



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 15547/2020

नोंदणी :

Regn:63m

गावाचे नाव : शहाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7745076
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5455500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: उप मुख्य विभाग क्र. 13/52 - विभाग 7, शहाड (ब) दर 50,800/-, मोजे शहाड स.नं. 16/1/5(पैकी), 16/1(पैकी), 17, 18, 218, सि. स. नं. 1550/ब, 1550/ड, 1653 वरील बिला वन्य- फेज-1 बिल्डिंग, युनिट नं. 0704, सातवा मजला, ए टॉवर, क्षेत्रफळ 65.51 चौ.मी. + 2.21 चौ.मी. वापरण्यायोग्य जागा असे एकूण क्षेत्रफळ 67.72 चौ.मी. कार्पेट + 1 कार पार्किंग स्पेस सह ((Survey Number : 16/1/5(पैकी), 16/1(पैकी), 17, 18, 218 ; C.T.S. Number : 1550/ब, 1550/ड, 1653 ;))
(5) क्षेत्रफळ	1) 67.72 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:- मेसर्स बिल्डा इस्टेट्स प्रा. लि. तर्फे अधिकृत कुलमुखत्यार पत्रधारक म्हणून मानस शर्मा यांनी निष्पादित केलेले आणि यांच्या वतीने कबुलीजबाब करिता कुलमुखत्यार पत्रधारक म्हणून गौरव जगताप वय:-28; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डा ऑरोरा, ब्लॉक नं: -, रोड नं: लेव्हल 8, डॉ. अनी बेड्जेट रोड, वरळी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400030 पॅन नं:-AAHCB5831G 2): नाव:- सॅच्युरी टेक्सटाईल अॅन्ड इंडस्ट्रीज लिमिटेड (तर्फे डिव्हिजन सॅच्युरी इस्टेट्स) तर्फे अधिकृत स्वाक्षरीधारक मानस शर्मा यांच्या तर्फे गौरव जगताप - वय:-28; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सॅच्युरी भवन, ब्लॉक नं: -, रोड नं: डॉ. अनी बेड्जेट रोड, वरळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AAACC2659Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुबीन कुमार - - वय:-41; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विष्णू शिवम टॉवर्स, ब्लॉक नं: ए-2601, रोड नं: ठाकूर व्हिलेज, कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ALLPK9197L 2): नाव:- प्रियंका कुमार - वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विष्णू शिवम टॉवर्स, ब्लॉक नं: ए-2601, रोड नं: ठाकूर व्हिलेज, कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ECZPK2574Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	15547/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	232500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



(सही) जी. बी. सातदिवे
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

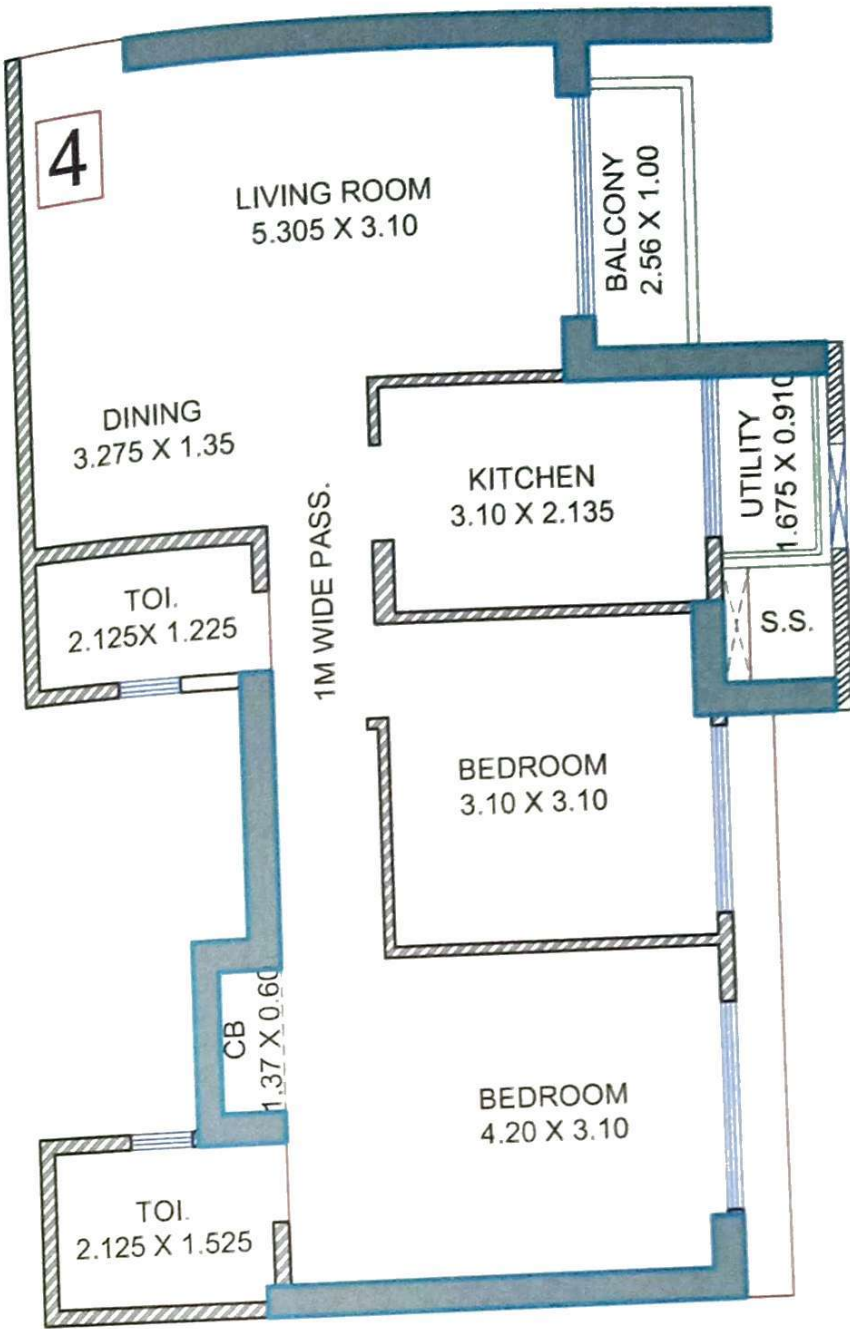
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

ANNEXURE - I

क.ल.न.२	
दस्तावेज क्र. १५५४७	२०२
१००	१५२



WING A- UNIT PLAN

FLAT NO.	RERA CARPET AREA
204	65.51 SQ.M.
704	
1204	
1704	
2204	



Sunita Priyanka

ANNEXURE - H



क.ल.न.२	
दस्तक्र. १५५४७	२०२०
१०५	१५२

Maharashtra Real Estate Regulatory Authority

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

Registration is granted under section 5 of the Act to the following project under project registration number :
1700019178
Project: **Birla Vanya - Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: CTS 1653, 1550/B, 1550/D, Survey No. 17, and 218 at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421103;**

1. **Century Textiles & Industries Ltd** having its registered office / principal place of business at Tehsil: **Ward GSouth**, District: **Mumbai City, Pin: 400030.**

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 **09/01/2019** and ending with **30/06/2024** 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.



Dated: 09/01/2019
Place: Mumbai

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

Priyanka

परवानगी घेणे आवश्यक राहिले.
तसेच निरूपयोगी साहित्य व

यासाठी आवश्यक ती जलवाहिनी
आवश्यक राहिले.

प्रमाणपत्रामुळे रद्द झाला असे

ती पक्क्या स्वप्नणाची गटारे बांधावीत
साठीच्या पाण्याचा व्यवस्था करावी
करावी लागेल.

खडीकरण व गटार विकसित

खेदीखतासह क.डों.म.पा.स

विभाग, क.डों.म.पा. यांचे

कारण करण्याची जबाबदारी

धनकारक राहिले.

ANNEXURE - H

क.स.श.२

दस्ता क्र. १५५४७ १०१०

१०५६ १५५२



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 :
P5170000191778

Project: **Birla Vanya - Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: CTS 1653, 1550/B, 1550/D, Survey No. 17, 18 and 218 at Kalyan-Dombivai (M Corp.), Kalyan, Thane, 421103;**

1. Century Textiles & Industries Ltd having its registered office / principal place of business at Tehsil: **Ward GSouth, District: Mumbai City, Pin: 400030.**

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;

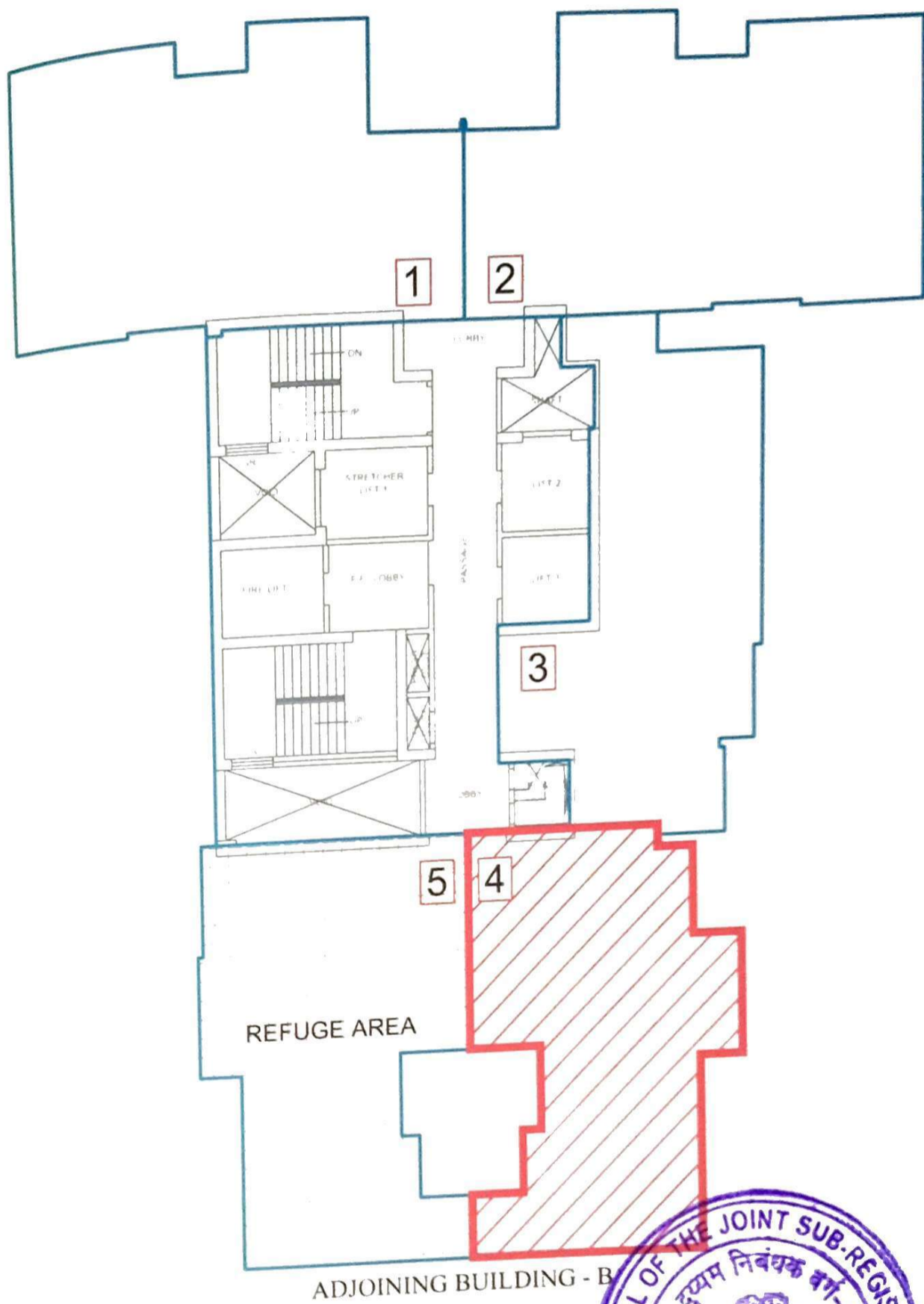
o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

That amount to be realised hereinafter by promoter for the real estate project from the allottees, shall be deposited in a separate account to be maintained in a scheduled bank and the land cost and shall be used only for that purpose.

ANNEXURE - I (COLLY)

कल्याण-२	
कॉलनी नं. १५५४६	२०२९
१०९	१५२



WING	A
FLOOR NO.	7th



LOCK PLAN
REFUGE FLOOR PLAN (2nd, 7th, 12th, 17th & 22nd)

Swi Priyanka

१२) जागेत जुने बांधकाम असल्यास त्यांच्याबाबत गोप्य ती बाबत कसब्याची जबाबदारी मालकांनी राहिल व मालक पाडकस सामध्ये काही नाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकांचे करणे आवश्यक राहिल.

१३) सादर जागेत वितीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय मुजुमू नये

१४) सध्या जागेत बांधकाम असल्यास ती जलनि सारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय वळवू

१५) सादर पकवणी नुकतेच व बाणूण साहिदी दिली असल्यास सादर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.

१६) बांधकामाचे बांधकाम प्रारंभ असल्यास महापालिकेच्या बांधकाम खात्यानी परवानगी घेणे आवश्यक राहिल व त्याकरीता विभागाचे बांधकाम विभाग (क.डॉ.म.पा.)च्या परवानगी शिवाय मुजुमू नये

१७) महापालिका यांचे बांधकाम विभागाचे बांधकाम विभाग (क.डॉ.म.पा.)च्या परवानगी शिवाय मुजुमू नये

१८) सादर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.

१९) गटाराने व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारस जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाने कोवशन पिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.

२०) बांधकाम रस्ता कोवशन पिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी लागेल.

२१) भूखंडातील निचरा होणेकरिता बांधकाम प्रारंभ असल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.

२२) भूखंडातील निचरा होणेकरिता बांधकाम प्रारंभ असल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.

२३) जलनि सारण विभाग व जलनि सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचे कडील बांधकाम प्रारंभ नकाशास सादर करावा.

२४) जागेच्या मालकी, पकवणीबाबत काही नाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.

२५) वरीलप्रमाणे सर्व बांधकाम प्रारंभ असल्यास इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.

२६) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवास + वाणिज्य साठी उपयोग करावा.

२७) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना पिळणार नाही.

२८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.

२९) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.

३०) रैन वॉटर हार्वेस्टिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.

३१) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

३२) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.

३३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

३४) जोता पूर्णत्वाचा दाखला घेणेपूर्वी 'अग्निशमन' विभागाकडील नाहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

३५) प्रकरणी पर्यावरण विभागाकडील नाहरकत दाखला घेतलेशिवाय प्रत्यक्ष जागेवर काम सुरू करू नये.

३६) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी महानगरपालिकेस हस्तांतरीत करावयाच्या खुल्या व बांधीव क्षेत्राबाबत मालमत्ता विभागाकडून ताबा पावती घेऊन ७/१२ अथवा सिटीसर्व्हे उताऱ्यावर महसूल दफ्तरी महापालिकेच्या नावाची नोंद करणे आपणांवर बंधनकारक राहिल.

३७) प्रकरणी सादर भूखंडातील कचऱ्याची विल्हेवाट होणेसाठी आवश्यक ती यंत्रणा/उपाययोजना करणे आपणांवर बंधनकारक राहिल.

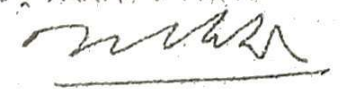
३८) प्रकरणी बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा.जिल्हाधिकारी, ठाणे यांचेकडून सनद प्राप्त करून घेणे आपणांवर बंधनकारक राहिल.

३९) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी ३०.०० मी. रुंद विकास योजना रस्ता व आ.क्र.२४२ 'वाहनतळ' या आरक्षणाचे बांधीत तसेच Amenity क्षेत्राबाबत नोंदणीकृत करारगमा करून मालमत्ता विभागाकडील ताबा पावती सादर करणे आपणांवर बंधनकारक राहिल.

४०) प्रकरणी ३०.०० मी. रुंद विकास योजना रस्त्याबाबत संबंधीत विभागाकडून भूसंपादन झालेले नसल्याबाबतचा ना-हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल. तोपर्यंत सादर क्षेत्राचे बांधकाम अनुज्ञेय होणार नाही.

४१) प्रकरणी क.डॉ.म.पा.स हस्तांतरीत करावयाच्या बांधीव क्षेत्राबाबत D.P.R. तयार करून शहर अभियंता यांची मंजूरी घेणे बंधनकारक राहिल. त्यानुसार बांधकाम महापालिकेस हस्तांतरीत केल्यानंतर Construction Amenity T.D.R. नियमानुसार अनुज्ञेय करण्यात येईल.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दाखलपत्र गुन्ह्यास पात्र राहाल.



आयुक्त,

कल्याण डोंबिवली महानगरपालिका, कल्याण करीत

- १) उप आयुक्त, अनधिकृत बांधकाम विभाग, क.डॉ.म.पा.कल्याण.
- २) कर निर्धारक व संकलक, क.डॉ.म.पा.कल्याण.
- ३) पाणी पुरवठा विभाग, क.डॉ.म.पा.कल्याण
- ४) प्रभाग क्षेत्र अधिकारी 'अ' प्रभाग क्षेत्र, क.डॉ.म.पा.कल्याण.

MA

71 15547

पावती

Tuesday, December 29, 2020

1:22 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: शहाड

पावती क्र.: 17513 दिनांक: 29/12/2020

दस्तऐवजाचा अनुक्रमांक: कलन2-15547-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुबीन कुमार - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 3040.00

पृष्ठांची संख्या: 152

एकूण: रु. 33040.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:42 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalva 2

(सही) जी. बी. सातव
सह. दुय्यम निबंधक वर्ग-२
कलनांक क्र. २

बाजार मुल्य: रु. 5455500/-

मोबदला रु. 7745076/-

भरलेले मुद्रांक शुल्क : रु. 232500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 3040/-

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

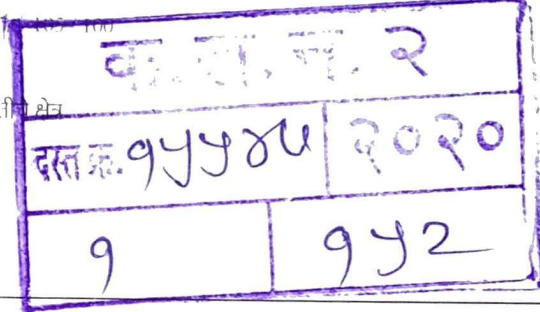
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008195084202021E दिनांक: 29/12/2020

बँकेचे नाव व पत्ता:


शुळ दस्त परत मिळाले

12/29/2020

Valuation ID	202012296040	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				29 December 2020.01 00 04 PM
मूल्यांकनाचे वर्ष	2020					कलन2
जिल्हा	ठाणे					
मूल्य विभाग	तालुका कल्याण					
उप मूल्य विभाग	13 52-विभाग 7 शहाड (ब) शहाड गावातील उर्वरीत मिळकती					
क्षेत्राचे नांव	Kalyan Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक			सर्व्हे नंबर#17	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
15200	50800	57400	67000	57400	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	74 492 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 50800/-	
उद्दाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	67 72 चौ मीटर	
Sale Type - First Sale						
Sale Resale of built up Property constructed after circular dt 02/01/2018						
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	=(50800 * (100 / 100) * 100 / 100)					
	= Rs 53340/-					
) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 53340 * 74 492					
	= Rs 3973403 28/-					
) बंदिस्त वाहन तळाचे क्षेत्र	13 94 चौ मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13 94 * (53340 * 25 / 100)					
	= Rs 185889 9/-					
Applicable Rules	= 3 18 19 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + गेझॅनाईन 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					
	= A + B + C + D + E + F + G + H + I					
	= 3973403 28 + 0 + 0 + 0 + 185889 9 + 0 + 0 + 0 + 0					
	= Rs. 4159293.18/-					



Home Print

(सही) जी.बी. सातदिवे
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

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क.स.न.२
२५५४६००३



CHALLAN
MTR Form Number-6

IN	MH008195084202021E	BARCODE	Date 11/12/2020-12:33:15		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ALLPK9197L		
Location	THANE		Full Name	SUBIN KUMAR		
Year	2020-2021 One Time		Flat/Block No.	BIRLA VANYA A 704		
Account Head Details		Amount In Rs.	Premises/Building	MURBAD ROAD, SHAHAD, KALYAN WEST		
030046401	Stamp Duty	232500.00	Road/Street	67.72 SQ MTR		
030063301	Registration Fee	30000.00	Area/Locality	TOWN/CITY/DISTRICT		
			Town/City/District	PIN 4 2 1 1 0 3		
			Remarks (If Any)	PAN2=AAHCB5831G-SecondPartyName=BIRLA ESTATES PVT LTD-CA=7745076		
			Amount In Words	Two Lakh Sixty Two Thousand Five Hundred Rupees On		
Total	2,62,500.00		FOR USE IN RECEIVING BANK			
Payment Details	IDBI BANK		Bank CIN	69103332020121211363	Ref No	690603105
Cheque-DD Details			Bank Date	12/12/2020-12:57:03	RBI Date	Not Verified with RBI
Cheque/DD No.			Bank Branch	IDBI BANK		
Name of Bank			Date	102, 14/12/2020		
Name of Branch			Mobile No. : 6201396569			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Subin Priyanka



क.स.न. २	
दस्ता क्र.	१५५४६ २०९
३	९५२

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 29 day of Dec 2020,

BY AND BETWEEN

BIRLA ESTATES PRIVATE LIMITED, (PAN: AAHCB5831G), a company incorporated under the provisions of Companies Act, 2013, having its registered office at Birla Aurora, Level 8, Dr Annie Beasant Road, Worli Mumbai 400 030, and hereinafter referred to as "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors and business nominees and permitted assigns) of the **FIRST PART**;

AND

CENTURY TEXTILES & INDUSTRIES LIMITED (THROUGH ITS DIVISION CENTURY ESTATES), (PAN: AAACC2659Q) , a company incorporated under the provisions of Companies Act, 1956, having its registered office at Century Bhawan, Dr Annie Beasant Road, Worli Mumbai 400 030 represented by its authorized signatory, hereinafter referred to as the "**Land Owner**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors and business nominees and permitted assigns) of the **SECOND PART**

AND

"The Purchaser" the details whereof are more particularly provided in **Annexure "A"** hereto as the party of the **THIRD PART**.

The Developer, Land Owner and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

- A. By and under a Deed of Sale dated 23rd October, 1964 bearing registration No. KLN 2032 of 1964, one Gulamali Gulam Hussain Maulvi therein referred to as the Vendor, conveyed and transferred two plots admeasuring 32 Gunthas and 10 Gunthas forming part of Survey No. 16 aggregating 1 Acre and 2 Gunthas in favour of Century Spinning and Manufacturing Company Limited (Proprietors of Century Rayon) therein referred to as the Purchaser for consideration mentioned therein and upon the terms and conditions contained therein. Pursuant to the aforesaid Sale Deed dated 23rd October, 1964, the name of The Century Spinning and

S. S. Priyanka

(Purchaser/s)

MS

(Birla Estates & CTIL)

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Manufacturing Company Limited was mutated in the 7/12 extract of land bearing Survey No. 16/1/5 (part) vide Mutation Entry No.669 dated 8th June, 1965. Thereafter, the land bearing Survey No.16 (part) admeasuring 1 Acre and 2 Gunthas purchased as aforesaid has been renumbered as Survey No.16, Hissa No.1/5 (part) ("the said Property No.1").

B. By and under a Sale Deed dated 10th February, 1972 bearing registration No. KLN-216/1972, executed between (1) Shri Gulam Ahmed Gulam Ali Maulvi, (2) Shri Abdul Razak Gulam Ali Maulvi, (3) Smt. Khatijabibi Abdul Wahab Farid, (4) Smt. Shajahan Begum Gulam Akbar Phangari, (5) Mehrunnissa Abdul Mohasin Arab, (6) Nazninbegum Hissamudin Fakhir, and (7) Rashidabegum Jainuddin Maulvi therein referred to as the Vendors and Century Chemicals (Props: The Century Spinning and Manufacturing Co. Ltd., Bombay) therein referred to as the Purchasers, the Vendors therein transferred and conveyed the land bearing Survey No. 16 Hissa No. 1 (part) admeasuring 12 Acres and 2 Gunthas ("the Property No. 2") to the Purchasers for the consideration mentioned therein. The Sub Registrar had recorded an endorsement about receipt of Income tax certificate and the document was accordingly renumbered under registration No. KLN-104/1976 on 22 January, 1976. Pursuant to aforesaid Sale Deed dated 10 February 1972, the name of Century Chemicals (Props: The Century Spinning and Manufacturing Co. Ltd., Bombay) was recorded vide Mutation Entry No.804 dated 9 August 1972 as the Purchaser in the record of rights of said Survey No. 16 Hissa No. 1. Vide Mutation Entry No. 1331 dated 15 January 2013, it appears that pursuant to an application made for change of name from Century Spinning and Manufacturing Company Limited to Century Rayon (A division of Century Textiles and Industries Limited) in the record of rights in respect of said Property No. 2 alongwith other properties owned by it, the name of Century Rayon (a division of Century Textiles and Industries Limited) accordingly was recorded in place of Century Chemicals (Props: Century Spinning and Manufacturing Company Limited).

C. By and under a Sale Deed dated 14th October 1981 bearing registration No. 1594 dated 14th October 1981, executed by (1) Shri Gulam Ahmed Gulam Ali Maulvi, (2) Shri Abdul Razak Gulam Ali Maulvi, (3) Smt. Shajahan Begum Gulam Akbar Phangari, (4) Mehrunnissa Abdul Mohasin Arab, (5) Nazninbegum Hissamudin Fakhir, (6) Rashidabegum Jainuddin Maulvi, therein referred to as the Vendors in favour of Century Chemicals (Props: The Century Spinning and Manufacturing Co. Ltd., Bombay) therein referred to as the Purchasers, transferred and conveyed the Survey No.17 area admeasuring 1 Hectare 62.90 Are equivalent to 4 Acre 01 Guntha ("the Property No. 3"), Survey No.18 area admeasuring 1 Hectare 43.70 Are equivalent to 3 Acre 22 Guntha ("the said Property No.4") and Survey No. 218 area admeasuring 0 Hectare 60.70 Are equivalent to 1 Acre 20 Guntha ("the said Property No.5"), total area admeasuring 9 Acres and 3 Gunthas. The Sub Registrar had recorded an endorsement that Income tax certificate under section 230 A of Income Tax Act,1961 etc. are received and the document accordingly was renumbered with registration No. bearing KLN-1002 on 28 April 1983. Pursuant to aforesaid Sale Deed dated 14th October 1981, the name of The Century Spinning and Manufacturing Company Limited was mutated in the 7/12 extract of said Property Nos. 3,4 and 5 vide Mutation Entry

Sulim Prayanker
(Purchaser/s)

MA
(Birla Estates & CTIL)



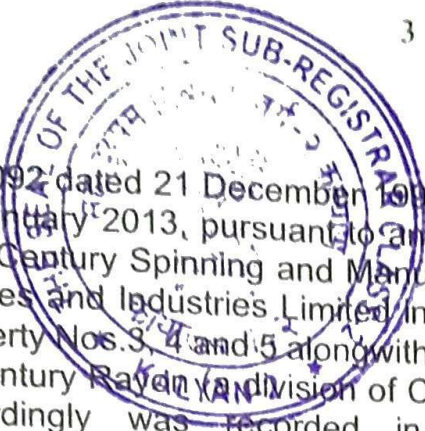
No.1092 dated 21 D
15 January 2013, pu
from Century Spinni
Textiles and Industr
Property Nos. 3, 4 a
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accordingly was
Manufacturing Com
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Ltd. dated 12th M
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No. 3, said Propert
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Resolution passe
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and Industries Lt
Textiles and Indu
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Vide a letter dat
has given effect
Estates with effe

D. In the aforesaid Industries Limited various Sale Deed otherwise well and 5 aggregated, being an (hereinafter co

E. The Land Own land admeas admeasuring 22,279.80 sq admeasuring admeasuring plan dated 2 particularly p Ltd. by and Textiles and other part an Sub-Registra 2019 for sec Ltd. as more

F. By and und dated 28th HDFC Bank facilities fro

(Purchaser/s)



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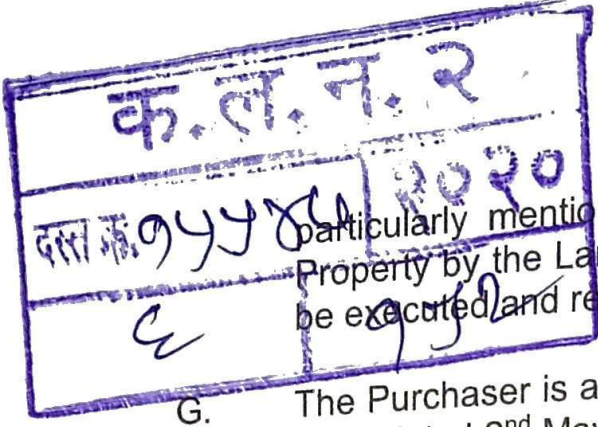
क.क.न.२	
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५	९५२

No.1092 dated 21 December 2018. Vide Mutation Entry No. 1331 dated 15 January 2013, pursuant to an application made for change of name from Century Spinning and Manufacturing Company Limited to Century Textiles and Industries Limited in the record of rights in respect of said Property Nos. 3, 4 and 5 along with other properties owned by it, the name of Century Rayon (an Division of Century Textiles and Industries Limited) accordingly was recorded in place of Century Spinning and Manufacturing Company Limited. By a Board Resolution passed at a meeting of the Board of Directors of the Century Textiles and Industries Ltd. dated 12th May 2017, the Board resolved that the said Land admeasuring 89,738.29 sq. mtrs i.e., 22 Acres and 7 Gunthas (comprising of the said Property No. 1, said Property No. 2, said Property No. 3, said Property No. 4 and said Property No. 5) be transferred from Century Rayon Division to the Birla Estates Division of Century Textiles and Industries Limited for development of land. Thereafter, by a Board Resolution passed at a meeting of the Board of Directors of the Century Textiles and Industries Ltd. dated 12th December 2017, the Board resolved that the name of the "Birla Estates" Division of Century Textiles and Industries Ltd. be changed to "Century Estates" Division of Century Textiles and Industries Ltd., with effect from 1st April 2018 or such other extended date as may be decided by the CEO of the aforesaid Division. Vide a letter dated 21st December, 2018, CEO of Birla Estates division has given effect to the change of name from Birla Estates to Century Estates with effect from 21st December, 2018.

- D. In the aforesaid manner, the Land Owner i.e. Century Textiles and Industries Limited (through its division Century Estates) has by virtue of various Sale Deeds, acquired and is seized and possessed of and/or otherwise well and sufficiently entitled to the said Property Nos. 1, 2, 3, 4 and 5 aggregately admeasuring approximately 85220 square meters lying, being and situate at Village Shahad, Taluka Kalyan, District Thane, (hereinafter collectively referred to as "**the said Larger Property**");
- E. The Land Owner inter alia has mortgaged all those pieces and parcels of land admeasuring 56,082.20 square meters out of the total area admeasuring 85,220 square meters excluding (i) an area admeasuring 22,279.80 square meters to be handed over to KDMC , (ii) an area admeasuring 2,095 square meters which is not in possession, (iii) an area admeasuring 4,763 square meters under road as evidenced by approval plan dated 29th October 2018 and an architect certificate as more particularly provided in the said Title Certificate in favour of HDFC Bank Ltd. by and under the Deed of Mortgage entered between Century Textiles and Industries Limited of the one part and HDFC Bank Ltd. of the other part and registered on 22nd November, 2019 with the office of the Sub-Registrar of Assurances at KLN-4 under serial number 14724 of 2019 for securing the due repayment of the facility granted by HDFC Bank Ltd. as more particularly stated therein.
- F. By and under a Sanction Letter dated 8th May, 2019, Loan Agreement dated 28th June, 2019, between the Land Owner, the Developer and HDFC Bank Limited, the Developer has inter alia availed project finance facilities from HDFC Bank Limited upon the terms and conditions more


Swin Priyanka


MS



particularly mentioned therein and against the mortgage of the said Property by the Land Owner in favour of HDFC Bank Limited agreed to be executed and registered between the parties thereto.

- G. The Purchaser is aware that a Writ Petition bearing stamp no. 13920 of 2019 dated 2nd May, 2019 has been filed before the Bombay High Court by one Bholenath Undrya Kashelkar (the Petitioner therein) against (i) Vishwanath Anant Phadke (Respondent No. 1 therein), (ii) Gulam Ahmad Gulam Ali Maulavi (Respondent No. 2 therein), (iii) Abdul Rajak Gulam Ali Maulavi (Respondent No. 3 therein), (iv) Shehjan Begum Gulam Akbar Fungari (Respondent No. 4 therein), (v) Maistisi Abdul Mohsin Arab (Respondent No. 5 therein), (vi) Najneen Begum Hissamuddin Fuki (Respondent No. 6 therein), (vii) Rashidabegum Jainuddin Maulavi (Respondent No. 7 therein), (viii) Century Chemicals (Respondent No. 8 therein), (ix) Sanjay Vasant Jogalekar (Respondent No. 9 therein), (x) Prabhakar (Kiran) Krishnaji Jogalekar (Respondent No. 10 therein) and (xi) Nayana Krishnaji Jogalekar (Respondent No. 11 therein), wherein inter-alia the Petitioner therein has challenged the Order dated 30th October, 2018 passed by the Maharashtra Revenue Tribunal in the Revision Application bearing no. 86 of 2017 in Tenancy Appeal No. 4 of 2000 upholding the order dated 6th May, 1964 of the Tahsildar and A.L.T. Shahad in Tenancy Case No. 32/G/Shahad.
- H. The Land Owner is required to hand over an area admeasuring 22279.80 sq. mtrs. out of the said Larger Property in favour of the Kalyan-Dombivli Municipal Corporation ("KDMC") as more particularly shown in the layout plan as annexed hereto and marked as **Annexure "B"** and hereinafter known as "**the KDMC Area**". The balance area admeasuring of the said Larger Property after handing over the KDMC area shall hereinafter be referred to as "**the said Property**" which is more particularly described in the First Schedule hereunder.
- I. The Land Owner has vide its Resolution dated 12th December, 2017, effective from 21st December, 2018 renamed its division Birla Estates to Century Estates for developing its properties including the said Property.
- J. By and under a Development Agreement dated 3rd April, 2019 bearing registration No. KLN-1/6126/2019 registered at office of the Sub-Registrar at Kalyan -1 and a Power of Attorney dated 3rd April, 2019, bearing registration No. KLN-1/6127/2019 registered at office of the Sub-Registrar at Kalyan -1, the Land Owner inter alia granted development rights to the Developer for the consideration and upon the terms and conditions contained therein.
- K. The Developer is desirous of developing the said Property by consuming the Project FSI in a phased manner in the project which would be called as "**BIRLA VANYA**". As a part of the aforesaid development, the Developer has divided the development of the said Property into multiple phases/ clusters/ projects;
- L. The Developer has expressly informed the Purchaser/s that subject to plans sanctioned/approved by the Kalyan Dombivli Municipal Corporation ("**KDMC**") from time to time, the Developer shall develop the said Property



(Purchaser/s)


(Birla Estates & CTIL)

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in a phase-wise manner and has presently undertaken development of the First Phase on the said Property for construction/development of 4 multi-storied towers having a common plinth and podiums and parking levels as per plans approved and as may be amended by the KDMC and other concerned authorities. The Project "BIRLA VANYA - PHASE 1" forms a part of the Layout Plan approved by KDMC vide its letter bearing No. JA KRA KDMC/NRV/1293 dated May 31, 2018 ("the said Project"). A copy of the larger layout plan is attached herewith and marked herewith as **Annexure B**;

- M. KDMC has approved the building plans of the buildings/ towers to be constructed by the Developer on the said Property in the Project "BIRLA VANYA - PHASE 1" vide its Commencement Certificate/s bearing no. JA KRA KDMC/NRV/BP/K.V/2018-19/35 dated 29th October 2018, copies whereof are collectively annexed hereto in **Annexure "C"** (hereinafter referred to as the "**Commencement Certificate/s**");
- N. By and under an Affidavit cum Bond dated 31st August, 2018, the Land Owner inter alia declared that there are no claims, actions, proceedings with respect to the Urban Land (Ceiling and Regulation) Act, 1976 with respect to the said Property.
- O. The Purchaser/s consent and acknowledge that in addition to the plans sanctioned /approved by the KDMC, the Developer may propose to construct in the future, further buildings/towers/structures for utilities shops, offices, dispensary, school, creche, social amenities, recreational facilities, along with residential buildings in the layout on the said Property, subject to the approvals from the KDMC and the concerned authorities as per the proposed plans as annexed hereto and marked as '**Annexure D - Colly**';
- P. The Developer shall be entitled to make variations, alterations, amendments or deletions in the plan approved by the concerned authority, however, the Developer shall obtain the prior consent of the flat/premise purchasers if such variations, alterations, amendments or deletion in the approved plan will adversely affect the area of the premises of the Purchaser/s. The Developer shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said Property, relocate/ realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities, without adversely affecting the actual area of the said amenities and facilities as the Developer may deem fit in its sole discretion or if the same is required by the concerned authority. The consideration as mentioned in "**Annexure "E"**" to be paid by the Purchaser/s has been calculated inter alia on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration under **Annexure "E"** shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure suffered by the Developer due to such consent not being granted to the Developer.


(Purchaser/s)





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Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.

95. This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Developer, any agent, employee or representative of the Developer or any other person, including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous writings, agreements, deeds, documents including sales brochures, marketing materials, models, photographs, videos, emails, electronic messages, advertisements on outdoor hoardings, newspapers, radio, audio recordings and illustrations concerning the said Premises between the parties hereto.
96. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
97. No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.
98. Notwithstanding anything contained under this agreement, the Purchaser/s has/ have expressly agreed, accepted and confirmed to pay/ reimburse to the Developer immediately as and when demanded by the Developer and/or to the appropriate authorities all the present/ future/ revised/ new Property/ Municipal Tax, Goods and Service tax, Education cess, Value Added Tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Developer shall be conclusive and binding upon the Purchaser/s. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Developer shall be entitled at its own option to terminate this Agreement.
99. The Parties agree that until the completion of the said Project the Purchaser/s shall not transfer/assign this Agreement or any of the rights contained herein without the prior written consent of the Developer. The Purchaser/s further agree that the terms contained in this Agreement shall continue to be applicable to any subsequent Purchaser/s of the said Premises, in case of a transfer/assignment.

Sunita Priyanka
(Purchaser/s)

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100. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.
101. The Developer states that the Permanent Account Number allotted to it is AAHCB5831G.
102. The Land Owner states that the Permanent Account Number allotted to it is AAACC2659Q.
103. The Purchaser/s state/s that the Permanent Account Number allotted to him/her/it/them is ALLPK9197L, ECZPK2574Q.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

All those pieces and parcels of land having area admeasuring 89,738.29 sq. mtrs. (22 acres and 7 Gunthas) comprising of (i) Survey No. 16/1/5 (part) admeasuring 0 Hectare 42 Ares, (ii) Survey No. 16/1 (part), admeasuring 4 Hectare 87.12 Are, (a portion admeasuring 48,490 sq.mtrs. has now been assigned CTS No. 1550/B, 1550D and 1653), (iii) Survey No. 17 admeasuring 1 Hectare 62.90 Are, (iv) Survey No. 18 admeasuring 1 Hectare 43.70 Are and (v) Survey No. 218 admeasuring 0 Hectare 60.70 Are of Village Shahad, Taluka Kalyan and District Thane and bounded as follows:

- On or towards the North : Survey no. 19 (Open Land)
On or towards the South : Murbad Road, CTS. No. 1641 (Residential Buildings)
On or towards the East : Survey no. 16/2, Survey No. 22 and Survey No. 23 (Residential Buildings)
On or towards the West : Waldhuni River

SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Premises)

Unit No. 0704 admeasuring 65.51 square mtrs carpet area and 2.21 square mtrs. of other useable areas aggregating to 67.72 square mtrs. of total useable area on 7th Floor in Tower A in 'Birla Vanya – Phase 1' together with exclusive right to use open areas attached to the said unit, proportionate share in the common areas, amenities & facilities of the said Project, and the right to use 01 car parking spaces in the stilt level of the said Building/Project, being constructed on the said Property more particularly described in the Second Schedule referred above.

Priyanka

MM

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THIRD SCHEDULE ABOVE REFERRED TO
(List of Fittings, Fixtures, Amenities and Facilities, Common Areas and Specifications in respect of the said Project)

I. DEVELOPER FACILITIES:
A. INTERNAL AMENITIES



BEDROOM(S)

- i. Walls - Plastic Emulsion Paint
- ii. Flooring - Vitrified Tiles/Equivalent
- iii. Doors - Flush Door
- iv. Windows - Aluminium Anodised/Powder Coated windows
- v. Ceiling - Plastic Emulsion Paint
- vi. Electrical - Modular electrical switches of Legrand or equivalent
- vii. Others - Split A/Cs in all bedrooms (including the smaller bedroom of the 1.5 BHK flat)

LIVING/DINING ROOM

- i. Others - Split A/Cs in all bedrooms (including the smaller bedroom of the 1.5 BHK flat)
- ii. Walls - Plastic Emulsion Paint
- iii. Flooring - Vitrified Tiles/Equivalent
- iv. Doors Main Door - Wood Frame with flush door shutter with veneer polished
- v. Windows - Aluminium Anodised/Powder Coated windows
- vi. Ceiling - Plastic Emulsion Paint
- vii. Electrical - Modular electrical switches of Legrand or equivalent

3. KITCHEN

- a) Walls - Plastic Emulsion Paint
- b) Flooring - Vitrified Tiles/Equivalent
- c) Windows - Aluminium Anodised/Powder Coated windows
- d) Ceiling - Plastic Emulsion Paint
- e) Counter - Granite Top Platform with Stainless Steel Sink
- f) Modular Kitchen - Cabinets Lower and upper cabinets on both sides of counters
- g) Electrical - Modular electrical switches of Legrand or equivalent
- h) Others - Water Purifier, Exhaust Fan

4. TOILETS / BATHROOM

- a) Walls - Vitrified tiles/Equivalent - upto door height
- b) Flooring - Anti skid tiles/Equivalent
- c) Doors - Flush Door
- d) Windows - Aluminium Anodised/Powder Coated louvered windows
- e) Ceiling - Plastic Emulsion Paint
- f) Electrical - Modular electrical switches of Legrand or equivalent
- g) Others - Premium Sanitary and CP fittings, Instant Geyser, Exhaust Fans for all bathrooms

5. BALCONY/UTILITY

- a) Floor - Anti-Skid Tiles
- b) RAILING Living room - Laminated Glass with SS Top; Utility - MS railing

Sush Priyanka
(Purchaser/s)

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(Birla Estates & CTIL)

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6. SECURITY

- Home - Video Door Phone
- Club House- Biometrics
- Podium entrance & building lobby CCTV Cameras

B. INTERNAL SPECIFICATIONS/AMENITIES: : IN THE BUILDING

1. LIFT LOBBIES/ENTRANCE FOYER

- Walls - Texture Paint, Lift Jambs in Indian Marble
- Flooring & Dado Ground Floor - Indian Marble, Other Floors - Vitrified Tiles /Equivalent
- Doors- Fire Rated Doors for staircase
- Windows - Aluminium Anodised/Powder Coated Louvered windows
- Ceiling - Ground Floor - False Ceiling, Other Floors - Plastic Emulsion Paint

2. STAIRCASES

- Walls - Plastic Emulsion Paint
- Flooring - Epoxy paint on steps
- Ceiling - Plastic Emulsion Paint

3. ELEVATORS

- Passenger – Lift 3 Nos per core
- Service Lift - 1 No per core

4. EXTERNAL FAÇADE

- Walls -Textured Paint

5. BACKUP GENERATOR

- DG Backup Power - For Common Areas
- Inverter (with Battery) One per flat, for 8 points

6. FLOOR-TO-FLOOR HEIGHT

- F2F Height 2.90 metres

C. EXTERNAL AMENITIES

a. CLUBHOUSE

Phase 1 amenities

- Gymnasium
- Lounge Area
- Multipurpose Hall/Badminton Court + Banquet with pre function area
- Mini Theatre
- Salon
- Library
- Indoor Games - TT/Billiards/Cards/Carrom
- Yoga/Meditation Room

Phase 2 amenities

- Swimming Pool (Lap pool) with aqua gym
- Kids' Pool Area
- Party Lawn
- Outdoor party garden

Sulim Priyanka

(Purchaser/s)

MS

(Birla Estates & CTIL)

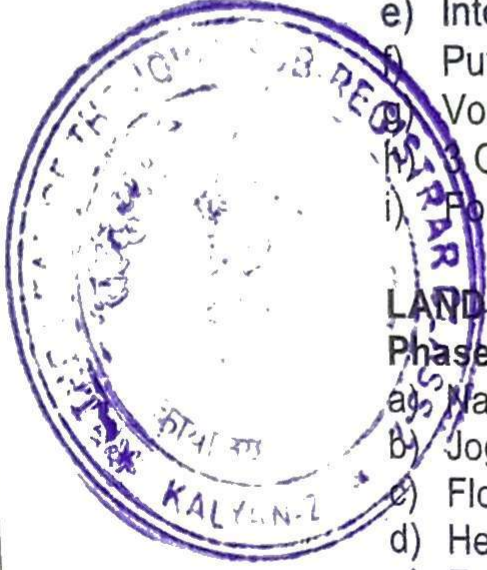
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b. PODIUM AMENITIES

Phase 2 amenities

- Multi-purpose lawn/amphitheatre
- Play areas for children of different age groups
- Zen Garden/Lookout Deck Area
- Look Out Deck with Pavilion
- Interactive Floor Games - Hopscotch, Chess, Snakes & Ladder
- Putting Green Area
- Void Deck with amenities - Ping Pong table & Games Area
- 3 Generation Fitness Stations
- Foot Reflexology Path



LANDSCAPE AMENITIES

Phase 1 amenities

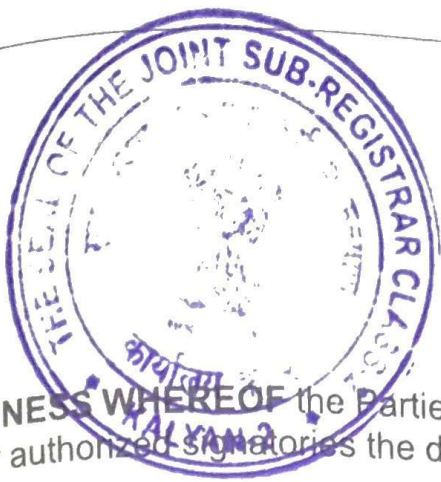
- Nature Trail
- Jogging/Cycling/Walking Track
- Flowering Garden
- Herbs & Spice Garden
- Fruit Garden
- Multi-Purpose Open Green Space with amenities - Soccer(Football Zone) /Box Cricket/Picnic Area
- Skating Rink/Kids' Scooter Park
- Segway/Walking Trail
- Multi-purpose Court
- Kids' Natural Themed Playground
- Outdoor Fitness Stations

II. LAND OWNER FACILITIES

- Play school and Day Care for Children
- Day Dispensary Facility

Julia Priyanka
(Purchaser/s)

MP



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IN WITNESS WHEREOF the Parties have executed this Agreement by the hand of their authorized signatories the day and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed Developer, by the hand of its Authorized Signatory MANAS SHARMA duly authorized vide Power of Attorney dated 15th November 2019 in the presence of

1. FRAVAIH KUMAR SUBUDHI
- 2.

For Birla Estates Pvt. Ltd.

Authorised Signatory



SIGNED AND DELIVERED by the withinnamed Land Owner by the hand of its Authorized Signatory MANAS SHARMA duly authorized under the Resolution of the Board of Directors passed at its meeting held on 8th day of November, 2019 in the presence of

1. Shradhanjali Subudhi
2. Shradhanjali Subudhi

For Century Textiles and Industries Limited (Through its division Century Estates)

Authorised Signatory



SIGNED AND DELIVERED by the withinnamed Purchaser/s

- (a) Subin Kumar
- (b) Priyanka Kumar
- (c)
- (d)



in the presence of
1.
2.

MASTER VALUATION REPORT

OF

"Birla Vanya"

"Birla Vanya", Phase - 1, Proposed Residential Complex on Plot Bearing CTS No. 1653, C.S. No. 1550 B & D, Survey No. 17, 18 & 218 at Village - Shahad, Opp. Century Rayon Chemical Plant, Murbad Road, Kalyan (West), Taluka - Kalyan, Dist. - Thane - 421 103, State - Maharashtra, Country - India

Latitude & Longitude: 19°14'38.4"N 73°09'11.7"E E

NAME OF DEVELOPER: M/s. Century Textiles & Industries Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 03rd March 2020 for approval of Advance Processing Facility.

1. Location Details:

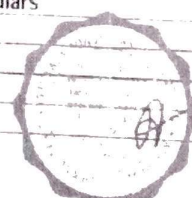
The property is situated Phase - 1 Proposed Residential Complex on Plot Bearing CTS No. 1653, C.S. No. 1550 B & D, Survey No. 17, 18 & 218 at Village - Shahad, Kalyan Murbad Road, Kalyan (West), Taluka - Kalyan, District Thane. It is about 1.2 Km. distance from Shahad station of Central Railway line. Surface transport to the property is by buses, taxis, Auto & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are available in the surrounding locality. The area is middle class & developing.

2. Developer Details:

Name of builder	M/s. Century Textiles & Industries Ltd
Project Rera Registration Number	P51700019178
Register office address	Century Builders, D. Home Besant Road, Near Century Bazar, Agri. Market, 421 103, State - Maharashtra, Country - India
Contact Numbers	Contact Person:
E - mail ID & Website	Mr. Ravi Pawar - 9822241103, 2226297410

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road & Open Plot
On or towards East	Road & Open Plot
On or towards West	Open Plot & Walthun River



Mumbai	Delhi NCR	Nanded	Aurangabad
121, 1 Floor, Akash Star, Central Road, MIDC Andheri (E), Mumbai - 400 097 (M S I) INDIA Tel: +91 22 28371105 Fax: +91 22 28411104 mumbai@vastukala.org	1, 306, Sripal Vihar, AWHO Society, Solihda Road, Sector - 49, Gurgaon, Haryana - 122018 (NCT) A Mobile: +91 92167912225 +91 9814670183 delhi@vastukala.org	28, J.C.G.S., Shadhinagar Complex, Gokul Nagar, Nanded - 431 002, (M S I) INDIA Tel: +91 2462 244248 +91 2462 235519 nanded@vastukala.org	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M S I) INDIA Tel: +91 240 2485151 Mobile: +91 9167204062 +91 9866863601 aurangabad@vastukala.org



MASTER VALUATION REPORT OF "Birla Vanya"

"Birla Vanya", Phase - 1, Proposed Residential Complex on Plot Bearing CTS No. 1653, C.S. No. 1550 B & D, Survey No. 17, 18 & 218 at Village - Shahad, Opp. Century Rayon Chemical Plant, Murbad Road, Kalyan (West), Taluka - Kalyan, Dist. - Thane - 421 103, State - Maharashtra, Country - India

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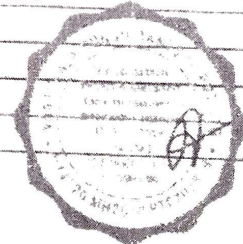
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Project Rera Registration Number	P51700019178
Register office address	Century Bazaar, D. Anand Besant Road, Near Century Bazar, Airoli, Mumbai - 400 031, State - Maharashtra, Country - India
Contact Numbers	Contact Person: Mr. Ravi Parwal - 98 33222159 / 02282974100
E - mail ID & Website	Century Textiles & Industries Ltd. www.centurytextiles.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road & Open Plot
On or towards East	Road & Open Plot
On or towards West	Open Plot & Waldhuni River



Mumbai	Delhi NCR	Nanded	Aurangabad
121, 1 st Floor, Akkruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA Tel. : +91 22 28371325 Fax : +91 22 28371324 mumbai@vastukala.org	L-306, Sakpal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA Mobile : +91 9216912225 +91 9819670183 delhinrc@vastukala.org	28, JCGS - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244289 +91 2462 239979 nanded@vastukala.org	Plot No. 106, M-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org

