estate Project, the Whole Project and the Larger Land, the Allottee/s agree and covenant as follows:

8.12.1 The Allottee undertakes and covenants not to affix any fixtures or grills either on the inside of the windows in their premises or on the exterior of the Real Estate Project for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. In the bye-laws of the Society it shall be specifically provided that that the Allottees/members of the Society shall not be permitted to affix any fixtures or grills either on the inside of the windows in their premises or on the exterior of their respective flats/units/premises in the Real Estate Project and the Security guards/agency deployed in the Larger Land/Society shall be entitled not to allow entry to any person carrying such fixtures or grills into the Real Estate Project. In case, if there is a breach of this covenant by any Allottee, the Promoter/the Society shall be entitled to remove such fixtures or grills installed and the Allottee shall be liable to pay a sum of Rs. 5,00,000/- (Rupees Five Lakh) to the Promoter/the Society as penalty and the Allottees shall also be liable / responsible for removing such fixtures or grills and carrying out repairs to the damages that has been caused to the Real

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

FIRST SCHEDULE

Description of the said Larger Land

All those pieces and parcels of land admeasuring 31,188 square meters (as per 7/12 Extracts) bearing Survey Nos. 146/5/B & 146/6/B/1 both situated at Prahlad Keshav alias Acharya Atre Road, off Pokharan Road No. 1, Village Panchpakhadi, Taluka and District Thane bearing and bounded as follows:-

- On or towards the East : Lands held by Zenith Birla (India) Ltd.
 On or towards the West : MMRDA Rental Building
 On or towards the North : Thane Mahanagarpalika Road
 On or towards the South : Lands developed by Dosti Corporation

SECOND SCHEDULE

Schedule of Balance Portion of Larger Land

All the piece and parcel of land admeasuring 27,557.56 square meters situated on plot bearing Survey No. 146/5/B & 146/6/B/1 both situated at Prahlad Keshav alias Acharya Atre Road, off Pokharan Road No. 1, Village Panchpakhadi, Taluka and District Thane together with construction thereon both present and future.

THIRD SCHEDULE

Materials / Facilities and Amenities in Real Estate Project

Sr. No.	Description	Material	Specification/ Make/ Model
1	Cement		Ultratech / Ambuja / JSW / Equivalent
2	Reinforcement Steel	Fe 415 / 500 Grade	Rolling Mill
3	Block Masonry	AAC Blocks	Ultratech / Flycrete / Magicrete / Equivalent
4	Flooring		
	Lift Lobbies	Vitrified Tile	RAK, Kajaria, Nitco, Aslan / Equivalent

PROMOTER

ALLOTTEE(S)

	Staircase	Stone / Tiles	Kotah / RAK, Kajaria, Nitco, Asian / Equivalent
	Parking Areas	PCC	Tremix
	Refuge	Stone / Vitrified / Ceramic Tile	Kotah / RAK, Kajaria, Nitco, Asian / Equivalent
5	Doors for Staircase and Refuge		
	Door Frames	Wood / Plywood	Red Meranti / Sal wood / Plywood Equivalent
	Door Shutters	FRD Flush Door	Laminated with Accessories
6	Painting		
	Parking Areas	Cement Paint / Semi Acrylic	Jotun / Asian Paints/ CCI / Berger/ Dulux / Equivalent
	Entrance Lobby	Plastic Paint / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent
	Lift Lobby	Acrylic Distemper / 3 in 1 / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent
	Meter Room	Acrylic / Semi- Acrylic / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent
	Staircase Area	Acrylic Distemper / 3 in 1 / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent
	External Façade	External Paint - Acrylic	Asian Paints/ Berger/ Dulux/ Jotun / Equivalent
7	Fire Fighting		
	Sprinkler and Hydrants Lines	GI Pipes	Jindal / Zenith / Tata / Equivalent
	Rubber Pipe for Hose Reel		Newage /Jyoti/ Equivalent
	Fire Hose		Newage / Equivalent
	Fire Pumps		Kirloskar, Mather & Platt, KSB / Equivalent
	Sprinkler Heads		Spraysafe / Tyco / Viking / Equivalent
	Fire Extinguishers (ISI)		Minimax / Safex / Equivalent
	MCP, Smoke & Heat detectors		Honeywell/Ravel/System sensor / Equivalent
8	Elevators	High Speed	Otis / Kone / Toshiba / Equivalent
9	Staircase Railing	MS Railing	

FOURTH SCHEDULE

Common Areas, facilities and Amenities in the Whole Project

Sr. No.	Description
1	Clubhouse
2	Landscaping
3	UGT
4	Water Supply
5	STP
6	Storm Water Drain
7	Rain Water Harvesting
8	Swimming Pool
9	Recreation and Play Area
10	Lighting
11	Internal Driveways
12	Sub - Station
13	Ramps
14	Fire Fighting & Detection
15	DG Sets for common area
16	Car Parking
17	Entry / Exit Gates
18	Security Cabin
19	Compound Wall
20	Basement Ventilation

FIFTH SCHEDULE

Schedule of the said Premises

Flat No. 505 admeasuring about 74.30 square meters equivalent to 800 square feet carpet area (corresponding to Rera Carpet area of 69.58 Sq. Mtrs. equivalent to 749 Sq. Ft.) together with exclusive amenities being cupboard and/or Service Area and/or kitchen utility area aggregating to 4.72 square meters equivalent to 51 square feet on the 5th habitable floor of the said Building / Tower No. 2 named Narang Privado – B situated at Prahlad Keshav alias Acharya Atre Road, off Pokharan Road No. 1, Village Panchpakhadi, Taluka and District Thane 400606.

PROMOTER

ALLOTTEE(S)

SIXTH SCHEDULE

Internal Fittings and Amenities in the Premises

Sr. No.	Description	Material Type	Brand / Make
A Flooring and Dado			
1	Flooring for Living Room, Dining, Passage, Common Bed Rooms	Imported Marble	
2	Master Bed Flooring	Imported Marble	
3	Kitchen Flooring	Vitrified Tile	RAK, Kajaria, Johnson, Nitco, Asian or Equivalent
4	Toilet Flooring	Vitrified Tile	
5	Deck Flooring	Ceramic / Vitrified Tile	
6	Dry Balcony Flooring	Ceramic / Vitrified Tile	
7	Toilet Dado	Ceramic / Vitrified Tile	
8	Kitchen Dado	Ceramic / Vitrified Tile	RAK, Kajaria, Johnson, Nitco, Asian or Equivalent
9	Kitchen Platform	Granite	
B Doors / Windows			
1	Door Frames	Wood / Plywood	Red Meranti / Sal wood / Plywood Equivalent
2	Door Shutters		
	Main Door	FRD Flush Door	Laminated / Veneer with Accessories
	Kitchen	FRD Flush Door	Laminated with Accessories
	Bedrooms and Toilets	Flush Door	Laminated with Accessories
3	Windows	Aluminium powder coated glazed windows	
C Railing			
1	Deck / Balcony	SS - Glass Railing	
2	Dry Balcony / Kitchen	MS Railing / Aluminium Louvers / GRC Fins	
D Internal Paint			
1	Walls and Ceiling	Acrylic Distemper / 3 in 1 / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent

E	Electrical		
1	Cables		Finolex / Polycab, RR Cables, KEI / Equivalent
2	Wires		Finolex / Polycab, RR Cables, KEI / Equivalent
3	PVC Conduit		Precision, AKG, Diamond / Equivalent
4	Switch and Sockets	Modular	Legrand, Scheider, Crabtree/ Equivalent
5	Distribution Boards		LT / Seimens / Legrand, Scheider, Hagers /Equivalent
6	MCBs/ RCCBs/ RCBOs		LT / Seimens / Legrand, Scheider, Hagers /Equivalent
F	Plumbing		
1	CP Fittings		Grohe, Jaguar, Kohler India, Duravit or Equivalent.
2	Sanitary Ware		Grohe, Jaguar, Parryware Roca, Kohler India, Duravit or Equivalent.
3	Flush Tank	Concealed	Jaquar / Grohe / Gabriel / Equivalent
4	Boilers		Venus / Jaquar / Equivalent
5	Kitchen Sink	Stainless Steel without drain board	Nirali / Diamond / Equivalent
6	Water Supply	CPVC	Astral / Supreme / Equivalent
7	Soil and waste water		Wavin AS / GF silenta / Hulliot / Astral or Equivalent
G	Fire Fighting		
1	Sprinkler lines	GI Pipes	Tata / Jindal / Zenith / Equivalent

ALLOTTEE(S)

SEVENTH SCHEDULE

Sr. No.	Particulars	
1	Said Premises	Narang Privado B – 505
2	Carpet Area of the said Premises as per RERA	69.58 sq.mt(749 Sq.Ft)
3	Deck Area	4.72 sq.mt(51 Sq.Ft)
4	No. of Car Parking Space/s	1(One)
5	Sale Price (Agreement Value)	Rs. 1,72,16,846 /-
6	Part Payment towards the Sale Price paid prior hereto	Rs. 17,90,552 /-
7	Booking Date	28 th January , 2024
8	Said Nominee	Vidya Rajendra Shirode
9	Contact Number	+91 9404207781
10	Contact Email	bhaveshshirode1@gmail.com
11	Contact Address	922/23, Lodha Bhuvan, Malegaon, Nashik - 423203.
11	PAN (Narang Realty)	AAECN1432G
12	PAN (Allottee)	Bhavesh Rajendra Shirode
13	Completion Date (RERA Date)	31 st March, 2028
14	Bank Account of the Promoter	DVXPS0860M
	Name	Narang Privado B Collection Ac Narang Realty Private Limited
	Bank	ICICI Bank
	Branch	Bandra West
	Current Ac No.	771005000082
	ISFC Code	ICIC0007710

EIGHTH SCHEDULE

Sr. No.	Particulars	Percentage	Amount
1	At the time of Booking i.e., on Executing the Acceptance Form (being part of the Earnest Money)	10.40 %	Rs. 17,90,552 /-
2.	On or before 31 st March, 2024	25%	Rs. 25,13,650 /-
3.	On or before 1 st January, 2025	50 %	Rs. 43,04,212 /-
4.	On or before 1 st January, 2026	75 %	Rs. 43,04,212 /-
5.	On Receipt of the Occupation Certificate	100%	Rs. 43,04,210 /-

NINTH SCHEDULE

Sr. No.	Particulars	Amounts (Rs.)
1	Share Application money of the Society	Rs. 600 /-
2	Deposit towards provisional monthly contribution towards outgoings of the Society (taxes to be paid separately by the Allottee/s at applicable rates)	Rs. 1,15,200 /-

SIGNED, SEALED AND DELIVERED)
by the within named Owner)
Narang Realty Private Limited)
through its Directors / Authorized Signatories)

Mr. Gopal Narang)

in the presence of)

1))

2))

SIGNED AND DELIVERED)
within named Allottee's)

(1) Mr. Shivesh Rajendra Shirode)

in the presence of)

1))

2))

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHAVESH RAJENDRA SHIRODE
RAJENDRA DATTATRAY SHIRODE
14/12/1993



Permanent Account Number

DVXPS0860M



Signature



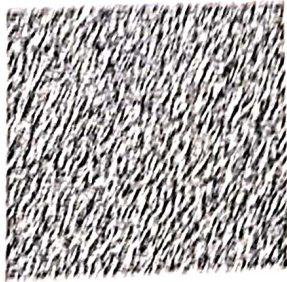
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

व्यक्ति क्रमांक / Enrolment No.: 0656/31599/01506

To
नयेक राजेंद्र शिरोडे
Dhuveshi Rajendra Shirode
C/O Dattatraya Keshav Wani
satana road
922/23, Kotha bhuvan, malegaon
Malegaon
Nashik Maharashtra - 423203
9404207781

Signature Not Verified



आधार क्रमांक / Your Aadhaar No. :

4657 3716 3861

VID : 9145 4291 0432 0885

माझे आधार, माझी ओळख

भारत सरकार
Government of India



नयेक राजेंद्र शिरोडे
Dhuveshi Rajendra Shirode
जन्म तारीख/DOB: 14/12/1993
पुल्ल/ MALE



4657 3716 3861

VID : 9145 4291 0432 0885



सूचित

- आपात जीवकाळासाठी प्रामाण्य आहे. (आधार कार्डाच्या मदतीने)
- सुरक्षित (जम मीड / ऑनलाईन / ऑनलाईन प्रालिकाकरण) वापरून आधार संपादन करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

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- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
C/O दत्तात्रय केशव वाणी, सटाना रोड, ९२२/२३, लोढा
बुधन, मालेगाव, मालेगाव, नाशिक,
महाराष्ट्र - ४२३२०३
Address:
C/O Dattatraya Keshav Wani, satana road,
922/23, Kotha bhuvan, Malegaon,
Nashik,
Maharashtra - 423203



4657 3716 3861

VID : 9145 4291 0432 0885



5paisa Capital Ltd.



BHAVESH RAJENDRA SHIRODE

Emp Code : C209589

Blood Group: B+

Area : Maharashtra

Branch : Thane

IIFL House


Issuing Authority

5paisa Capital Ltd.

Sun Infotech Park, Road No.16V, Plot No.B-23, Thane

Industrial Area, Waghle Estate, Thane-400604

Tel.:+91 22 41035000