

367/7346

पावती

Original/Duplicate

Tuesday, April 30, 2024

नोंदणी क्र.: 39म

2:17 PM

Regn.: 39M

पावती क्र.: 7929

दिनांक: 30/04/2024

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: बरल-2-7346-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संजीव सुभाष नागरकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:37 PM ह्या वेळेस मिळेल.

सह. इ.नि.का-बोरीवली 2

बाजार मूल्य: रु. 6771253.5/-

मोबदला रु. 6486186/-

भरलेले मुद्रांक शुल्क: रु. 406500/-

सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424307211061 दिनांक: 30/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001360634202425P दिनांक: 30/04/2024

बँकेचे नाव व पत्ता:

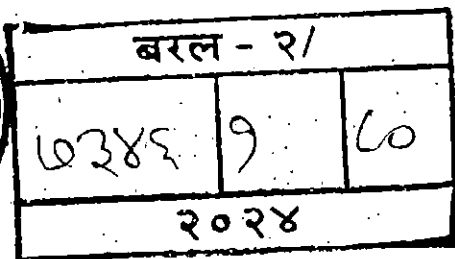
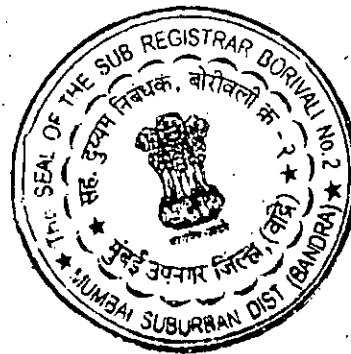
REGISTERED ORIGINAL DOCUMENT

DELIVERED ON

Pea9.r2TYo

4/30/2024

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202404304106				30 April 2024 01:44:18 PM पृष्ठ-2
मूल्यांकनार्थ वर्ष	2024				
जिल्हा	मुंबई (उत्तर)				
मूल विभाग	77-आनंदी ( बांधीवली )				
उप मूल विभाग	भूभाग: उर्वर पट्टाची सीमा, प्लॉट 36.60 चौ. फी.ची, म्हा. शिक्कास हावाची सीमा व पश्चिम इतली भूभाग.				
महसुल क्रम / न. प्रमाण	मि.टी.एम नंबर/166				
आर्थिक मूल्य दर नकदनुसार मूल्यदा दे.					
शुद्ध मूल्य	निवासी सवतिका	व्यवसाय	दुकान	औद्योगिक	मोटरवाहनाचे मूल्य वीस मीटर
72870	154860	178080	193570	154860	
बांधीव क्षेत्राची परिभाषा	39.75 मीटर घाटा	मिटरकमीचा वापर-	विस्तार मर्यादा	मिटरकमीचा प्रकार-	बांधीव
वापरमान क्षेत्र (Built Up)-	1-आर मी से	मिटरकमीचे वग-	0.10 टक्के	बांधकामाचा दर-	Rs.30250/-
उप-वापर सविधा-	आहे	मजला -	11th floor To 20th floor		
पत्रा संपूर्ण - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निर्माण घट/घट = 110% apply to rate= Rs.170346/-					
पत्रा-वापरमान मिटरकमीचा प्रति चौ. घाटा मूल्यदा = ((पारिजात दरुपर - शुद्धा जाविरीचा दर ) * पत्रा-वापरमान टक्केवारी ) + शुद्धा जाविरीचा दर = ( ( (170346-72870) * (100 / 100) ) + 72870 ) = Rs.170346/-					
A) शुद्ध मिटरकमीचे मूल्य = पारिजात प्रमाण मूल्य दर * मिटरकमीचे क्षेत्र = 170346 * 39.75 = Rs.6771253.5/-					
Applicable Rules = .10.4					
एकत्रित अंतिम मूल्य = A + B + C + D + E + F + G + H + I + J = 6771253.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6771253.5/-					





**CHALLAN**  
MTR Form Number-6

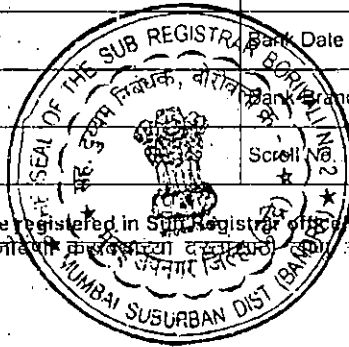


GRN	MH001360634202425P	BARCODE	30/04/2024-10:41:38	Date	30/04/2024-10:41:38	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AAOFF7977K				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2	Full Name	PRATIK CONSTRUCTION				
Location	MUMBAI	Fiat/Block No.	FLAT	NO.1612,B-WING			
Year	2024-2025 One Time	Premises/Building	FLOOR,SPRINGWOODS.				

Account Head Details	Amount In Rs.	Road/Street	Wardpada Road No.1
0030045501 Stamp Duty	406500.00	Area/Locality	Kandivali East,Mumbai
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 1 0
		Remarks (If Any)	PAN2=AFWPN6458G-SecondPartyName=SANJEEV SUI NAGARKAR-
		Amount In	Four Lakh Thirty Six Thousand Five Hundred Rupees
<b>Total</b>	<b>4,36,500.00</b>	Words	Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024043000981	0284659913427
Cheque/DD No.		Bank Date	RBI Date	30/04/2024-10:41:49	Not Verified with
Name of Bank		Bank Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No.	Date	Not Verified with Scroll	

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करवण्या दस्तऐवजासाठी आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान नही नाही.



*Sanjay*

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30/04		



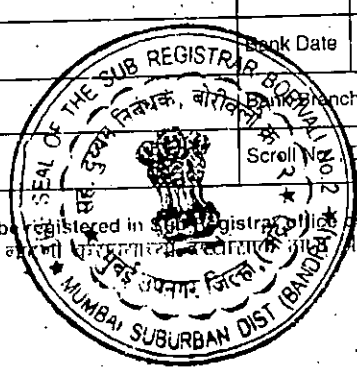
**CHALLAN**  
MTR Form Number-6



GRN	MH001360634202425P	BARCODE	Date		30/04/2024-10:41:38	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	BRL2_JT SUB REGISTRAR BORIVALI 2		PAN No.(If Applicable)	AAOFP7977K			
Location	MUMBAI		Full Name	PRATIK CONSTRUCTION			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO.1612,B-WING,16TH			
			Premises/Building	FLOOR,SPRINGWOODS.			

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	406500.00	Wardapada Road No.1	Kandivali East,Mumbai		4 0 0 1 0 1	
0030063301 Registration Fee	30000.00					PAN2=AFWPN6458G-SecondPartyName=SANJEEV SUBHASH NAGARKAR-
<b>Total</b>	<b>4,36,500.00</b>	<b>Amount In</b>	Four Lakh Thirty Six Thousand Five Hundred Rupees			
		<b>Words</b>	Only			

**436500.00**



Department ID :  
NOTE:- This challan is valid for document to be registered in sub-registrar office only. Not valid for unregistered document.  
MUMBAI SUBURBAN DIST (BANDRA)

Mobile No : 9920442381

**बाल - २**

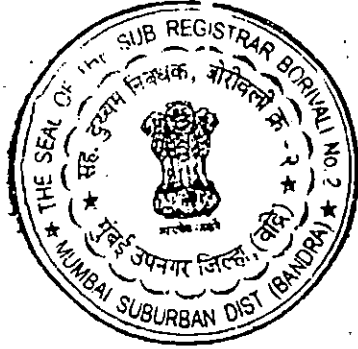
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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-367-7346	0000778341202425	30/04/2024-14:17:26	IGR191	30000.00

GRN : MH001360634202425P Amount : 4,36,500.00 Bank : STATE BANK OF INDIA Date : 30/04/2024-10:41:13

2	(iS)-367-7346	0000778341202425	30/04/2024-14:17:26	IGR191	406500
Total Defacement Amount					4,36,500



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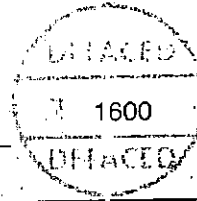
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0424307211061

Receipt Date 30/04/2024

Received from Dhc, Mobile number 9222183908, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 7346 dated 30/04/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name SBIN

Payment Date 30/04/2024

Bank CIN 10004152024043010426

REF No. 412136275514

Deface No 0424307211061D

Deface Date 30/04/2024

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



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## AGREEMENT FOR SALE

Jmt

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 30<sup>th</sup> Day of April, ~~2023~~ 2024

BETWEEN

M/S PRATIK CONSTRUCTION (PAN:AAOFP7977K) Partnership Firm, registered under the Partnership Act having its registered office at Bunglow 2, Kingston Palace, Chincholi Bunder Road, Row House, Malad (W), Mumbai - 400064. through its Partners, hereinafter called and referred to as the "Developers/Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include the partners for the time being of the said firm and the survivors or survivor of them and the heirs, executors and administrators) of the ONE PART,

AND

(1) Mr. SANJEEV SUBHASH NAGARKAR (PAN:AFWPN6458G) is Indian Inhabitant residing or having his/their address: Near Sadguru Building, R-4, Joseph Gonsalvis House, Chakala Islampura Sahar P & T Colony, Mumbai: 400099, hereinafter called and referred to as "Allottee" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns in case of an individual and the partner or partners for the time being and from time to time of the firm and the survivors or survivor of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of a partnership firm and successors and permitted assigns in case of an incorporated body) of the OTHER PART.

WHEREAS

- (a) MHADA is the absolute owner of the plots of land bearing C.T.S No. 163A (pt) & 166 (pt) of Village Akurli, Taluka Borivali, situated at Wardarpada Road No. 1, Kandivali (East), Mumbai. 400101 which are occupied by censured slums ("the Entire Property").
- (b) One society namely "DHANESHWARI SRA CHS LTD." duly registered on 05/02/2014 under Registered No. MUM/SRA/HSG/TC/12437/2014 with a membership of 141 members, occupying a total area of land admeasuring approximately 3380.25 sq. meters comprising of two plots viz: C.T.S No. 163A (pt) admeasuring an area of 3068.65sq. Meters and C.T.S No. 166 (pt) admeasuring 311.60sq. Meters, both plots forming part of the Entire Property. Both the plots of land bearing C.T.S No. 163A (pt) and 166 (pt) are contiguous but independent in nature and are situate at Wardarpada Road. No.1, Kandivali (East) Mumbai 400101, more particularly described herein below as **First Schedule** and hereinafter referred to as "the Dhaneshwari SRA Land".
- (c) "Dhaneshwari SRA Co-operative Housing Society Limited" ("Society") chosen the Promoters herein as their Developer for rehabilitation and development under the provisions of Appendix IV of Regulation No.33(10) of the amended Development Control Regulations, 1991 ("the DCR") underage is of the Slum Rehabilitation Authority ("SRA") constituted under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("the Slum Act") who is also a Planning Authority under clause (19) of section 2 of the Maharashtra Regional Town Planning Act, 1966 for all slum areas.
- (d) Accordingly, the Society has passed the necessary and valid and binding General Body Resolutions on 07/04/2013 and as also executed Development Agreement 27/05/2013 and Power of Attorney dated 27/05/2013 in favour of the Promoters herein for the purposes of processing the plans and development of the Dhaneshwari SRA Land occupied by them. Further procedurally, all the eligible members of the Society have executed their individual consents in favour of the Promoter for development of Dhaneshwari SRA Land under the Slum



Mumbai 400101, more particularly described herein below as **First Schedule** and hereinafter referred to as "the Dhaneshwari SRA Land".

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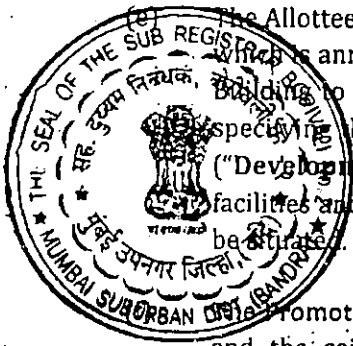


Act.

(e) In terms of the permissions and sanctions accorded from time to time including the last Letter of Intent dated on 14<sup>th</sup> June 2022, and IOA dated 8<sup>th</sup> July 2022.

(d) The details pertaining to the title/rights/entitlement of the Promoter are as follows:  
Under the sanctioned SRA Schemes and upon due compliances of the terms and conditions laid down stipulated in the Letter of Intents, IOA's and Commencement Certificate and the approvals, permissions and sanctions more particularly mentioned in the recital herein above, the Promoter is legally and validly entitled to construct and sell the constructed premises in the said Building.

The development of the said Composite Building known as "SPRINGWOODS" being constructed from the plinth to the upper 23 floors is registered as the real estate project ("the Real Estate Project") with the Maharashtra Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the other Rules, Regulations, Circulars and Rulings issued there under from time to time. The said Building/the Real Estate Project is being registered under no. P51800032668 as RERA Project.



The Allottee has perused a copy of the Proposed Layout Plan / IOA plan ("Proposed Layout") which is annexed to this Agreement as Annexure "A", which specifies the location of the said Building to be constructed on the Dhaneshwari SRA Land, together with a draft proforma specifying the proposed total FSI and fungible FSI proposed to be utilized on the said Land ("Development Potential"), and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situated.

The Promoter shall be entitled to designate any spaces/areas in the Dhaneshwari SRA Land and the said Building for third party service providers, for facilitating provision and maintenance of utility services such as power, water, drainage and radio and electronic communication. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

The scheme and scale of development proposed to be carried out by the Promoter on the Dhaneshwari SRA Land shall be in accordance with applicable law as amended from time to time.

The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in a form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may deem fit on the Dhaneshwari SRA Land and on the façade, terrace, compound wall or other part of the said Building as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites.

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(g) The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Dhaneshwari SRA Land or premises in the said Building to the concerned authorities or develop the same as public amenity. The Promoter shall determine and identify the portion and location of the Dhaneshwari SRA Land to be handed over for complying with the terms and conditions of statutory approvals, if any.

*Chait*

*Ray*

- (h) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Dhaneshwari SRA Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- (i) The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Real Estate Project. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects. The RERA Certificate is annexed hereto and marked as Annexure "B".
- (j) The Promoter proposes to eventually consume a total FSI in the construction and development of the Real Estate Project;
- (k) The Allottee/s is/are desirous of purchasing residential premises more particularly described in the **Second Schedule** hereunder written in the Real Estate Project (hereinafter referred to as the "said Premises"). The authenticated copy of the Floor Plan for the said Premises, is annexed and marked as Annexure "C" hereto.
- (l) Amenities to be provided in the said Premises by the Developer are listed in the **Third Schedule** hereunder written. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and other allottee/s in the Real Estate Project on a non-exclusive basis are listed in the **Fourth Schedule** hereunder written ("**Common & External Amenities**")
- (m) 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 consideration (mentioned hereinto) in respect thereof.

(n) On demand from the Allottee/s, 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 documents by which the Promoter has acquired right and interest to develop the Dhaneshwari SRA Land;
- (ii) All the approvals and sanctions of all relevant authorities for the development of the Dhaneshwari SRA Land, Real Estate Project and the Complete Project including layout plans, building plans, floor plan, change of user permissions, IODs, CC, Traffic NOC, MOEF EC, etc. and such other documents as required under Section 11 of RERA are available for inspection;
- (iii) The commencement certificate pertaining to the said Premises are annexed hereto as Annexure "D";
- (iv) All the documents mentioned in the Recitals hereinabove;
- (v) Title Certificate annexed hereto at Annexure "E";
- (vi) Authenticated copies of the Property Register Cards of the Dhaneshwari SRA Land, which are annexed and marked as Annexure "F".



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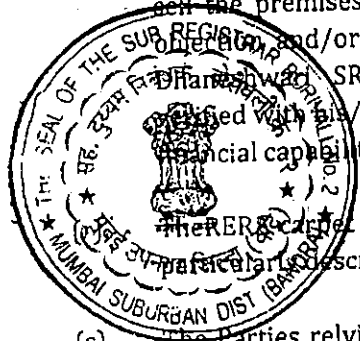
*Chint*

*Raj*

(o) While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.

(p) The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred herein above. The Plan may be amended as per the new rules and regulations of Slum Rehabilitation Authority (SRA).

(q) Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project on the Dhaneshwari SRA Land, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project, the Dhaneshwari SRA Land and construct the Real Estate Project under various provisions of the Development Control Regulations for Greater Mumbai, 1991 ("DCR") now replaced by Development Control and Promotion Regulation 2034 ("DCPR 2034") and applicable law and all the premises therein. The Allottee/s hereby undertake(s) not to hereafter raise any objection and/or make any requisitions with respect to the title of the Promoter to the Dhaneshwari SRA Land. The Allottee/s undertake(s) that he/she/it/they has/have engaged with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.



(r) The area of the said Premises as defined under the provisions of RERA is more particularly described in the **Second 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.

(t) The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the price more particularly described in the **Fifth Schedule** hereunder written and upon the terms and conditions mentioned in this Agreement. On or before the execution of these presents, the Allottee has paid to the Promoter part payment of the Sale Consideration (as defined below) as more particularly described in the **Fifth Schedule** hereunder written agreed for the said Premises to be sold by the Promoter to the Allottee/s as advance payment and part of the Earnest Money (defined below) (the payment and receipt whereof the Promoter both hereby admit and acknowledge).

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

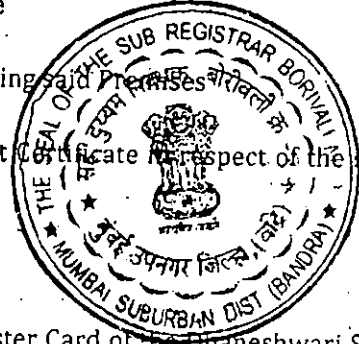
(v) In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agree(s) to purchase and acquire the said Premises.

(w) This Agreement shall be subject to the provisions of RERA, RERA Rules and all other Rules, Regulations, Office Orders, Circulars, Notifications and Rulings made thereunder and/or by the Authority/Appellate Tribunal from time to time.

*Chint* *Buyer*

- (x) This is a composite building in Slum Rehabilitation Scheme, parking and open spaces may be a constrained and the allottee indemnifies the slum rehabilitation authority and the developer for the same.
- (y) If the promoter is not granted permission for a separate society by the authorities then the promoter will include all sale tenants in the existing society and the share certificates for the same will be issued after OC.
- (z) The list of Annexures attached to this Agreement are stated herein below:

Annexure "A"	Proposed Layout Plan / IOA plan
Annexure "B"	Copy of the RERA Certificate
Annexure "C"	Copy of the Floor Plan showing said Premises
Annexure "D"	Copy of the Commencement Certificate in respect of the said Premises
Annexure "E"	Copy of the Title certificate
Annexure "F"	Copies of the Property Register Card of the Dhaneshwari SRA Land owned by the MHADA.

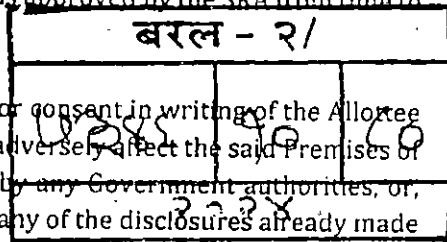


**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

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

2. The Promoter shall construct the Real Estate Project being the said Building known as 'SPRINGWOODS', consisting of Plinth plus 23 upper floors in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the SRA from time to time.

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



3. **Purchase of the said Premises and/or car parking space and Sale Consideration:**

The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the Premises/Apartment/Flat No 1612, 16<sup>th</sup> Floor of B Wing admeasuring 36.14 square meters rera carpet area as per RERA in the said Building i.e. the said Premises, as more particularly described in the Second Schedule and as shown in the floor plan annexed and marked Annexure "D" hereto, at and for the consideration of Rs. 64,86,186/- (Rupees Sixty Four Lakh Eighty Six Thousand One Hundred and Eighty Six only)

The Allottees hereby is not allotted, covered mechanized parking spaces being constructed in the layout the exact location and identification of such car parking space/s will be finalized by the Promoter only upon completion of the Real Estate Project in all respects. The car parking space/s shall be for the Allottee and Allottee/s' visitors. [Note: As per circular of RERA in case of car parking other than in car parking tower AND stack parking to be allotted then car parking space no. of allotment to be mentioned in

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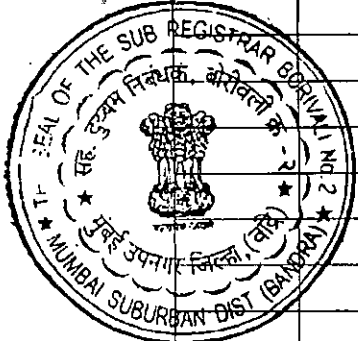
agreement]

The total aggregate consideration amount for the said Premises without the covered parking spaces is thus **Rs. 64,86,186/- (Rupees Sixty Four Lakh Eighty Six Thousand One Hundred and Eighty Six only)**. ("The Sale Consideration").

The Allottee has paid before execution of this Agreement, a sum of Rs.31,51,000/- (Rupees: Thirty One Lakh Fifty One Thousand only) are as Follows.

Sr No	Cheque No	Date	Bank Name	Amount
1	NEFT	14-04-2024	Bank of Baroda	51,000
2	000020	15-04-2024	Bank of Baroda	10,00,000
3	000021	18-04-2024	Bank of Baroda	21,00,000
			<b>Total</b>	<b>31,51,000</b>

as advance payment ("Earnest Money") and hereby agrees to pay to the Promoter the balance amount of Sale Consideration of Rs.33,35,187/- (Rupees Thirty Three Lakhs Thirty Five Thousand One Hundred Eighty Seven Only) in the manner and payment installments more particularly mentioned hereunder written:



Sr.No	Stage	%	Amount in Rs.
	ON COMPLETION OF 3 <sup>rd</sup> SLAB	Balance of 3%	1,56,956
	ON COMPLETION OF 5 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 7 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 9 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 11 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 13 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 15 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 17 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 19 <sup>th</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 21 <sup>st</sup> SLAB	3%	1,94,586
	ON COMPLETION OF 23 <sup>rd</sup> SLAB	3%	1,94,586
	COMPLETION OF BRICK WORKS	5%	3,24,309
	COMPLETION OF PLASTER WORK	4%	2,59,447
	COMPLETION OF TILING	4%	2,59,447
	COMPLETION OF SANITARY FITTINGS	4%	2,59,447
	ON POSSESSION	2%	1,29,724
	<b>TOTAL</b>		<b>33,35,187</b>

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(i)	It is clarified that Sale Consideration shall be payable by the Allottee in the Retention Account (100% money) Bank Account No. A/c No.: 026705004728 and the Account maintained for the purposes of compliances under RERA with ICICI Bank, Thakur Village, Khndivali East Branch with IFSC Code [ICIC0000267] ("the said Account").
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(ii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all other levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes,

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duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

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

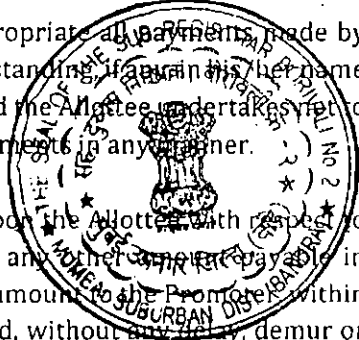
(iv) The Promoter shall confirm the final RERA carpet area that has been allotted to the Allottee after the construction of the said Building is complete and the Occupation Certificate is granted by the SRA/Competent Authority/MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3% (three percent), then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause 3(viii), shall be made at the same rate per square meter as agreed in Clause 3(iii)above.

(v) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes to object/demand/direct the Promoter to adjust his payments in any manner.

(vi) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.

(vii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement in the same manner detailed in this Clause 3 and Clause 17below (which will not absolve Allottee of its responsibilities under this Agreement).

(viii) The Promoter shall be entitled to securitise the Sale price and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.



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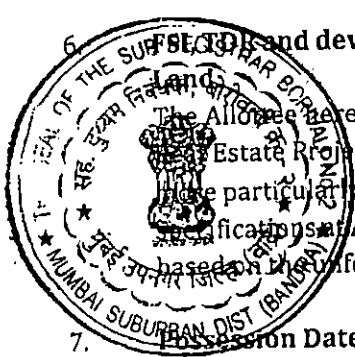
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(ix) The Allottee shall deduct tax at source ("TDS") from each instalment of the Sale Consideration as required under the Income Tax Act, 1961 and shall provide the Promoter with the challan/receipt/TDS Certificates evidencing deposit of such TDS with the Government, within 15 (fifteen) days of receipt of such challans/receipts/TDS certificates.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the SRA at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Allottee, obtain from the SRA, the Occupation Certificate or Completion Certificate in respect of the said Premises.

5. Time is of the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Premises and handing over the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the Third Schedule hereunder written.

Similarly, the Allottee shall make timely payments of all installments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.



6. The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full Development Potential) in the manner detailed at Recital above and as depicted in the layout plans, preform as and specifications at Annexures "B" hereto and Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. **Possession Date, Delays and Termination:**

(i) The Promoter shall give possession of the Premises to the Allottee on or before 1<sup>st</sup> March 2025 ("Possession Date"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:

- (a) Any force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order / injunction order issued by any Court of Law, competent authority, SRA, statutory authority;
- (d) Any other circumstances that may be deemed reasonable by the

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The Promoter shall however try to (without being obliged to) offer possession of the said Premises to the Allottee on or before 1/03/2025 ("Date of Possession").	

(ii) If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause 7(i)), then a grace period of six months will be granted by the allottee and if there is any more delay the Allottee shall be entitled to either of the following:

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(a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% p a (two percent per annum) thereon for every month of delay from the Possession Date ("**the Interest Rate**"), on the Sale Consideration paid by the Allottee.

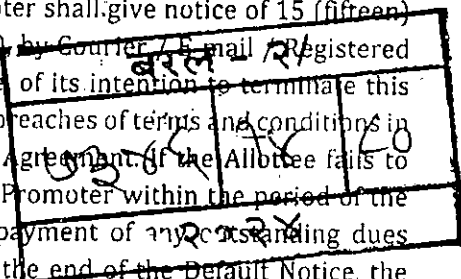
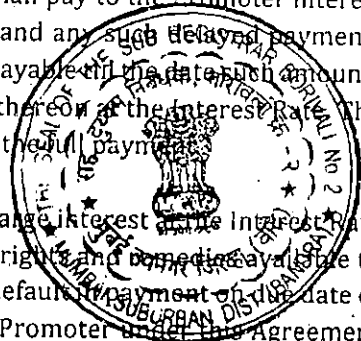
OR

(b) The Allottee shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent per annum) thereon ("**Interest Rate**") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.

(iii) In case if the Allottee elects his remedy under sub-clause (ii) (a) above then in such a case the Allottee shall not subsequently be entitled to the remedy under sub-clause (ii) (b) above.

(iv) If the Allottee fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate of 2 percent per month, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate. The delivery of the flat will be given only after receipt of the full payment.

(v) Without prejudice to the right of the Promoter to change interest rate as mentioned at Clause 7 (ii) (b) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment of due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three defaults of payment of installments of the Sale Consideration, the Promoter shall be entitled to at his own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee ("**Default Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("**Promoter Termination Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter



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Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the

Promoter shall be entitled to forfeit 10% percentage of the Sale Consideration ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the Forfeiture Amount refund the balance amount of the Sale Consideration to the Allottee. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or car parks in the manner it deems fit and proper and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to sell and transfer the said Premises to another allottee ("New Allottee") for such consideration and in such manner as it deems fit and proper. In such a case, the Promoter shall be entitled to forfeit (a) the Earnest Money i.e. 10% of the Sale Consideration and (b) the actual loss to occur on the resale of the said Premises to the New Allottee (that is the difference in the sale price of the said Premises to the Allottee and the New Allottee) as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to New Allottee and provided the Allottee/s has/have executed and/or registered the necessary deeds, documents and writings as may be required by the



Promoter including with respect to the termination of this Agreement, the Promoter shall after deduction of (a) the Earnest Money i.e. 10% of the Sale Consideration and (b) the actual loss to occur on the resale of the said Premises to the New Allottee (that is the difference in the sale price of the said Premises to the Allottee and the New Allottee) refund the balance amount of the Sale Consideration to the Allottee/s exclusive of any indirect taxes, stamp duty, brokerage, registration charges, other payments/outgoings etc. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose of the said Premises in the manner it deems fit and proper.

8. The common areas, facilities and amenities in the said Real Estate Project that may be usable by the Allottee including the internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Third Schedule** hereunder written.

9. Procedure for taking possession:

(i) Upon obtaining the Occupancy Certificate from the SRA and upon payment by the Allottee of all the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter shall offer the possession to the Allottee in writing within 7 (seven) days of receiving the Occupancy Certificate of the Real Estate

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0382	(ii) The Allottee shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice.
(iii)	Upon receiving the Possession Notice from the Promoter as per Clause 9 (i) above,

the Allottee shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the Premises within the time provided in Clause 9 (ii) above, such Allottee shall continue to be liable to pay maintenance charges and all other charges

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with respect to the Premises, as applicable and as shall be decided by the Promoter.

- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Dhaneshwari SRA Land including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the SRA or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Dhaneshwari SRA Land. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall pay to the Promoter provisional monthly contribution of Rs.1500/- (Rupees One thousand five hundred only) per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance is duly executed and registered. On execution of the Society Conveyance, the aforesaid deposits less any deductions as provided for in this agreement shall be paid over by the Promoter to the Society.

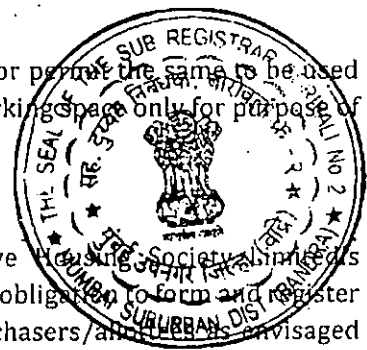
10. If within a period of 3 ( three ) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, 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 shall be entitled to receive from the Promoter, compensation for such defect 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 willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project.

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

12. **Society and Lease deed/Assignment:**

- (i) Since the Society i.e. Dhaneshwari SRA Co-operative Housing Society Limited is already in place, the Promoters shall not be under any obligation to form and register a new separate and independent society of flat purchasers/allottees envisaged under the provisions of the relevant Act. The Allottee along with other allottees in the said Building shall become the member of the Society and for this purpose also from time to time sign and execute application for registration and/or membership and the other papers and documents necessary for becoming a member, including the bye-laws of the Society and duly fill in, sign and return to the Promoters within Seven days of the same being forwarded by the Promoters to the Allottee.

- (ii) The Promoters shall within the time limit stipulated under the said Act and rules made there under, handover all necessary permissions, certificates, plans and title documents etc. to the Society. The Society including the Allottee herein shall preserve and maintain all documents; plans received from the Promoters and subsequently carry out necessary repairs, structural audit, fire audit at regular interval and also present periodical structural audit reports and repair history as per the requirements of the Chief Fire Officer through the authorized agency of concerned authorities.



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(iii) The Promoters shall within the time limit stipulated under the Act and rules made there under, cause to be transferred/assigned/leased to the Society, all the right, title and interest of the Developer/MHADA/SRA/the Competent Authority in the structure of the said Building in which the said Flat is situated and Dhaneshwari SRA Land (subject to Developer's/Promoter's right to dispose of the remaining flats/premises, if any in the said New Building) or as may be prescribed by SRA/the Competent Authority in that regard.

(iv) If there are more than one society then the promoter may form a federation of societies or an association of societies/ apex body of societies and the said land will be leased to the apex body of the federation as may be the case.

(v) The apex body will be responsible for maintaining the common area and common amenities.

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



Post execution of the Society Conveyance/Assignment/Lease, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

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

13. The Allottee shall, before delivery of possession of the said Premises in accordance with Clause 7 above, deposit the following amounts with the Promoter:-

- (i) Rs. 1500/- for share certificate, application entrance fee of the Society
- (ii) Rs. 5,000/- towards society formation charges
- (iii) Rs. 50,700/- for proportionate share of infrastructure charges ( Non Refundable paid to SRA )

(iv)	Rs. 1,05,400/- for Development Charges ( non refundable paid to SRA )
(v)	Rs. 7,500/- for electric meter, Feeder pillar, and substation charges ( non-Refundable )
(vi)	Rs. 5,000/- towards legal charges towards legal cost, charges and expenses, including professional costs of Advocates/ Solicitors of the Promoter in connection with cost of preparing and engraving the Society Conveyance/ Assignment/and legal fees paid to SRA ( Non refundable )

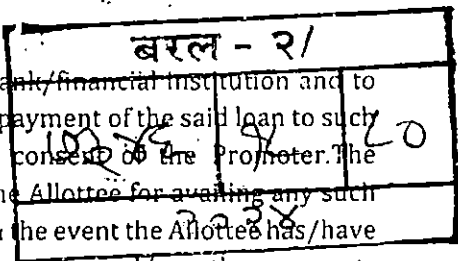
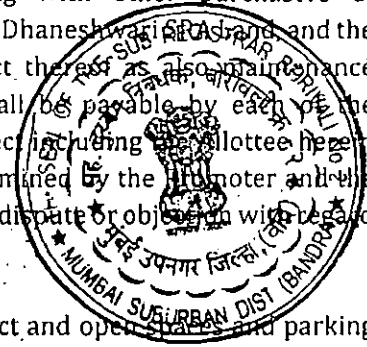
- (vii) Rs. 23,400/- for deposit towards provisional monthly contribution towards outgoings of Society for a period of 12 months ( plus GST if applicable )
- (viii) Rs. 7,500/- Labour Cess paid ( non refundable paid to SRA )

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GST on the above charges if applicable then the same will have to be paid by the allottee. The above amounts which are not refundable, for those amount no accounts or statements will be required to be given by the Promoter to the Allottee for the amounts deposited by the Allottee with the Promoter.

Charges of Mahanagar Gas Limited (MGL) if the company gives the connections will have to be paid by the allottee on actual directly by the allottee to the company.

14. Certain facilities shall have usage charges in addition to the said membership fees, and the same shall be paid by the Allottee as and when demanded by the Promoter along with applicable taxes thereon.
15. In addition to the above the MCGM assessment tax as and when applicable will be collected by the developer or society, from the allottee after OC of the building or at the time of procession whichever is earlier on actual basis on the prevailing rate at that time.
16. The Builders & Developers shall be liable to make the payment towards the stamp duty and registration charges payable, if any, at the time of execution of lease and/or any other documents in respect of the said land and the building in favour of the society. The same shall be borne by the members of the sale flats proportionately with the rehab flat members.
17. Hereinafter if any charges or taxes are levied by or payment required to be made to any Government Authorities or Local bodies either on the flat or land or building or otherwise, the flat purchaser on being called upon to do so by the Builders & Developers, pay to the Builders & Developers his/her share thereof at or after taking possession of the said flat as may be required or demanded by the Builders & Developers of the said flat as may be required or demanded by the Builders & Developers.
18. The Promoter has informed the Allottee that there may be common access road, street-lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Dhaneshwari SRA Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee along with other purchasers of flats/units/premises in the Real Estate Project and/or on the Dhaneshwari SRA Land and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the allottee hereon and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto.
19. The allottee is aware that this is a slum rehabilitation project and open spaces and parking may be a constrained.
20. The Promoter may appoint a third party/agency for the purpose of maintaining the Real Estate Project on such terms and conditions as may be deemed fit.
21. **Loan and Mortgage:**
  - (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.



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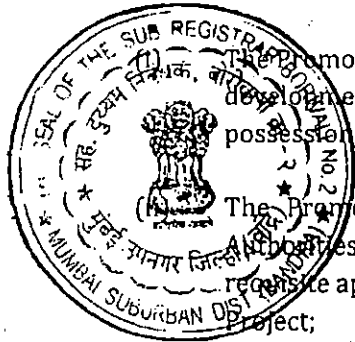
(ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively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

(iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.

22. In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law

**23. Representations and Warranties of the Promoter:**

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



The Promoter has clear and marketable title and has the requisite rights to carry out development upon the Dhaneshwari SRA Land and also has actual, physical and legal possession of the Land for the implementation of the Real Estate Project;

The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;

(iii) There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee;

(iv) There are no litigations pending before any Court of Law with respect to the Real Estate Project except those disclosed to the Allottee;

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

वसुधैव कुटुम्बकम्	The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
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(vii)	The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Dhaneshwari SRA Land and the said Premises, which will, in any manner, affect the rights of Allottee under this Agreement;

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

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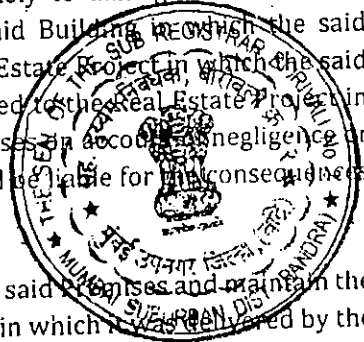
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the said Building as more particularly described as the Real Estate Project registered as the plinth up to the 23 upper floors of the said Building known as SPRINGWOODS to the Society;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the land) has been received or served upon the Promoter in respect of the Dhaneshwari SRA Land and/or the Real Estate Project except those disclosed to the Allottee.

24. The Allottee, with intention to bring all persons into who so ever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:

(i) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

(ii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which received by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the said Premises committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and other public authority.

(iii) Not to demolish or cause to be demolished the said Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which

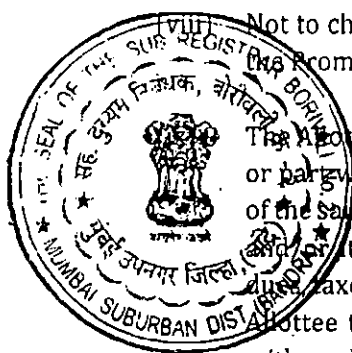


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the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;

- (iv) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Dhaneshwari SRA Land and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (v) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Dhaneshwari SRA Land and/or the Real Estate Project in which the said Premises is situated.
- (vi) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- (vii) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, installments of Sale Consideration, as required to be paid under this Agreement.



Not to change the user of the said Premises without the prior written permission of the Promoter and Society;

The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises or its rights, entitlements and obligations under this Agreement, until all the taxes, deposits, ceases, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter. For the grant of the permission, the Promoter shall be entitled to levy transfer fee at the rate of 2% (two percent) on the sale value.

- (x) The Allottee shall observe and perform all the rules and regulations which the Society may adopt and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

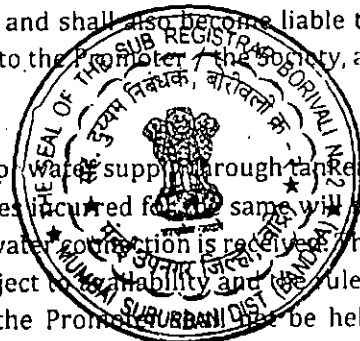
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The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any

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part thereof and undertake the necessary works.

- (xii) Till the Society Conveyance is executed in favour of the Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Dhaneshwari SRA Land, the said Building/units/premises thereon, or any part thereof, to view and examine the state and condition thereof.
- (xiii) Till the Society Conveyance is executed in favour of the Society, the Allottee shall permit the Promoter and their surveyors and agents, to do the necessary changes in the plan, open spaces, clubbing or amalgamation of the scheme with other schemes.
- (xiv) Not to affix any fixtures or grills on the exterior of the Real Estate Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Society, and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay a sum of Rs.1,00,000/- (Rupees One Lakh only) to the Society, as the case may be and shall forthwith remove all the additional affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose.
- (xv) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Real Estate Project.
- (xvi) Not to do either by himself/herself/itself/themselves or through any other person anything which may or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and/or the installations for providing facilities in the Real Estate Project including any electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate etc. or any common areas, facilities and amenities. If the Allottee or members of the Allottee family or any servant or guest of the Allottee commits default of this sub-clause then the Allottee shall immediately take remedial action and shall also become liable to pay a sum of Rs. 1,00,000/- (Rupees One Lakh only) to the Promoter / the Society, as the case may be, on each such occasion.
- (xvii) The Allottee is/ aware that alternate arrangements for water supply through tankers will be made for the Allottee's convenience. Expenses incurred for the same will be charged in the maintenance bill till the SRA/MCGM water connection is received. The water connection from the SRA/MCGM shall be subject to availability and the rules, regulations and bye laws of the SRA/MCGM and the Promoter shall be held responsible for the same and expenses incurred for the same will be charged in the maintenance bill till the SRA/MCGM water connection is received. The Allottee shall not raise any objection and or claims about the unavailability of supply of water from MCGM/Competent Authority and shall not raise any objection and/or claims regarding liability to bear and pay for alternate arrangements for water supply through tankers made for his/her/their convenience.



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25. The Allottee hereby represents and warrants to the Promoter as follows,-

- (i) He/she/it/they/is/are not prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained herein or enter into this Agreement and/or to undertake the obligations, covenants etc. contained herein;
- (ii) He/she/it/they/has/have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be; and
- (iii) He/she/it/they is/are not sentenced to imprisonment for any offence not less than 6 (six) months.

26. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

27. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the Dhaneshwari SRA Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces will remain the property of the Promoter and the Dhaneshwari SRA Land will remain the property of the MHADA as hereinbefore mentioned until the Society Conveyance, as the case may be.

The Promoter shall not mortgage or create a charge:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Premises.

29. **Binding Effect:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Plan at Clause 3 (iv) above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

30.	Nominee:	23	60
The Allottee hereby nominates ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said			

The Allottee hereby nominates ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said

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*[Signature]*

Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee

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

31. **Entire Agreement:**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises/Dhaneshwari SRA Land/said Building, as the case may be.

32. **Right to Amend:**

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

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

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

34. **Severability:**

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

35. **Method of calculation of proportionate share:**

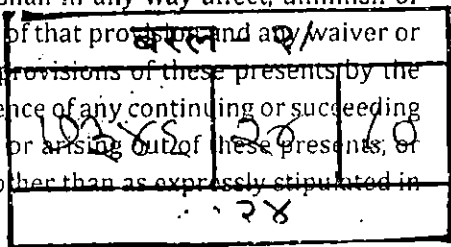
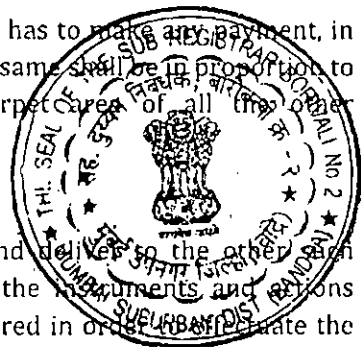
Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Real Estate Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real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

36. **Further Assurances:**

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

37. **Waiver:**

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.



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38. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter, and the Allottee, in Mumbai City, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

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

40. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of the Promoter: **M/S PRATIK CONSTRUCTION**

(Promoter's Address): Bungalow No. 2, Kingston Tower,  
Chincholi Bunder Road, Malad (W),  
Mumbai- 400064.

Notified Email ID : contact.springwoods@gmail.com

Name of the Allottee : **Mr. SANJEEV SUBHASH NAGARKAR**

(Allottee's Address) : Near Sadguru Building, R-4, Joseph Gonsalvis House, Chakala  
Islampura Sahar P & T Colony, Mumbai: 400099

Notified Email ID :



It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

41. **Joint Allottees:**

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

42. **Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement shall be borne by the Allottee alone.

43. **Dispute Resolution:**

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

44. **Governing Law:**

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

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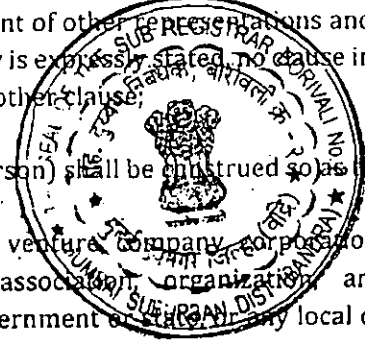
45. **Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

<u>Party</u>	<u>PAN</u>
M/S PRATIK CONSTRUCTION	AAOFP7977K
<u>Allottee-</u>	
Mr.SANJEEV SUBHASH NAGARKAR	AFWPN6458G

46. **Construction of this Agreement:**

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



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### First Schedule

("The Dhaneshwari SRA Land")

All that piece and parcel of plot of land admeasuring approximately 3380 sq. meters comprising of two plots viz. C.T.S No.163A (pt) admeasuring an area of 3068.65 sq. meters and C.T.S No. 166 (pt) admeasuring 311.60 sq. meters. of village, Akurli, Taluka Borivali, situate at Wardarpada Road No.1, Kandivali (East), Mumbai -400101 and bounded as follows:-

On the East side by:	Wadarpada Road No. 1
On the West side by:	Sports Authority
On the North side by:	Triveni Society
On the South side by:	Mahatma Gandhi society

### Second Schedule

("said premises")

A self-contained Flat bearing No.1612, B wing on the 16<sup>th</sup> Floor admeasuring 36.14 sq.mtrs. RERA carpet area together with Nil car parking space/s in the new building to be known as "Springwoods" on the land mentioned in the First Schedule hereinabove

### Third Schedule

(Premises Amenities)

1) Internal Amenities

- Walls / Ceiling will be Cement Mortar/ Gypsum. Finished with good quality paint.
- Ceramic/ Vitrified flooring in Living, Dining, Bedrooms, Kitchen and Passages.



- Granite platform with Stainless Steel Sink & Granite Platform.
- Ceramic tiles dado above main counter.
- Adequate Electrical points.
- 3) 3) Rooms
- Ceramic tiles dado up to beam bottom height.
- Water kryser point.
- Branded quality sanitary ware and CP fitting.

4) Doors And Windows

- Door with laminate finished from both sides.
- Anodized aluminum sliding windows.

5) Electrical

- Adequate power points in the entire apartment.
- Intercom / Cable Point provision in living room.
- Concealed Wiring with branded ELCB / MCB of reputed brand.
- Roma Anchor or equivalent brand.

*Handwritten signature/initials*

*Handwritten signature/initials*

बरल - २/		
२३०२	२०	१०
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**Fourth Schedule**

(Common & External Amenities)

- Branded Elevators.
- Earthquake Resistant RCC Structure.
- Mechanized Car Parking.
- Fully Paved Compound with Heavy Duty Paver Blocks / Chequered Tiles.
- External weather proof paint.
- Fire Fighting System.
- Ornamental Entrance Gate.

*Handwritten signatures*

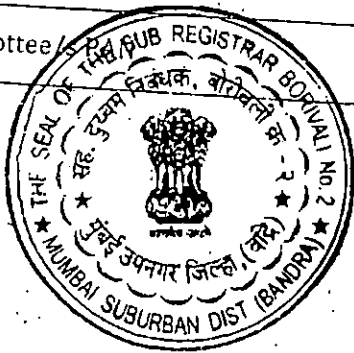


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**FIFTH SCHEDULE**

Sr.No.	Terms and Expressions	Meaning
1.	The Sale Price	Rs.64,86,186/- (Rupees Sixty Four Lakh Eighty Six Thousand One Hundred and Eighty Six only)
2.	Part Payment of the Sale Consideration	Rs.31,51,000/- (Rupees: Thirty One Lakh Fifty One Thousand only)
3.	The said Car Parking space	NIL
4.	Name of the Account for payment of Sale Price	M/S PRATIK CONSTRUCTION A/c No.:026705004728 ICICI Bank. Thakur village branch IFSC Code:ICIC0000267
5.	Date of Possession	1/03/2025
6.	The said Nominee	Name : Relationship with Purchase/s : Address of Nominee :
7.	Address of the Allottee/s for the purposes of this Agreement	Near Sadguru Building,R-4,Joseph Gonsalvis House, Chakala Islampura Sahar P & T Colony,Mumbai:400099
8.	Permanent Account Number	
	Promoter's PAN	PRATIK CONSTRUCTION : AAOFP7977K
	Allottee/s	Mr.SANJEEV SUBHASH NAGARKAR :AFWPN6458G

*Chit*



*Sanjeev*

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६३४५	२६	६०
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SIGNED AND DELIVERED BY THE WITHIN NAMED)  
FOR M/S PRATIK CONSTRUCTION

For PRATIK CONSTRUCTION

Promoter )

*Anil Toshniwal*  
PARTNER

M/S PRATIK CONSTRUCTION )  
ANIL TOSHNIWAL

AUTHORIZED SIGNATORY

In the presence of WITNESSES: )

1. Name: W )



Signature )

SIGNED AND DELIVERED BY THE WITHIN NAMED)

Allottee: )

Mr. SANJEEV SUBHASH NAGARKAR

*Sanjeev*



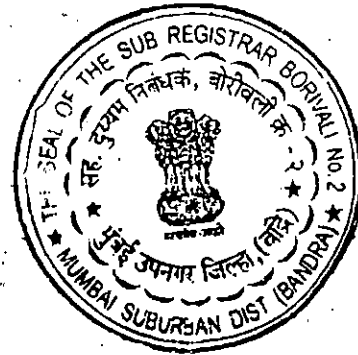
In the presence of WITNESSES: )

1. Name W )

Signature )

2. Name \_\_\_\_\_ )

Signature )



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**Annexure "A"**

(Proposed Layout Plan of the entire land C.T.S No. C.T.S No.163A (pt) and C.T.S No. 166 (pt))

**Annexure "B"**

(Copy of the RERA Certificate)

**Annexure "C"**

(Copy of the Floor Plan of the said Premises)

**Annexure "D"**

(Copy of the Commencement Certificate)

**Annexure "E"**

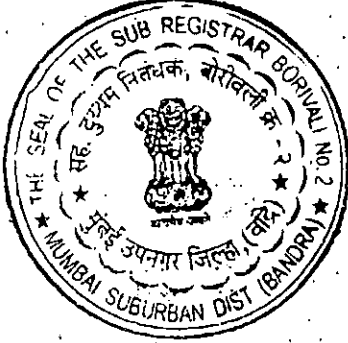
(Copy of the Title certificate)

**Annexure "F"**

(Copies of the Property Register Cards of the Dhaneshwari SRA Land owned by the MHADA.)

*Unit*

*Pages*



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SLUM REHABILITATION AUTHORITY  
Administrative Building, Anand Nagar, Vashi, District Thane (East), Mumbai - 400051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1968 (FORM 2A)

NO. RS/RAHA/0014/2006505/AD/11

24 JUN 2018

COMMENCEMENT CERTIFICATE

To  
M/s. P. R. D. S. NEW ROAD  
Plot No. 17, Street No. 12,  
Old Colony, Vashi, District Thane (East),  
Mumbai - 400051.

Consent by B.M.L. No.

With reference to your application No. 0881 dated 16/08/2018 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1968 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1968 to erect a building in the name of Kandhari (E), Mumbai, C.T.S. No. 1334 (65) & 1334 (66) of Vashi, District Thane (East), Maharashtra, Madhapark Road No. 01, Kandhari (E), Mumbai.

Available at Plot No. 17, Street No. 12, Old Colony, Vashi, District Thane (East), Mumbai.  
Sited at Kandhari (E), Mumbai.

The Commencement Certificate is granted subject to compliance of mentioned in LOI  
URN No. SRM/ENG/002/2018/11/10/1  
DA/01/No. RS/RAHA/0014/2006505/AD/11 dt. 24/06/2018  
on the following conditions: dt. 12/09/2018

1. The area reserved in consequence of endorsement of the sub-track line/road widening line shall form part of the Public Street.
2. No building or other structure shall be occupied or allowed to be occupied or used or permitted to be used by any person or persons, before the commencement of the development.
3. The Commencement Certificate/Development Permission shall remain valid for one year from the date of its issue. However the construction work should be completed within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such (a) shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1968.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1968.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, administrators and successors and every person deriving title through or under him.

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

This C.C. is granted for work up to Plot No. 17, Street No. 12, Old Colony, Vashi, District Thane (East), Mumbai.

For and on behalf of the Authority  
The Slum Rehabilitation Authority  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

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R-S/MHADA/0014/20069505/AP/R

17 AUG 2022

This C.C. is re-endorsed for wing A & B and grant planth C.C. for wing C & D of composite building as per approved amended plans dated 08/07/2022.

*[Signature]*  
Executive Engineer  
Mumbai Suburban District

R-S/MHADA/0014/20069505/AP/R

28 MAR 2023

This C.C. is further granted upto 23rd upper floors including Q.H.W.T & L.M.R for composited bldg wing 'A', 'B' & 'C' as per approved plans dated, 08/07/2022.

*[Signature]*  
Executive Engineer  
Mumbai Suburban District



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**SLUM REHABILITATION AUTHORITY**

No. R-S/MHADA/0014/20060505/AP/R

Date: 10 8 JUL 2022

To,  
Shri Nishchit Kulabkar of  
M/s. Nishchit Associates Architects  
B-1404, Shiv Shrushti Apt., Mahavir Nagar,  
Link Road, Kandivali (W), Mum. 67.

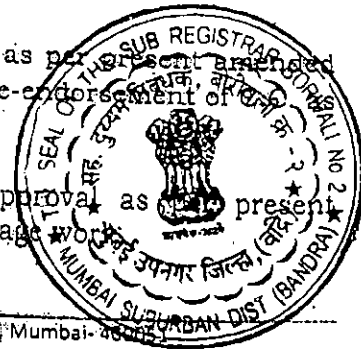
Sub: Amended plans for Composite Bldg. of S. R. Scheme on plot bearing  
CTS No. 163A(pt) & 166(pt) of village Akurli, Wardpada Road No.1,  
Kandivali East, Mumbai, for "Dhaneshwari SRA CHS Ltd".

Ref: Your letter dtd. 13/09/2021

Gentlemen,

With reference to the above, the amended plans submitted by you for  
the Composite Building are hereby approved by this office subject to  
following conditions;

1. That all the conditions mentioned in LOI/Revised LOI under no.  
SRA/ENG/1402/RS/MHL/LOI dtd. 01/01/2014, 07/11/2016  
24/08/2018 & 14/06/2022 shall be complied with.
2. That all the conditions mentioned in IOA under No. R-S/ MHADA/  
0014/20060505/AP/R dtd. 12/09/2018 shall be complied with.
3. That the proposed changes shall be shown on canvas mounted plans  
to be submitted at the time of O.C.C./B.C.C.
4. That the revised R.C.C. design & calculation as per present amended  
plans shall be submitted before asking C.C./re-endorsement of  
per plans.
5. That you shall submit revised drainage approval as present  
amended plans before starting of actual Drainage work.



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai-400050  
Tel.: 022-26565800/26590405/1879 Fax.: 91-22-26590437 Website: www.sra.gov.in E-mail: info@sra.gov.in

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6. That you shall submit NOC from electrical supply co. regarding non-requirement of electric substation before CC Re-endorsement to composite bldg.

One set of amended plans is returned herewith as token of approval.

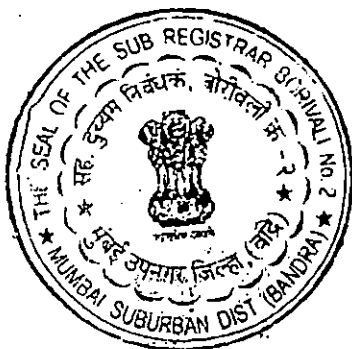
Yours Faithfully,

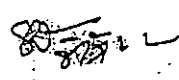
sd/-

Executive Engineer  
Slum Rehabilitation Authority

Copy to :

1. Developer : M/s. Pratik Construction
2. Asst. Municipal Commissioner, "R/S" Ward, M.C.G.M.
3. A.E.W.W.(R/S) Ward.
4. A.A. & C. (R/S) Ward.



  
Executive Engineer  
Slum Rehabilitation Authority

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

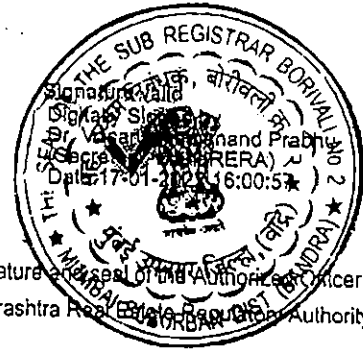
This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800032668

Project: SPRINGWOODS , Plot Bearing / CTS / Survey / Final Plot No.: CTS 166 PT AND CTS 163 PT Borivall,  
Borivall, Mumbai Suburban, 400101;

1. Pratik Construction having its registered office / principal place of business at Tehsil: Borivall, District: Mumbai Suburban, Pin: 400064.
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 scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - o The Registration shall be valid for a period commencing from 17/01/2022 and ending with 01/03/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 17/01/2022

Place: Mumbai



Signature of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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मालमत्ता पत्रक

दिनांक/मौज - आकुर्ली

तालुका/न.मु.मा.का - न.मु.अ.गोरेगाव

जिल्हा - मुंबई उपनगर जिल्हा

गा.मु.अ.स. सं.सं.सं. सं.सं.सं.

सं.सं.सं. सं.सं.सं.

सालान्यास दिवसेल्हा आकारवाचि न्ह्या पाव्यापा तपरीत आदिगि त्याच्या फेद तापसगोची निपत येळ

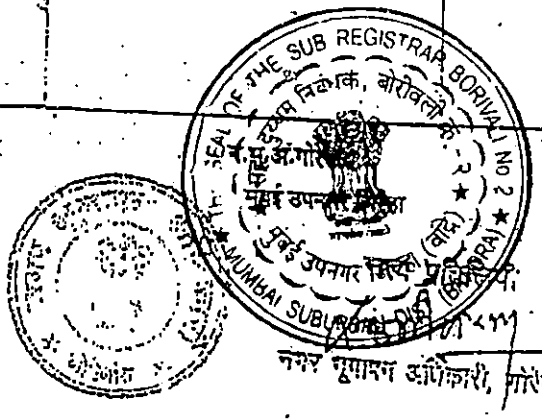
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दिनांक	व्यवहार	संख क्रमांक	पविन पत्रक (पा) पट्टेदार (प) किंवा पत्र (पा)	साक्षात्कार
२४/०८/१९९७	मा.अधिकारक मूनी अफिलेख उपनगर मुंबई पांचेकडील क्र.न.मु.आस.कोप मिळकती/संगणोपकरण १७/१५/४० बांधा दिनांक २०/१/९७ चे पत्रक इच्छित क्र.प.पू.४/आकुर्ली-मं.क्र. १६३/९७ चे आदेशान्वये न.मु.क्र. १६३अ पांचेकडील पत्रक क्षेत्र ६०७८९८.२ चौ.मी. क्षेत्राची पुरवणी नोंद झालेले २०१७/५ चौ.मी. क्षेत्र वंगी कठन शिल्लक राहिलेले २७२७९७.२ चौ.मी. क्षेत्राची आराखड्याप्रमाणे निवासी कणून नोंद घेतली.			सो - २४/०८/१९९७ न.मु.अ.क्र. १० पं. व. म. नि. मुंबई व
२७/१०/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा पांचेकडील आदेश क्र. सी/कार्यसन-३/जमिन सी जा.६/८८ दि. १७/१८/९७ ची प्रत व सभा पावती अन्यये नार भूमापन आकुर्ली येथील न.मु.क्र. १६३ पैकी ३७.२ चौ.मी. क्षेत्रास लेसी म्हणून नोंद घ्याल केलेची नोंद केली.		(१) मुंबई विद्युत पुरवठा सवलेशन क्षेत्र ३७.२	सो - २७/१०/१९९७ न.मु.अ.क्र. १० पं. व. म. नि. मुंबई व
०७/१०/२००४	मा.जि.मु.उप.पांचेकडील आदेश क्र.सी/१९/६०/एल २२४ दि. २०/९/२००३ अन्यये क्षेत्र १४६६.६२ चौ.मी. सौभाग्य प्रयोगनाथ		चोगवटदार वर्ग-२ शिवदास एज्युकेशनल ट्रस्ट	क्र.सं.सं. ३७८ प्रमाण सो - २८/९/२००४ न.मु.अ.गोरेगाव
०९/०३/२००६	मा.अधिकारक मूनी अफिलेख मु.उप.जिल्हा पांचेकडील आदेश क्र.न.मु.स.३/न.मु.अ.गोरेगाव/अफिलेख पुनर्लेखन दि. ६/२/०६ अन्यये सदर मिळकत पांचेकडे पुनर्लेखन केलेची नोंद केली.			क्र.सं.सं. ३२३ प्रमाण सो - ०९/०३/२००६ न.मु.अ.गोरेगाव
२९/१०/२०१२	मा.मुख्य कार्यकारी अधिकारी भोपडपट्टी पुनर्वसन प्राधिकरणा पांचेकडील पोटविभाजन आदेश क्र.भोपडपट्टी/प.पू./कार्या ४/९/संघानी नगर/सदि/२०१२/१०१ दि. २६.३.२०१२ तसेच मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा पांचेकडील आदेश क्र.सी/कार. ७७/२६. एन डी/पो.वि. भोगणी/का.वि. ३४२/२०१२ दि. १७.७.२०१२ व इच्छित मो.र.नं. २०/२०१२ दि. ३१.७.२०१२ अन्यये न.मु.क्र. १६३अ ये क्षेत्र ६०७८९८.१ चौ.मी. मधून न.मु.क्र. १६३अ/१ क्षेत्र ६२४५.४ चौ.मी. चौ नविन मिळकत पत्रिका उघडली व त्यावर मूळ मिळकत पत्रिके प्रमाणे थारक, सत्ता प्रकार व आरक्षण पुनर्वसन व विक्री संयुक्त घटक अशी नोंद घेतली व न.मु.क्र. १६३अ चे शिल्लक क्षेत्र ६०२६५३.५ चौ.मी. कापन केले. तदनंतर न.मु.क्र. १६३अ/१ ये क्षेत्र ६२४५.४ चौ.मी. मधून पोटविभाजनाने न.मु.क्र. १६३अ/१ व क्षेत्र ४६.५ चौ.मी. न.मु.क्र. १६३अ/१क क्षेत्र ३८४.७ चौ.मी. न.मु.क्र. १६३अ/१क क्षेत्र १९८.९ चौ.मी. वगैरे स्वतंत्र मिळकत पत्रिका उघडून त्यावर मूळ मिळकत पत्रिके प्रमाणे थारक, सत्ता प्रकार व अन्य अनुक्रमे आरक्षण, महानगर पालिका आरक्षण, खेळाचे भेदान, रस्ता बांधात घटक अशा नोंदी घेवून न.मु.क्र. १६३अ/१ यात १६३अ/१अ असा शीर्ष बदल करून क्षेत्र ५६१५.३ चौ.मी. कापन केले.			क्र.सं.सं. ५१३ प्रमाण सो - १९/१०/२०१२ न.मु.अ.गोरेगाव
२५/१२/२०१५	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा पांचेकडील आदेश क्र.सी/कार्यसन-३/जमिन सी जा.६/८८ दि. १७/१८/९७ ची प्रत व सभा पावती अन्यये नार भूमापन आकुर्ली येथील न.मु.क्र. १६३ पैकी ३७.२ चौ.मी. क्षेत्रास लेसी म्हणून नोंद घ्याल केलेची नोंद केली.			क्र.सं.सं. ५१३ प्रमाण सो - १९/१२/२०१५ न.मु.अ.गोरेगाव

न्यायालय प्रमाण तपासणी कारणाती... २०१११७  
 न्यायालय प्रमाण तपासणी कारणाती... २०१११४  
 न्यायालय प्रमाण तपासणी कारणाती... २०१११०  
 न्यायालय प्रमाण तपासणी कारणाती... २०१११०  
 न्यायालय प्रमाण तपासणी कारणाती... २०१११०

प्रमुख लिपीक  
 नगर भूमापन अधिकारी  
 गोरेगाव

सहायक न्यायालय अधिकारी  
 गोरेगाव



बरल - २/

७३४६	३७	८०
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**मालमत्ता पत्रक**

गा/मोजे - आकुर्ली

तालुका/न.मु.भा.कम. - न.मु.अ.गोरेगांव

जिल्हा - मुंबई उपनगर जिल्हा

प्लान / प्लॉट नं. / प्लॉट नं. प्लॉट नंबर प्लॉट नंबर क्षेत्र क्षेत्र धारणाधिकार शासनाद्वारे दिलेल्या अकरमोपा किंवा भाड्याच्या तपशील भविष्य (त्याच्या फेल रॉयल्टीची मितवतयेक)

१६३/अ

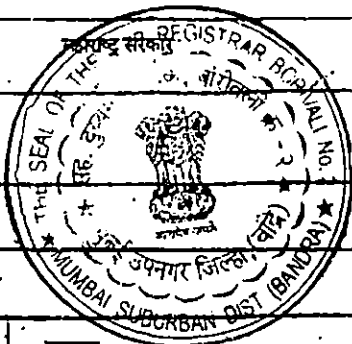
११०३५७.०  
-२४५८.९

G

४०७८९८.९  
-४२४५.४७-मु.क्र.१६३अ/१  
कडे घ्या  
४०१५५३.५

साधक

प्लान मुळे धारक  
१९६७



र

मार

शेरे

क्र	व्यवहार	खंड क्रमांक	नविन धारक (सा) पट्टेदार (प) किंवा धार (ध)	साक्षात्कार
२५/१०/१९८५	स्वयंपूर्वी ये अन्वय जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील दिनांक २६/७/८५ चा सुधारीत आदेश लागू हो. नगर भूमापन अ.क्र. १० यांचे कडील आदेश आकुर्ली न.मु.१६३ वि. १५/१७/८५ अन्वये आकुर्ली न.मु.क्र. १६३ सरकारी आपत्पैकी क्षेत्र २४६८.९ चौ.मीटर क्षेत्र बेनेट कोलमेन अँड कंपनी लि यांना भूदान झालेल्या जागेची नविन नमुना १६३व चौ.मीटरकत पवित्र बेनेट कोलमेन अँड कंपनीचे नावाची ठपठली न.मु.क्र. १६३ चे ६१०३६७.० चौ.मी. क्षेत्रातून २४६८.९ चौ.मी. क्षेत्र कमी करून न.मु.क्र. १६३ चे क्षेत्र ६०७८९८.९ क्षेत्र कायम करून न.मु.क्र. १६३ वा १६३अ असा शीत बदल केला. तसेच न.मु.क्र. १६३ व वर BI सत्ता प्रकरं दाखल केला.			सही- ०५/१०/१९८५ नि. नि. मु. अ. तथा न. मु. अ. क्र.१० मुंबई
३०/०४/१९९२	S.I मल जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्रमांक ७७/३४/अ ८३२ दिनांक १५/४/९२ अन्वये १८१७५ चौ.मीटर क्षेत्र मुंबई महानगर पालीकेस स्मरान भूमि/दफनभूमि सार्वी प्रधान केले त्याबद्दल नोंद घेतली. क्षेत्र १८१७५ चौ.मी			सही- ३०/०४/१९९२ नि. नि. मु. अ. तथा न. मु. अ. क्र.१० मुंबई
२२/१०/१९९३	S.I मल जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र ७७/३४/अ.सी ५८३/९३ दि. २२/१०/९३ च सुधारीत आदेश लागू हो. नगर भूमापन अ.क्र. १० यांचे कडील आदेश आकुर्ली न.मु.१६३ वि. १५/१७/८५ अन्वये आकुर्ली न.मु.क्र. १६३ सरकारी आपत्पैकी क्षेत्र २४६८.९ चौ.मीटर क्षेत्र बेनेट कोलमेन अँड कंपनी लि यांना भूदान झालेल्या जागेची नविन नमुना १६३व चौ.मीटरकत पवित्र बेनेट कोलमेन अँड कंपनीचे नावाची ठपठली न.मु.क्र. १६३ चे ६१०३६७.० चौ.मी. क्षेत्रातून २४६८.९ चौ.मी. क्षेत्र कमी करून न.मु.क्र. १६३ चे क्षेत्र ६०७८९८.९ क्षेत्र कायम करून न.मु.क्र. १६३ वा १६३अ असा शीत बदल केला. तसेच न.मु.क्र. १६३ व वर BI सत्ता प्रकरं दाखल केला.			सही- २२/१०/१९९३ नि. नि. मु. अ. तथा न. मु. अ. क्र.१० मुंबई
११/०३/१९९०	सा.अधिकाक भूमि कमिसेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.मु./शासकीय मिल्कती/संगणीकरण/१७/३५३/१० यांचे दिनांक २०/१/९० चे पत्र व इकडील क्रमांक न.मु. आकुर्ली/न.मु.क्र. १६३/१७ गोरेगांव दिनांक ११/३/९० चे आदेशान्वये न.मु.क्र. १६३ वा मिल्कतीचे क्षेत्राधिकार आराखड्याप्रमाणे आरसणावाखाली वर्ग ठेवत असलेल्या क्षेत्राच्या खालील प्रमाणे आरसणा विहारी घेतल्या. अ.नं. न.मु.क्र. आरसणाधी प्रकार क्षेत्र चा.मा. सुमने.			सही- ११/०३/१९९० न. मु. अ. क्र. १० मु. अ. न. नि. मुंबई स
	(१) १६३गार्डन ५८००.०० (२) गार्डन ३९००.०० (३) म्युनिसिपल प्रा.स्कूल १८००.०० (४) सॅकडरी स्कूल २२००.०० (५) प्ले ग्राऊंड २७००.०० (६) ID/LIB १०००.०० (७) प्ले ग्राऊंड २५००.०० (८) म्युनिसिपल प्रा.स्कूल १८००.०० (९) पार्क ४३७५६.०० (१०) प्ले ग्राऊंड १९००.०० (११) प्ले ग्राऊंड १६५०.०० (१२) सॅकडरी स्कूल २४००.०० (१३) म्युनिसिपल प्रा.स्कूल २०००.०० (१४) रीटल मार्केट २४००.०० (१५) रिक्तान ग्राऊंड ६४००.०० (१६) प्ले ग्राऊंड २३००.०० (१७) गार्डन १९१५०.०० (१८) घोडी घाट २००००.०० (१९) प्ले ग्राऊंड ३६००.०० (२०) प्ले ग्राऊंड ३४००.०० (२१) सॅकडरी स्कूल ३०००.०० (२२) म्युनिसिपल प्रा.स्कूल ३०००.०० (२३) पार्कींग प्लॉट २३००.०० (२४) रीटल मार्केट २४००.०० (२५) म्युनिसिपल प्रा.स्कूल १८००.०० (२६) प्ले ग्राऊंड २४००.०० (२७) सॅकडरी स्कूल ३०००.०० (२८) खानगी पार्क			



मालमत्ता पत्रक

प्रांति - आकृती  
 तालुका/न.मु.मा.का. - न.भू.अ.गोरेगांव.  
 जिल्हा - मुंबई उपनगर जिल्हा  
 शासकीय कार्यालय, नगरपालिका कार्यालय, मुंबई उपनगर जिल्हा  
 तपशील करीत त्यांच्या फार तपशीलांची निवटा घेऊ

१६६  
 १२६५९.४ B  
 सुविधाधिकार  
 हक्काचा मूळ धारक  
 घर्ष १९६७ महाराष्ट्र सरकार  
 पट्टा नं.  
 दी वॉले वॉकवर्ड क्लॉस को.ऑपरेटिव्ह  
 लेबर सोसायटी लिमिटेड  
 ६.१२.६४ ते ५.११

दिनांक	व्यवहार	खंड क्रमांक	नविन घ. क (घा) पट्टा नं (क) जिवा मार (ध)	साक्षात्करण
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म.रा.प) पुणे यांचेकडिले परियोजना क्र.ना.मु./मि.प./अकाररी नॉट /२०१५. पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मु.आकृती/मि.प./२१३/२०१५ दिनांक १५/१२/२०१५ अन्वये मिल्कमत्त पत्रिकेवर ममुद असलेले अंकी क्षेत्र अकाररी घारा हंगार सहारी एकोणसोड पुर्णाक घार परांश यात्र घो.भी दाखल केले			दि.१५/१२/२०१५ घमाणे १५/१२/२०१५ न. भू. अ. गोरेगाव

तपसणी करणारा -

उरी नक्कल -

न.भू.अ.गोरेगाव  
 मुंबई उपनगर जिल्हा

नाममात्र माना नशीब २३/११/१७  
 ५/८/२०१५  
 न.भू.अ.गोरेगाव  
 प्रमुख लिपिक  
 नगर भूशासन अधिकारी,  
 गोरेगाव.



सत्य प्रतिनिधी  
 नगर भूशासन अधिकारी, गोरेगाव.



बरल - २/		
१३०६	३२	६०

घोषणापत्र

मी सतीष आनंद गुरव बाबूद्वारे घोषित करतो कि, दुय्यम निबंधक बोरिवली २ यांच्या कार्यालयीन कारणांमुळे या शीर्षकाचा दस्त नोंदणीसाठी सदर करणपत्र आला आहे. विनायक चेंबर अकर / अनिल लोणीवाल / नस्ती वसानी सैजल अत्रवाल यांनी दि. १०/०२/२०२३ रोजी माला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस केला आहे/ निष्पादित करून कबुलीजवाब दिली आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीवैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कुलमुखत्यारपत्र रद्दवाचल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्ण पणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम २२ अन्वये शिर्षेस मी घात्र राहीन याची आम्हाला जाणीव आहे.

*(Signature)*

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक: 30/4/2024



बरल - २/		
१०२४६	४०	८०
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451/2637

पावती

Original/Duplicate

Monday, February 20, 2023

नोंदणी क्र.: 2794

5:07 PM

Regn.: 26M

पावती क्र.: 2794 दिनांक: 20/02/2023

गवतने नाम: बापुली

दस्तावेजाचा धातू क्रमांक: बरल 7-2637-2023

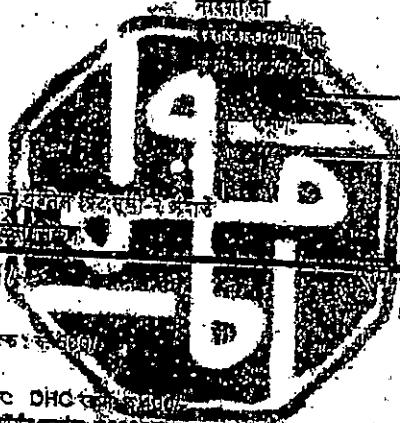
दस्तावेजाचा प्रकार: कुसमुखावधारपत्र

सदर करणाऱ्याचे नाव: श्री. अशोक कान्हेरकर, श्री. पादरीकर दिव्यांग नरेंद्र काकर.

नोंदणी कर

₹. 400.00  
₹. 400.00

₹. 500.00



आपणाला मूळ दस्तऐवज मिळविले आहे. 5:23 PM

राजार मुज्य: ₹. 100/-

मोब दस्तो ₹. 0/-

मरलेले मुद्रीक शुल्क ₹. 500/-

- 1) देयकाचा प्रकार: DHO क्रमांक: 20022023/0988 दिनांक: 20/02/2023
- दीर्घ/घनदाराचे ऑर्डर क्रमांक: 20022023/0988 दिनांक: 20/02/2023
- दिकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: aChallan क्रमांक: ₹. 100/-
- दीर्घ/घनदाराचे ऑर्डर क्रमांक: MH015593536202223P दिनांक: 20/02/2023
- दिकेचे नाव व पत्ता:



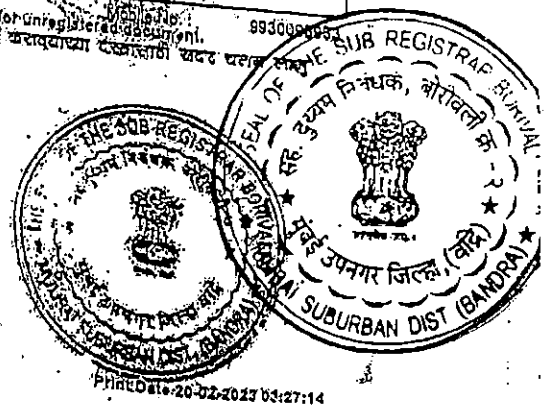
बरल - २/		
०२०६	११	६०
२०२४		

CHALLAN  
MTR Form Number-5



CDN: MHG15593552022254	BARCODE	Form No: 20/02/2023-152420	Form Id: 48(0)
Department: Suburban (General) Of Registration	Payment Details		
Office Name: BRZ SUB REGISTRAR BORNVALI	TAX ID/TAN (If Any)	PAN No./GSTIN (If Any)	
Loco Dep: MUMBAI	Full Name	Pratik Construction	
Year: 2022/2023 One Time	Plot/Block No.	SPRING WOODS	
Account Head Details	Area/Plot/Block No.	WADAPADA ROAD NO 1	
Amount in Rs. 500.00	Area/Plot/Block No.	KANDIVALI EAST MUMBAI	
Amount in Rs. 100.00	Town/City/District	MUMBAI	
Remarks (If Any):			
Sugget Party Name: MANISH ANAND GURAV-			
Total	Amount in Words	500.00	
Payment Details	FOR USE IN RECEIVING BANK		
State Bank of India	Branch Name	Branch Code	Branch Date
	STATE BANK OF INDIA	10000000000000000000	20/02/2023-15:26:01
			Not Verified with RBI
	Branch Name	STATE BANK OF INDIA	
	Branch Code	Not Verified with RBI	

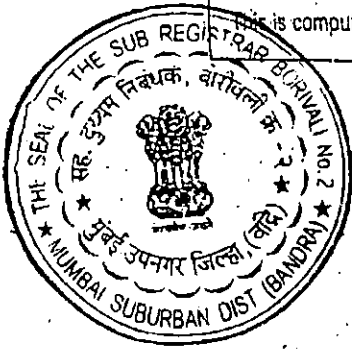
NOTE: This challan is valid for documents to be registered in Sub-Registrar office only. Not valid for Unregistered documents.  
 धातू ढलल कडल दुर्यल नलललल अरुवलरुल नलदुल अरुवलरुल दलदलदुल हललु अरुल नलदुल अरुवलरुल दलदलदुल अरुवलरुल अरु ढलल अरुल



बरल - ७/११  
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बरल - २/१  
 १३४६ २ ६०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2002202310083	Date 20/02/2023
Received from DHC, Mobile number 9930093933, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (SAR/TA) in the St & Registrar office Joint S.R. Borivali 7 of the District, Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 20/02/2023
Bank CIN 10024182023022009308	REF.No. 300191159698
This is computer generated receipt, hence no signature is required.	



बरल - २/		
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२०२४		

बरल - ७/१५		
२८३७	२	२०
२०२४		

SPECIAL POWER OF ATTORNEY

(For admitting execution of the above mentioned documents before the Registrar of Assurances)

TO ALL TO WHOM THESE PRESENTS SHALL COME We, (1) MR. DIVYANG NARENDRA THAKER aged 55 years & (2) MR. ANIL TOSHIWAL aged 55 years & (3) NARSHI SHIVDAS VASANI aged 54 years three adult Indian inhabitants at Bungalow No. 2, Kingston Palace Row House, Chincholi Bunder Road, Malad (West), Mumbai - 400094 Partners of M/S. PRATIK CONSTRUCTION SEND GREETINGS

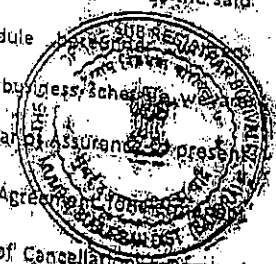
WHEREAS We, (1) MR. DIVYANG NARENDRA THAKER & (2) MR. ANIL TOSHIWAL & (3) NARSHI SHIVDAS VASANI the Executants being the Partners of M/S. PRATIK CONSTRUCTION have executed Agreement for Sale / Agreement for Permanent Alternate Accommodation / Supplementary Agreement / Deed of Cancellation / Deed of Rectification being constructed on plot of land bearing C.T.S No, 163A (PT) & 156 (PT) of Village AKRUL, Vadar Pada No.1, Kandivall (East) Mumbai - 400001 in the project known as "SPRING WOODS" situated at Madarpada Road No.1 Off Akuril Road, Behind Santa Nagar Police Station, Kandivall (East) in the registration Sub-District of Mumbai Suburban District (hereinafter referred to as "the said Property") and more particularly described in the schedule

WHEREAS we the Executants due to pre-occupational and busy business schedule we are unable to personally attend the office of the concerned Sub-Registrar of Assurances and lodge duty executed by any one of us Agreement for Sale / Agreement for Permanent Alternate Accommodation / Supplementary Agreement / Deed of Cancellation / Deed of Rectification and other documents incidental thereto and admit the execution thereof before the concerned Sub-Registrar of Assurances to complete the registration procedure

Agreement / Deed and other documents incidental thereto.

AND WHEREAS due to above said reason we the executants are desirous of appointing

MR. MANISH ANAND GURAV aged 25 years, an adult Indian inhabitant having address at Room No. 2, L. T. Nagar, Near Police Bus Depot, Kandivall (West), Mumbai - 400067 as



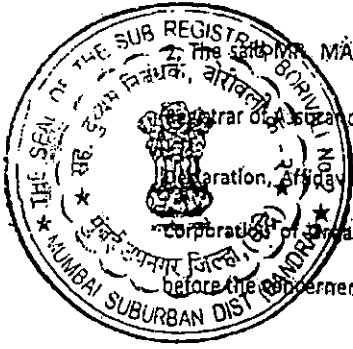
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बरल - २१		
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our constituted attorney on our behalf to do & perform following act, deeds, matters and things on our behalf that is to say,

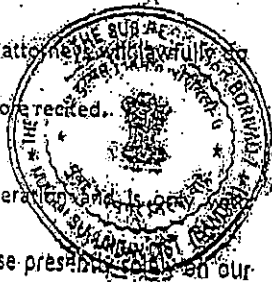
1. To appear on our behalf before the concerned Sub-Registrar of Assurances, and to present and/or lodge the above said Agreement for Sale / Agreement for Permanent Alternate Accommodation / Supplementary Agreement / Deed of Cancellation / Deed of Rectification and other documents incidental thereto for registration and to admit execution of above said document/s signed and executed by any one of us in respect of the said property and to receive it back when it has been duly registered and to sign and deliver a proper receipt/s for the same.



2. The said MANISH ANAND GURAV, is also authorized to appear before the concerned Registrar of Assurances Borivali / Goregaon / Charkop to lodge the Documents like Undertaking, Declaration, Affidavits, Indemnity Bond which are required to be submitted to the Municipal Corporation of Greater Mumbai, State or Union Government and shall admit our execution before the concerned Registrar of Assurances Borivali / Goregaon / Charkop on our behalf

3. We hereby ratify all acts, deeds and things which our constituted attorney has lawfully done and execute in pursuance of this Specific Power of Attorney hereinbefore recited.

4. This Power of Attorney issued is not for any monetary consideration and is given with our intention to enable the said Attorneys to do all acts specified in these present powers on our lawful attorneys. We do hereby confirm and declare that no consideration has been flown to the said attorney for acting as our lawful attorney as stated herein



बदल - २/		
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IN WITNESS WHEREOF We, (1) MR. DIVYANG NARENDRA THAKER & (2) MR. ANIL TOSHNIWAL (3) NARSHISHIVDAS VASANI Partners of M/S. PRATIK CONSTRUCTION have set and subscribed our hands to this Specific Power of Attorney, Mumbai on this 20<sup>th</sup> day, February of 2023.



Mumbai		
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ALL THOSE pieces of plots bearing Nos. 153A (PT), & 156 (PT), Of Village Akurli, Vadar Pada No. 1, Kandivali (East) Village, Taluka, Kandivali in the project known as 'SPRINGWOODS' situated at Springwoods, Vadarpada Road No.1 Off Akurli Road, Behind Santa Nagar Police Station, Kandivali (East) Mumbai - 400101 in the registration Sub-District of Mumbai Suburban District.

SIGNED, SEALED AND DELIVERED BY:  
 The within named  
 (1) MR. DIVYANG NARENDRA THAKER  
 (2) MR. ANIL TOSHNIWAL  
 (3) NARSHISHIVDAS VASANI

FOR PRATIK CONSTRUCTION  
 PARTNER

FOR PRATIK CONSTRUCTION  
 PARTNER

FOR PRATIK CONSTRUCTION  
 PARTNER

Partners of  
 M/S. PRATIK CONSTRUCTION  
 In the presence of  
 I ACCEPT  
 ATTORNEY'S SPECIMEN SIGNATURE

(MR. MANISH AMAN SURAV)



बरल - २/		
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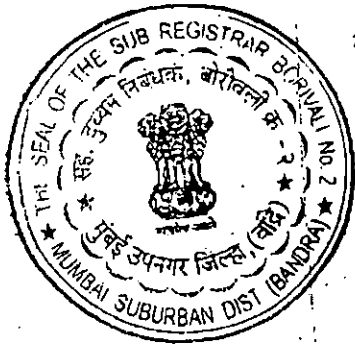
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(Section 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number: P51600032668

Project: SPRINGWOODS, Plot Beantii, CTS-7, Survey / Final Plot No: CTS-165 RT ANJ, CTS 163 FR: Borivali, Borivali, Mumbai Suburban, 400101;



1. Pratik Construction, having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400064;
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, Balance of Interest and Disclosure on Website) Rules, 2017;
  - The promoter shall keep at seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) / clause (i) of sub-section (2) of section 4 read with Rule 5; OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 17/01/2022 and ending with 31/03/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the proceedings to provide from the company's proceeds;
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking this registration granted herein, as per the Act and the rules and regulations made there under.

बरल - २१

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Date: 17/01/2022

Place: Mumbai

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Seal of the Authority

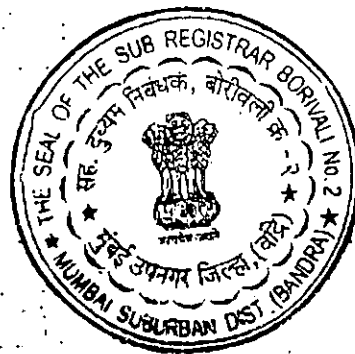
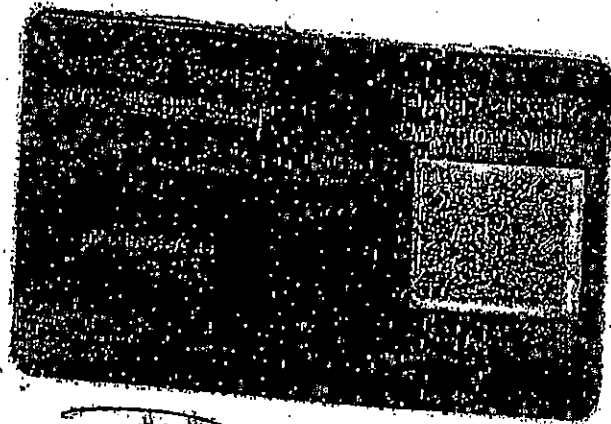
Signature and Seal of the Authority

Maharashtra Real Estate Regulatory Authority

बरल - ७/१०

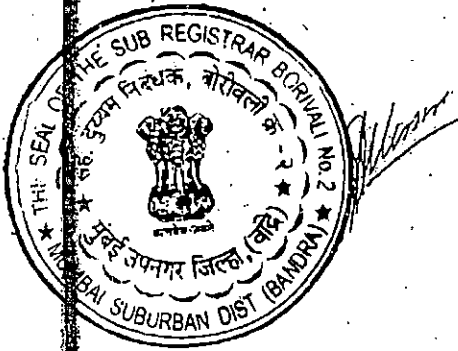
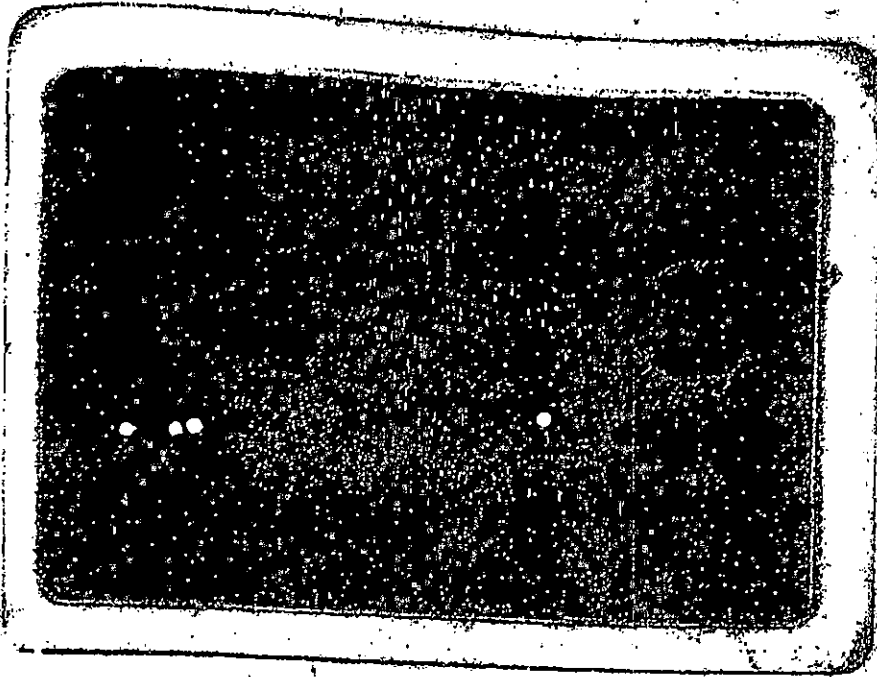
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**बंरल**

Enrollment No. 12.18.1873/102610

**6809 4083 4433**

आधार - सांख्यिक-मापका-अधिकार

**6809 4083 4433**

आधार - सांख्यिक-मापका-अधिकार



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PERMANENT ACCOUNT NUMBER  
 ACCEPTANCE

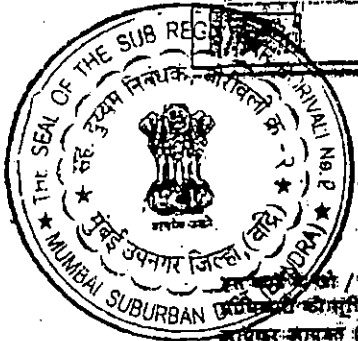
THE APPLICANT  
 DNYANU NARENDRA THAKUR

THE ACCOUNT HOLDER  
 NARENDRA DEVAJI THAKUR  
 THAKUR

DATE OF BIRTH  
 07-07-1963

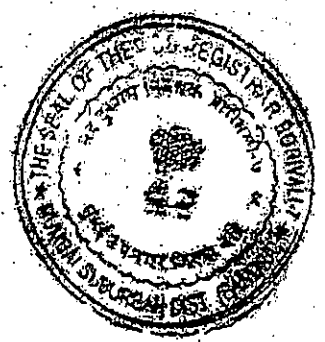
SIGNATURE

REGISTRAR (GENERAL)



आवेदनकर्त्याने / मिलावाते या कंप्यूटर कार्य करणे वार्मे  
 उपयुक्त कोम्युटिअर / वायस कर दे  
 करदाकर-आयुक्त (कम्प्युटर सेक्टर),  
 सी-13, प्रत्यक्षकर प्रयत्न,  
 बॉम्बे-कलना बोम्बेकस,  
 मुंबई - 400 051.

In case this card is not filled, kindly inform return to  
 the issuing authority;  
 Commissioner of Income Tax (Computer Operation),  
 C-13, Pratyakshakar Bhavan,  
 Bombay-Kalana Complex,  
 Mumbai - 400 051.



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दिवाकर शंकर  
 Dnyang Narendra Thakar  
 मूल तिथि/DOB: 07/02/1982  
 लिंग/MALE  
 6760 9539 4405

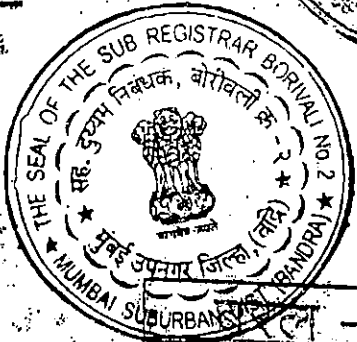
आधार कार्ड प्राप्त करणानंतर कोषाध्यक्ष

*Handwritten signature*

भारतीय रिजिस्ट्रार जनरल  
 THE REGISTRAR GENERAL OF INDIA  
 पत्ता:  
 सहायक रिजिस्ट्रार  
 शाखा, 224, बॉम्बे स्ट्रीट,  
 मुंबई-400 004.  
 Address:  
 S/O: Narendra Thakar, B-24,  
 Yashwantrao Chavan, S.V. Road,  
 Goregaon West, Mumbai,  
 400042, Maharashtra.

1800 120 120  
 1800 120 120  
 1800 120 120

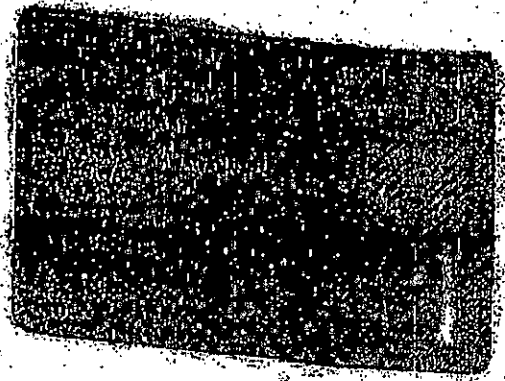
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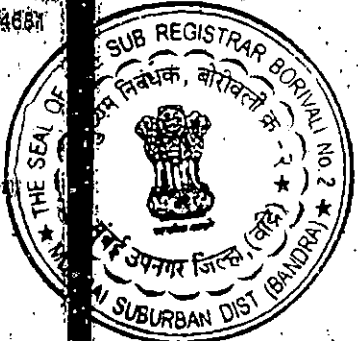
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भारत सरकार  
 Ministry of Information and Public Relations  
 Government of India

नागरिकता केंद्र कार्यालय No. 0660100572/2468

अतिरिक्त सहायक निरीक्षक  
 Additional Assistant Registrar  
 0660100572/2468  
 355, Bandra (West)  
 Mumbai - 400 050  
 Near Veda Vihar, Highway to Khar, Khar (West)  
 East, Mumbai  
 Maharashtra 400 050  
 8820442074



Ref. 376/0361/2023



933778942491

आधार क्रमांक Your Aadhaar No.:

9337 7894 2491

माझे आधार, माझी आळख



अतिरिक्त सहायक निरीक्षक  
 Additional Assistant Registrar  
 0660100572/2468  
 पुणे/Maha:



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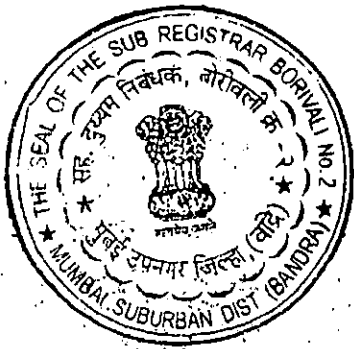
माझे आधार, माझी आळख

*Utho P...*

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भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India

Enrollment No: 0635710280/2989

Hand Address: Yash Chawl, Room No. 2, L.T. Nagar, Near Police Bus Depot, Andheri West, Mumbai - 400067  
Phone: 9779325782

आपका आपकी आपकी Your Aadhaar No: 5857 9554 2989  
VID 1234 5678 9012 3456

श्री. अशोक गुजराव  
Mr. Ashok Gurav  
DOB: 18/07/1989  
SEX: MALE

5857 9554 2989  
VID 1234 5678 9012 3456

भारत सरकार  
Government of India

सूचना  
आधार कार्ड का प्रयोग केवल पहचान के लिए है।  
आधार कार्ड को ऑनलाइन (XML) और ऑनलाइन (XML) के माध्यम से प्रमाणित किया जा सकता है।  
आधार कार्ड को ऑनलाइन (XML) के माध्यम से प्रमाणित किया जा सकता है।

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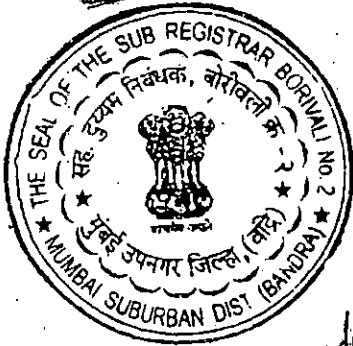
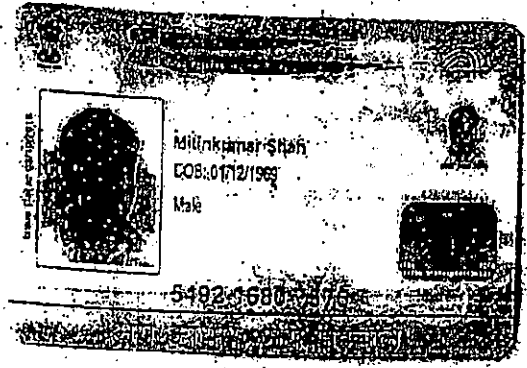
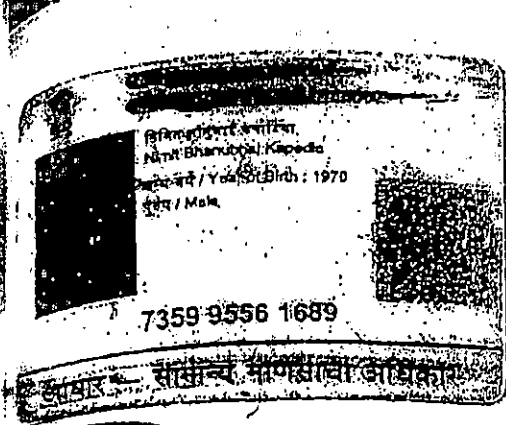
आधार देश भर में मान्य है।  
आधार कई सरकारी और गैर-सरकारी सेवाओं को पाना आसान बनाता है।  
आधार को ऑनलाइन (XML) के माध्यम से प्रमाणित किया जा सकता है।  
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श्री. अशोक गुजराव  
Mr. Ashok Gurav  
DOB: 18/07/1989  
SEX: MALE

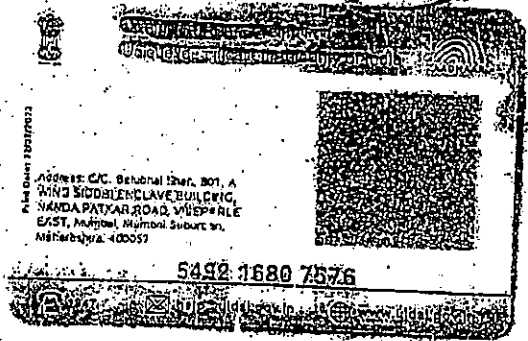
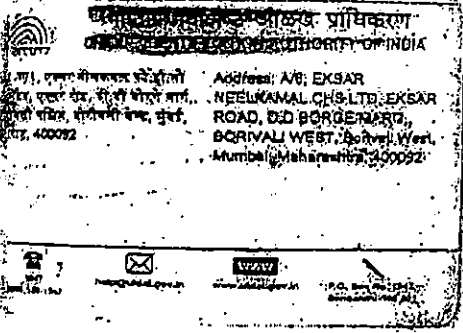
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*M. B. Kapode*



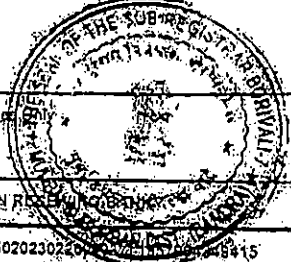
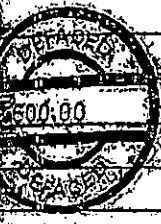
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बरल - ७/५		
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**CHALLAN**  
MTR Form Number: 0



GRN: MH015593398202223P	BARCODE: 30011200000000000000000000000000	Date: 20/02/2023-15:24:50	Form ID: 48(1)
Department: Inspector General of Registration		Payer Details	
Type of Payment: Stamp Duty	Registration Fee	TAX/GST/TAN (If Any):	
Office Name: BRCT, SUB REGISTRAR BORIVALI 7		APP No. (If Applicable):	AAOFF7977K
Location: MUMBAI		Full Name:	Pratik Construction
Year: 2022-2023 One Time		Plot/Block No.:	SPRING WOODS
Account Head Details		Premises/Building:	
00004301 Stamp Duty	Amount INR: 500.00	Road/Street:	WADARPADA ROAD NO.1
00006301 Registration Fee	Amount INR: 100.00	Area/Locality:	KANDIVALI EAST, MUMBAI
		Town/City/District:	
		RIN:	4 0 0 1 0 1
		Remarks (If Any):	
		Secondary Name:	MANISH ANAND GURAV
		Amount In Words:	Six Hundred Rupees Only
		Amount INR:	600.00
Payment Details: STATE BANK OF INDIA		FOR USE IN	
Cheque/DD Details		Bank CN:	Ref No: 100005020230220158415
DD No:		Bank Date:	RBI Date: 20/02/2023-15:25:01
Name of Bank:		Bank Branch:	STATE BANK OF INDIA
Name of Branch:		Scrub No., Date:	Not Verified with Scrub



Document ID: [Blank]  
 Note: This challan is valid for document to be registered in Sub Registration Office only. Not valid for unregistered documents.  
 Note: कर्षण केवल दस्तावेज के पंजीयन के लिए ही मान्य है। अनपंजीयन के लिए नहीं मान्य है।



Challan Defaced Details				
Sl. No.	ROH/TKA	Defaced No.	Defaced Date	Use
1	09-453-2637	0007781482202223	20/02/2023-17:07:07	IGR196
2	09-453-2632	0007781482202223	20/02/2023-17:07:07	IGR196
Total Defacement Amount: 500.00				

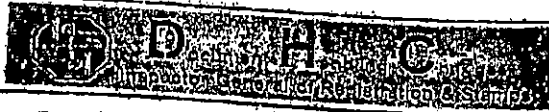
**बरल - ७/३**

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**बरल - २/**

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Receipt of Document Handling Charges

PRN 2002202310083

Receipt Date 20/02/2023

Received from DHC, Mobile number 9930099933, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 2637 dated 20/02/2023 at the Sub Registrar office Joint S.R. Borivall 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 20/02/2023

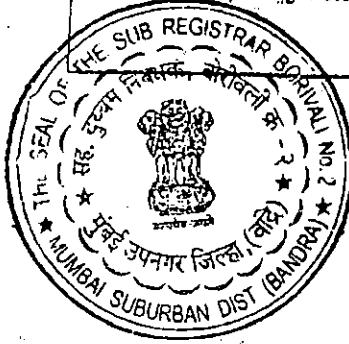
Bank CIN 10004152023022009306

REF No. 305191159998

Deface No 2002202310083D

Deface Date 20/02/2023

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



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Suburban (Goshwara Bhi 6-1)

2512837  
दिनांक: 20/02/2023 5:07 PM

बरल - 09/अ

बरल - 09/अ  
दिनांक: 2637/2023

बरल क्रमांक: 2637/2023

रजिस्ट्रार: D/A  
कोरपस: रु. 60/-

प्रत्येक पृष्ठ के शुल्क: रु. 500/-

पुस्तिका सं. नि. 2637/अ  
दिनांक: 20/02/2023  
पुस्तिका सं. नि. 2637/अ

पुस्तिका सं. नि. 2637/अ  
दिनांक: 20/02/2023

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दिनांक: 20/02/2023

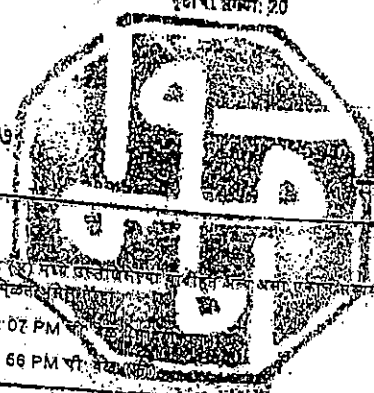
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दिनांक: 20/02/2023

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दिनांक: 20/02/2023

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प्रतिज्ञापत्र  
महाराष्ट्र राज्य न्यायालय  
मुंबई उपनगर जिल्हा (बंदरा)

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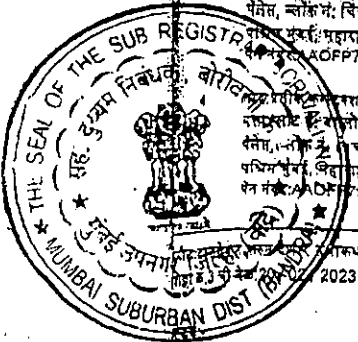
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क्र.सं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	भांगजपाना डस्त
1	नाम:मनीष मानंद गुरद पत्ता:प्लॉट नं: 2, जाळा नं: - इंगारतीपे गाव, सुतार पाक, प्लॉक नं: एन टी नगर पोपतर बस देपो जवळ, रोड नं: कादिबली पश्चिम मुंबई, महापात्र, मुंबई. पत्र नंबर:BTOPG5028B	पत्रि-मोक भटानी होटर वय :26 स्वाची-		
2	नाम:श्रीक कन्व्हासत, वे पार्लर दिव्यांग नोट गकर पत्ता:प्लॉट नं: 2, जाळा नं: - इंगारतीपे गाव, सुतार पाक, प्लॉक नं: एन टी नगर पोपतर बस देपो जवळ, रोड नं: कादिबली पश्चिम मुंबई, महापात्र, मुंबई. पत्र नंबर:AAOFF7877K	कुसुंबवार देगार वय:- स्वाची-		
3	नाम:श्रीक कन्व्हासत, वे पार्लर दिव्यांग नोट गकर पत्ता:प्लॉट नं: 2, जाळा नं: - इंगारतीपे गाव, सुतार पाक, प्लॉक नं: एन टी नगर पोपतर बस देपो जवळ, रोड नं: कादिबली पश्चिम मुंबई, महापात्र, MUMBAI. पत्र नंबर:AAOFF7877K	कुसुंबवार देगार वय:- स्वाची-		



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क्र.सं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	भांगजपाना डस्त
1	नाम:मिनिश बी. रुपात्रिया वय:52 पत्ता:108 एंकर नीलकण्ठ सोसायटी एंकर रोड कोरगाव पश्चिम मुंबई पत्र नंबर:400082	स्वाची		

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 पुस्तक क्रमांक २० वर नोंदला  
 दिनांक: २०/०२/२०२३

Purchaser	Type	Validation no/Vendor	GRN/Licence	Amount	Used	Date of issue	Deface Date
Pratik Construct	Challan	20022004937	MH01559353620223P	500.00	SD	0007781482202223	20/02/2023
Pratik Construct	Challan	2002202310083	2002202310083	400	RF	2002202310083D	20/02/2023
Pratik Construct	Challan	MH01559353620223P	2002202310083	100	RF	0007781482202223	20/02/2023

# SMITA R. GHADI

B.Com LL.B

Cell No. +91 9967519204

email: smita.ghadi@gmail.com

To,  
Maharashtra Real Estate Regulatory Authority,  
Housefin Bhavan, Plot No. C-21,  
E - Block, Bandra Kurla Complex,  
Bandra (East), Mumbai- 400051.

## LEGAL TITLE REPORT

**Sub:** Title clearance with respect to Project known as "SPRINGWOODS", to be constructed on all that piece and parcel of land or ground admeasuring approximately 3380.25 sq. mtrs. comprising of two plots viz. C.T.S No.163A (pt) admeasuring an area of 3068.65 sq. mtrs. and C.T.S No. 166 (pt) admeasuring 311.60 sq. mtrs., both of Village Akurli situate at Wardarpada Road No.1, Kandivali (East), Mumbai - 400 101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai (hereinafter referred to as the "said Property").

I have investigated the title for the said Property on the request of M/s. Pratik Construction, a partnership firm having its principal place of business at Bunglow 2, Kingston Palace, Chincholi Bunder Road, House, Malad (W), Mumbai - 400 064 and following documents:

### 1) Description of the Property:

Project known as "SPRINGWOODS" to be constructed on all that piece and parcel of land or ground admeasuring approximately 3380.25 sq. mtrs. comprising of two plots viz. C.T.S No.163A (pt) admeasuring

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area of 3068.65 sq. mtrs. and C.T.S No. 166 (pt) admeasuring 311.60 sq. mtrs., both of Village Akurli situate at Wardarpada Road No.1, Kandivali (East), Mumbai - 400 101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai.

2) THE DOCUMENT OF ALLOTMENT OF PLOT:

SR. NO.	DATE OF DOCUMENT	DESCRIPTION OF DOCUMENTS
1.	07/04/2013	Resolution passed by Dhaneshwari Co-operative Housing Society (Proposed) (in Marathi)
2.	21/05/2013	Development Agreement executed between Dhaneshwari Co-operative Housing Society (Proposed) (Society) and M/s. Pratik Construction (Developer) (in Marathi)
	21/05/2013	Irrevocable Power of Attorney executed between Dhaneshwari Co-operative Housing Society (Proposed) (Society) and M/s. Pratik Construction (Developer) (in Marathi)
	21/05/2013	Joint Consent Letter and Agreement executed by Members of Dhaneshwari Co-operative Housing Society (Proposed) in favour of M/s. Pratik Construction.
5.	05/02/2014	Society Registration Certificate
6.	24/08/2018	Revised Letter of Intent issued by SRA Authority
7.	12/09/2018	Intimation of Approval
8.	04/06/2019	Commencement Certificate for plinth of the Project Building



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- 3) Property card issued by Assistant Superintendent cum City Survey Officer, Mumbai.
- 4) Search Report dated 25<sup>th</sup> October 2021 issued by one Mr. Vikas Yadav in respect of the searches carried out at the Offices of the Sub-Registrar of Assurances at Mumbai for 30 years from year 1992 till 25<sup>th</sup> October 2021 in respect of the said Property.
- 5) In terms of the permissions and sanctions obtained from time to time including the last LOI dated 24<sup>th</sup> August 2018, IOA dated 12<sup>th</sup> September 2018 and Commencement Certificate dated 4<sup>th</sup> June 2019, M/s. Pratik Construction is entitled to construct Project Building known as "SPRINGWOODS" on the said Property.

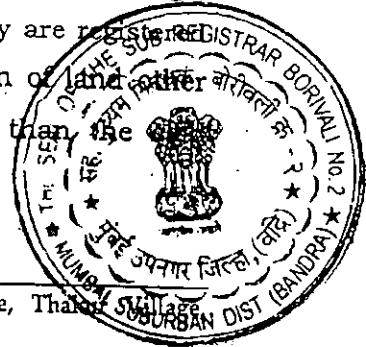
On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of M/s. Pratik Construction to develop the said Property is clear, marketable and without any encumbrances.

• **OWNERS OF THE LAND**

The Government of Maharashtra

• **QUALIFYING COMMENTS/REMARKS IF ANY:**

It is observed from the search report submitted by search clerk and as informed by my Client, since the area of the said Larger Land is bigger and it consists of several societies other than the said Society i.e. Dhaneshwari SRA Co-operative Housing Society Limited therefore there are various development agreements, mortgage deeds, undertakings, affidavits, agreements, declaration, notice of lis-pendency are registered at sub-registrar offices in Mumbai in relation to portion of land other than Dhaneshwari SRA Land and of societies other than the Society.



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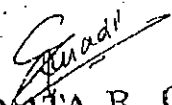
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- The report reflecting the flow of the title of the M/s. Pratik Construction on the said Property is enclosed herewith as Annexure-A.

Encl.: Annexure-A.

Date: 11<sup>th</sup> November 2021

  
**SMITA R. GHADI**  
Advocate, High Court Bombay  
205/B, Raj Ratan, Sub-way Road  
Jogeshwari (East), Mumbai-60



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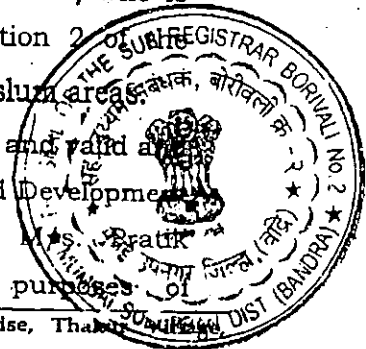
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Annexure-A

FLOW OF THE TITLE OF THE SAID PROPERTY

1. The Government of Maharashtra is the owner of all that pieces and parcels of land or ground bearing C.T.S No.163A admeasuring 598783.50 sq. mtrs. and C.T.S. No. 166 admeasuring 12659.4 sq. mtrs. of Village Akurli situate at Wardarpada Road No.1, Kandivali (East), Mumbai - 400101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai (hereinafter collectively referred to as the "said Larger Land").
2. Out of the said Larger Land, a portion of land admeasuring approximately 3380.25 sq. meters comprising of two plots viz. C.T.S No.163A (pt) admeasuring an area of 3068.65 sq. mtrs. and C.T.S No. 166 (pt) admeasuring 311.60 sq. mtrs., (hereinafter collectively referred to as "the Dhaneshwari SRA Land"), occupied by 141 members of one society namely "Dhaneshwari SRA Co-operative Housing Society Limited" duly registered on 05/02/2014 under Registered No. MUM/SRA/HSG/TC/12437/2014 ("said Society").
3. The said Society has chosen M/s. Pratik Construction, a partnership firm as their developer for rehabilitation and development of the said Dhaneshwari Land under the provisions of Appendix IV of Regulation No.33(10) of the amended Development Control Regulations, 1991 ("the DCR") under aegis of the Slum Rehabilitation Authority ("SRA") constituted under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("the Slum Act") who is also a Planning Authority under clause (19) of section 2 of Maharashtra Regional Town Planning Act, 1966 for all slum areas.
4. Accordingly, the said Society has passed the necessary and valid and binding General Body Resolutions and as also executed Development Agreement and Power of Attorney in favour of M/s. Pratik Construction ("the Developer/Promoter) for the purposes

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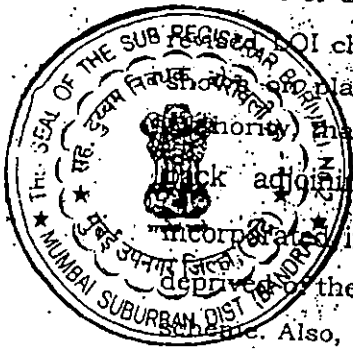
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processing the plans and development of the Dhaneshwari SRA Land occupied by them. Further procedurally, all the eligible members of the Society have executed their individual consents in favour of the Developer/Promoter for development of Dhaneshwari SRA Land under the Slum Act.

5. Based on the appointment of the Developer/Promoter for redevelopment of Dhaneshwari SRA Land and rehabilitation of its members under the slum rehabilitation scheme prescribed under the Slum Act, the Developer/Promoter has obtained the LOI of S.R Scheme under reference, approved by the concerned office on 28/11/2013 and issued on 01/01/2014. The copy of LOI report is at page C.15 to C.25 (bunch-I). Subsequently revised LOI was approved at page No.29 & issued is at page C-101 to C-103 (bunch-II). Now, Architect of the Developer/Promoter has submitted the request for change in parameter due to change in set-back area as per plan at Page C-185 thereof and requested office of SRA (Authority) that the 20 numbers of tenements on this additional set-back adjoining the Dhaneshwari SRA Slum boundary to be incorporated in the final plot. The 20 number of Hutments will be deprived of the opportunity to be relocated and rehabilitate as the 3k sq.ft. Also, it would not possible to construct high rise rehab and sale composite building without having proper road access to 18:30 mts. Therefore, the Architect has requested concerned office to incorporate the additional 20 numbers of tenants to the said scheme. As it is as per the layout sanctioned by the CEO (SRA) vide U/No. SRA/ENG/DESK-3/328/RS dated 14/12/2015 at page C-171 to C-173 (bunch-I).

6. For the purposes of exploiting the entire potential of Dhaneshwari SRA Land with benefits of additional set-back area adjoining the Dhaneshwari SRA Land, redevelopment scheme was proposed by the Licensed Surveyor Mr. Nishchit Damodar Kulabkar. The proposed

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proposal was earlier duly approved by the Competent Authority who issued Letter of Intent bearing Nos. SRA/ENG/1402/RS/MHL/LOI dated 1<sup>st</sup> January 2014 and thereafter further revised on 24<sup>th</sup> August 2018. ("LOIs of the Scheme").

7. Pursuant to the LOIs of the Scheme and the revised approvals granted in favour of the Developer/Promoter, the SRA/the Competent Authority has issued IOA dated 12<sup>th</sup> September 2018 bearing No.SRA/ENG/R/S/MHADA/0014/20060505/AP/R for the construction of a composite building known as "SPRINGWOODS" ("said Building") on the Dhaneshwari SRA Land consisting of premises for rehabilitation of members of the Society and in consideration of the same the Developer/Promoter shall be entitled to sell/transfer and disposed off the balance premises to the prospective purchasers after hand over certain stipulated percentage of the Dhaneshwari SRA Land or premises in the said Building to the concerned authorities or develop the same as public amenity, as the case may be.
8. It is observed from the search report submitted by search clerk and as informed by my Client, since the area of the said Larger Land is bigger and it consists of several societies other than the said Society i.e. Dhaneshwari SRA Co-operative Housing Society Limited therefore there are various development agreements, mortgage deeds, undertakings, affidavits, agreements, declaration, notice of lis-pendency are registered at sub-registrar offices in Mumbai in relation to portion of land other than Dhaneshwari SRA Land and of societies other than the said Society.

Dated this 11<sup>th</sup> day of November 2021

SMITA H. GHAI  
Advocate, High Court of Bombay  
205/B, Raj Bhavan, Jogeshwari,  
Mumbai-60

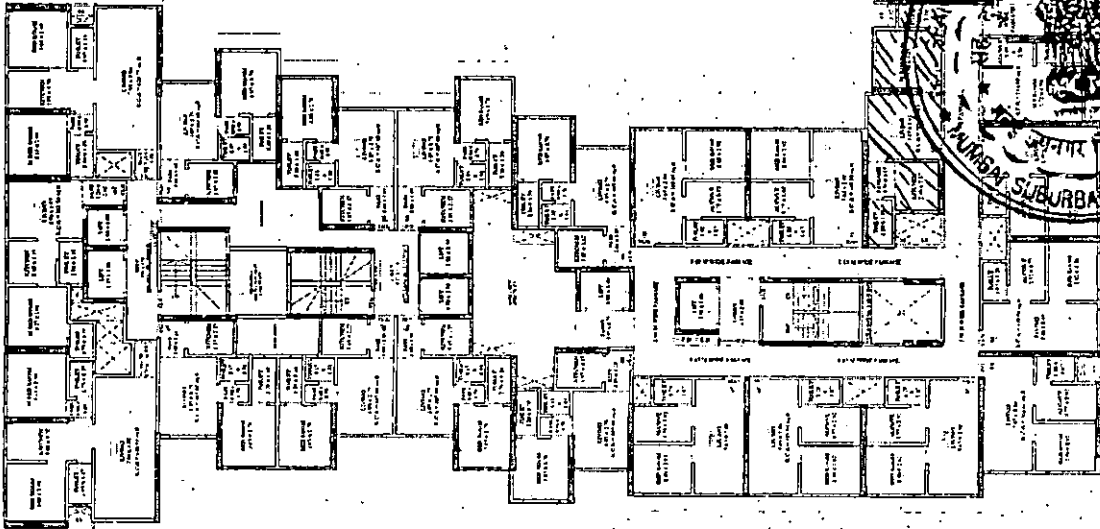


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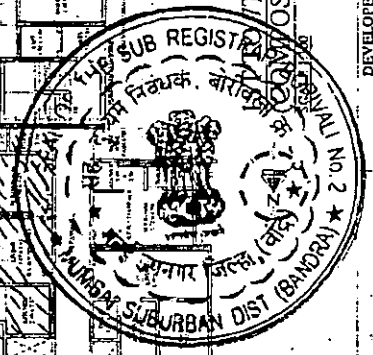
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18.30 M.WIDE D.P. ROAD



14TH, 16TH TO 23RD FLOOR PLAN  
 OPPOSITE BUILDING



DESIGN & 3D CONSULTANT  
 IQRAR AKRAM KHAN  
 &  
 SUDHAKAR SALLAN  
 MOB:9121650940 / 7977317821

DESIGN ARCHITECT  
 MANISH SHAH



ARCHITECT  
 NISECHIT KULABKAR

DEVELOPER  
 M/s PRATIK CONSTRUCTION

PROJECT  
 SPRINGWOODS BLDG. ON PLOT BEARING C.T.S. NO. 163/A/PT.1,  
 & 166/PT.1, OF VILLAGE AKURLI, WADAPADA ROAD, NO.01,  
 KANDIVALI (E), MUMBAI 400 101.

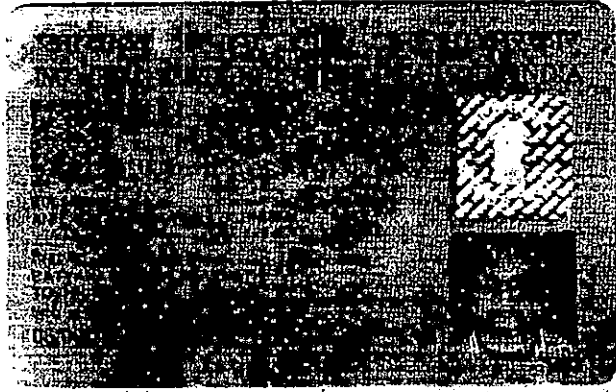
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PARTNER

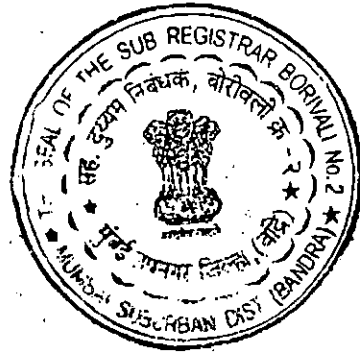
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PARTNER



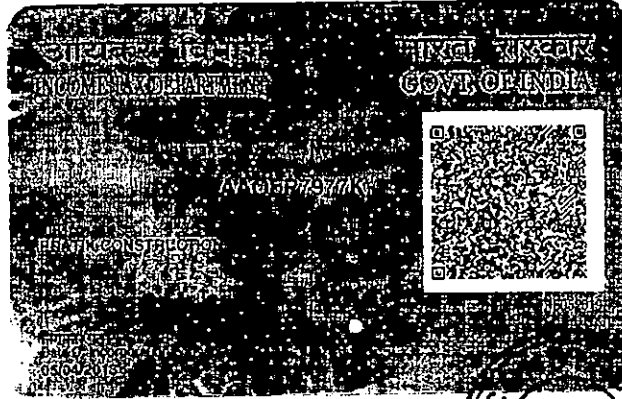
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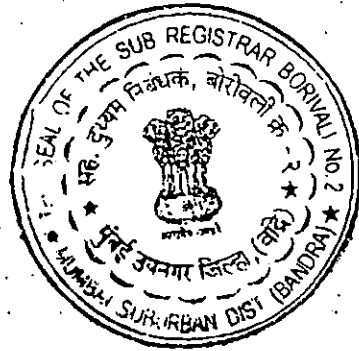
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For PRATIK CONSTRUCTION

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PARTNER



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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**AFWPN6458G**

**नाम / Name**  
**SANJEEV SUBHASH NAGARKAR**

**पिता का नाम / Father's Name**  
**SUBHASH BAGARAM NAGARKAR**

**जन्म की तारीख / Date of Birth**  
**18/10/1987**

*Sanjeev*




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भारत सरकार



संजीव सुभाष नगरकर  
Sanjeev Subhash Nagarkar  
जन्म वर्ष / Year of Birth : 1987  
पुरुष / Male




4130 6583 5240

आधार - सामान्य माणसाचा अधिकार

*Sanjeev*

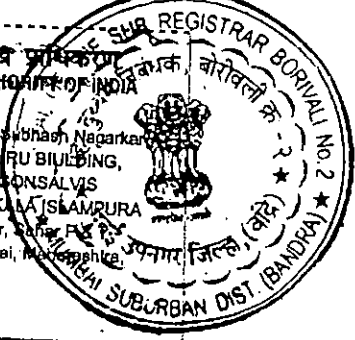
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**UNION INFORMATION AUTHORITY OF INDIA**


पता S/O सुभाष नगरकर, सद्गुरु  
विल्डिगिंग जवळ, र-४, जोसेफ  
पोन्साल्विस हाउस चकाला इस्लामपूरा  
साहार, साहार, मुंबई, महाराष्ट्र, 400099

Address: S/O Subhash Nagarkar  
NEAR SADGURU BUILDING,  
R-4, JOSEPH GONSALVES  
HOUSE CHAKALA ISLAMAPURA  
SAHAR, Sahar, Mumbai, Maharashtra,  
400099







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1800 180 1947



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THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No : MH47 20220002850      DOI : 23-01-2023  
 Valid Till : 22-01-2033 (NT)

23-01-2023      FORM 7  
 RULE 18 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV      DOI  
 LMV      23-01-2023  
 MCWG      23-01-2023

DOB : 18-01-1978      BG : *[redacted]*

Name : JADISH RAMCHANDRA SAWANT  
 S/D/W of : RAMCHANDRA SAWANT  
 Add : 2 Indiyaz chawl  
 Budam nagar near new fish market kajpeda borivali  
 Mumbai - 400068 Maharashtra  
 PIN : 400068

Signature & ID of Issuing Authority : *[Signature]*      MH47      Signature/Thumb Impression of Holder

*[Handwritten mark]*

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No : MH4 20120043636      DOI : 10-07-2012  
 Valid Till : 09-07-2032 (NT)      12-01-2028 (TR)  
 DLD : 27-11-2028

FORM 7  
 RULE 18 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV      DOI  
 LMV-TR      10-01-2017  
 LMV      10-07-2012  
 MCWG      10-07-2012

DOB : 18-12-1998      BG : B+

Name : SIDDHESH MALHAREKAR  
 S/D/W of : KASHINATH MALHAREKAR  
 Add : 301/A, GOPINATH SMURTI GODDEV  
 NAKA, BHAYANDER (E) THANE  
 THANE  
 PIN : 401105

Signature & ID of Issuing Authority : *[Signature]*      Signature/Thumb Impression of Holder

THE SUB REGISTRAR BORIVALI No. 2  
 बोरिवली क. २  
 नगर जिल्हा (क. २)  
 URBAN DIST (BANDRA)

*[Handwritten mark]*

बरल - २/		
१०२४६	८८	८०
२०२४		



367/7346

मंगळवार, 30 एप्रिल 2024 2:18 म.नं.

दस्त गोपवारा भाग-1

वरल-2

दस्त क्रमांक: 7346/2024

दस्त क्रमांक: वरल-2 /7346/2024

वाजार मूल्य: रु. 67,71,254/-

मोबदला: रु. 64,86,186/-

भगनेले मुद्रांक शुल्क: रु.4,06 500/-

द. नि. ग.द. नि. वरल-2 यांचे कार्यालयान

पावती:7929

पावती दिनांक: 30/04/2024

अ क्र. 7346 वर दि.30-04-2024

मादरीकरणाने नाव: मंजीव मुभाप नागरकर

रोजी 2.16 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: 31600.00

दस्त हजर करणाऱ्याची मही:

मह. द. नि. का. बोरीवली-२  
सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा.

मह. द. नि. का. बोरीवली-२  
सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा.

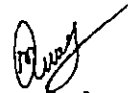
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (कॉन) मध्ये तसेच न केलेल्या कोणत्याही नागरी क्षेत्रान

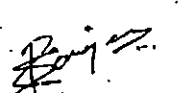
शिक्रा क्र. 1 30 / 04 / 2024 02 : 16 : 25 PM ची वेळ: (मादरीकरण)

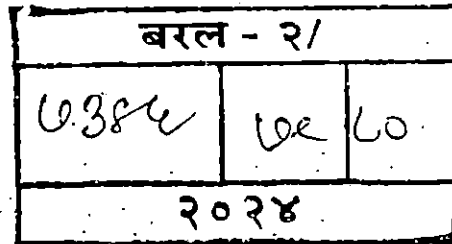
शिक्रा क्र. 2 30 / 04 / 2024 02 : 17 : 09 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे धोरण संपूर्ण असेल आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त लिहिल्यापासून संपूर्णपणे जबाबदार राहतील.

  
लिहून घेणारे :

  
लिहून घेणारे :




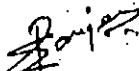




दस्त गोषवारा भाग-2

बरल-2  
दस्त क्रमांक:7346/2024

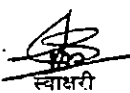

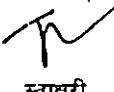

30/04/2024 2 24:34 PM

दस्त क्रमांक :बरल-2/7346/2024  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव:मेमर्स प्रतिक कन्स्ट्रक्शन चे भागीदार अनिल एस तोष्णीवाल तर्फे कबुलीजवाबसाठी मुखत्यार मनीष आनंद गुरव पत्ता:फ्लॉट नं: बंगलो 2, माळा नं: -, इमारतीचे नाव: किंगस्टन पेलेस, ब्लॉक नं: चिंचोली वंदर रोड, रो हाऊस, रोड नं: मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAOFP7977K	लिहून देणार वय :-27 स्वाक्षरी:-	 	
2	नाव:संजीव सुभाष नागरकर पत्ता:फ्लॉट नं: रूम नं -4, माळा नं: -, इमारतीचे नाव: मद्गुरू विल्डिंग जवळ, ब्लॉक नं: जोसेफ गोनसाल्वीम हाउस चकाला इस्लामपुरा सहार, रोड नं: पी आणि टी कॉलनी मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AFWPN6458G	लिहून देणार वय :-36 स्वाक्षरी:-	 	

वरील दस्तऐवज करून देणार तयाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:30 / 04 / 2024 02 : 23 : 32 PM.

ओळख:-  
खालील इसाम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उमा प्रमाणित
1	नाव:सिध्देश मांजरकर वय:30 पत्ता:बोरीवली पश्चिम मुंबई पिन कोड:400092	 स्वाक्षरी	
2	नाव:जगदीश सावंत वय:40 पत्ता:बोरीवली पश्चिम मुंबई पिन कोड:400092	 स्वाक्षरी	

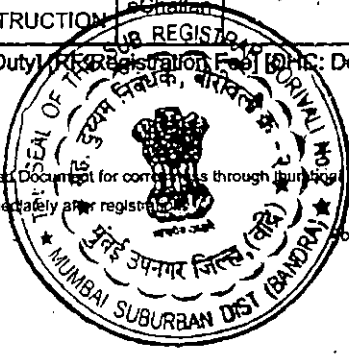
शिक्का क्र.4 ची वेळ:30 / 04 / 2024 02 : 24 : 14 PM

बरल - २/  
७३४६ ८० ८०

सह दु.नि.का-२  
सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRATIK CONSTRUCTION	eChallan	10000502024043000981	MH001360634202425P	406500.00	SD	0000778341202425	30/04/2024
2		DHC		0424307211061	1600	RF	0424307211061D	30/04/2024
3	PRATIK CONSTRUCTION	eChallan		MH001360634202425P	30000	RF	0000778341202425	30/04/2024

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



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प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण.....८०.....पाने आहेत.  
पुस्तक क्र. १/बरल-२/७३४६ २०२४  
तर नोंदला, दिनांक.....3.0. APR. 2024.....

सह. दुय्यम निबंधक, बोरीवली क्र. २,  
मुंबई उपनगर जिल्हा,

7346 /2024



30/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्तावेज क्रमांक : 7346/2024

नोंदणी :

Rr:gn:63m

गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6486186
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6771253.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1612 बी विंग, माळा नं: 16 वा गजला, इमारतीचे नाव: सिंग व्हस, ब्लॉक नं: बडारपाडा रोड नं 1, रोड : कांदिवली पूर्व, मुंबई 400101, इतर माहिती: मिळकतीचे क्षेत्रफळ 36.14 चौ मी रेश कार्गट एरिया... (( C.T.S. Number : 166 PART AND 163 A-PART ; ))
(5) क्षेत्रफळ	1) 39.76 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 प्रतिक कन्स्ट्रक्शन ने सागीदार अनिल एस तोष्णीवाल तर्फे कबुलीजवाबसाठी मुखत्यार मनीष आनंद गुरव वय:-27; पत्ता:- प्लॉट नं: बंगलो 2, माळा नं: -, इमारतीचे नाव: किंगस्टन पेलेस, ब्लॉक नं: चिंचोली नंदर रोड, रो ह्याऊस, रोड नं: गालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAOFP7977K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- संजीव सुभाष नागरकर वय:-36; पत्ता:- प्लॉट नं: रूम नं -4, माळा नं: -, इमारतीचे नाव: सद्गुरू बिल्डिंग जवळ, ब्लॉक नं: जोसेफ गोम्बालीस हाउस घकाला इस्लामपुरा सहर, रोड नं: डी आणि टी कॉलनी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-AFWPN6458G
(9) दस्तऐवज करून दिल्याचा दिनांक	30/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7346/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	406500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	



मुल्यांकमासाठी विचारात घेतलेला तपशील:-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-२  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRATIK CONSTRUCTION	eChallan	10000502624043000981	MH001360634202425P	406500.00	SD	0000778341202425	30/04/2024
2		DHC		0424307211061	1600	RF	0424307211061D	30/04/2024
3	PRATIK CONSTRUCTION	eChallan		MH001360634202425P	30000	RF	0000778341202425	30/04/2024

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