

Property ①

**PROJECT NAME: LA MER REGENCY**

**ADDRESS: PLOT-493, MARKET YARD, OLD  
PANVEL-410206**

**SUPPLYMENTRY AGREEMENT**

**BETWEEN**

**PURCHASER – CHANDAN KUMAR &  
PPRITI SINGH**

**AND**

**SELLAR – ASHIISH MEHTTA HUF**

**AND**

**CONFIRMING PARTY - LA MER DEVELOPERS  
LIMITED.**

**REGISTRATION DATE: 24-05-2024**

**AGREEMENT DATE: 24-05-2024**

B  
Receipt (pavti)

86/3863

Friday, May 24, 2024

12:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5407 दिनांक: 24/05/2024

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल1-3863-2024

दस्तऐवजाचा प्रकार: सप्लीमेंट्री अॅग्रीमेंट

सादर करणाऱ्याचे नाव: चंदन कुमार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण:

रु. 1180.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:51 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

जह दुय्यम निबंधक, पनवेल-१

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1080/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524247904959 दिनांक: 24/05/2024

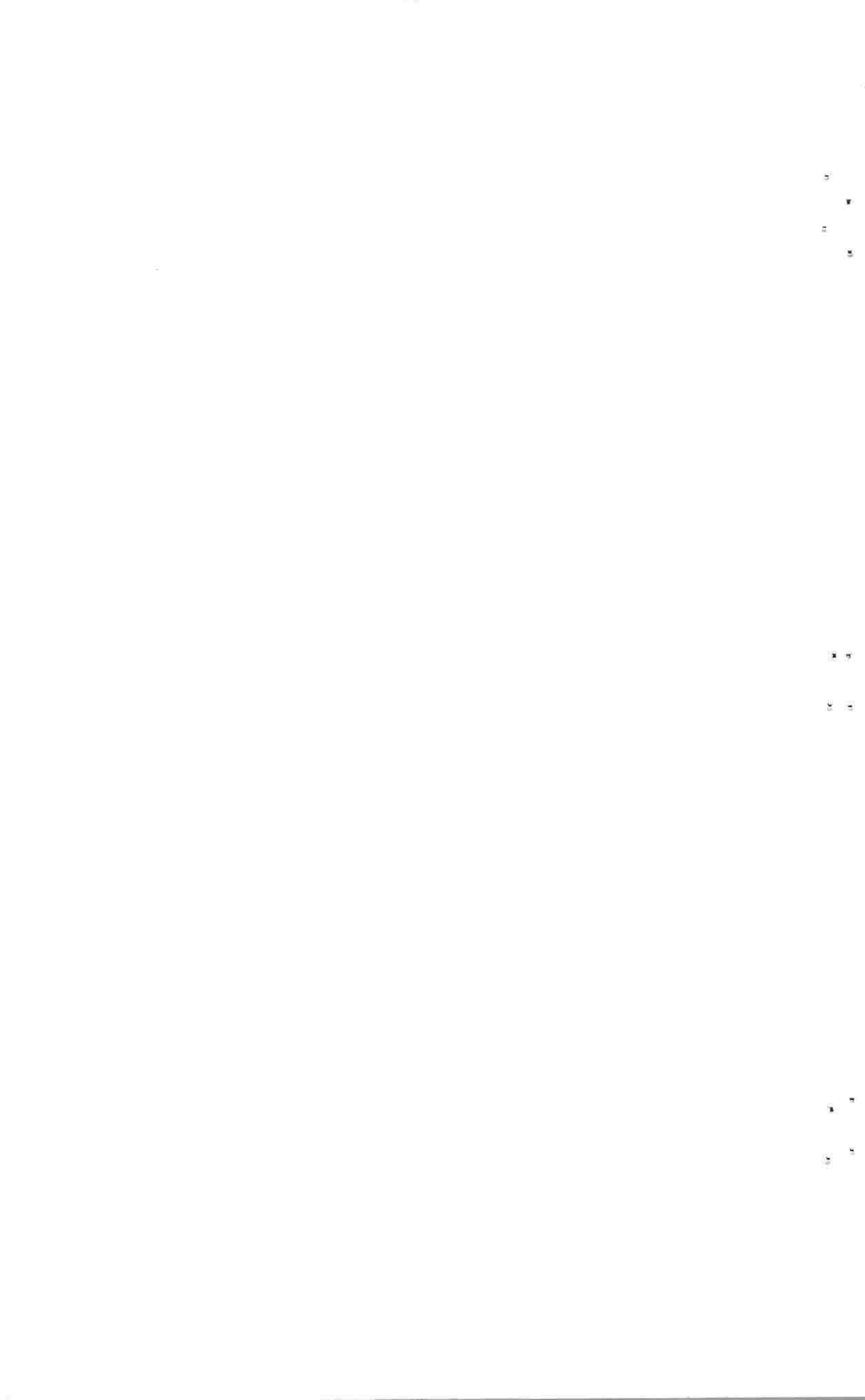
वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002472895202425E दिनांक: 24/05/2024

वँकेचे नाव व पत्ता:

> Chandn





24/05/2024

सूची क्र.2

दुय्यम निबंधक: दु.नि. पनवेल 1

दस्त क्रमांक : 3863/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	सप्लीमेंट्री अॅप्लीमेंट
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र.1/11,दर- 63800/- सदनिका क्र. वी-403,चौथा मजला,बी - विंग,लामेर रेजेन्सी,फायनल प्लॉट नं. 493,पनवेल,ता. पनवेल,जि. रायगड,चटई क्षेत्र 55.41 चौ.मी. व ओपन बाल्कनी क्षेत्र 8.96 चौ.मी.(दस्त पबल 1/1715/2024,दिनांक 12/03/2024 रोजी रजिस्टर झालेल्या दस्तात मान्यता देणार - मे. ला मेर डेव्हलपर्स लि. तर्फे डायरेक्टर धनेश प्रताप मेहता लिहून सप्लीमेंट्री अॅप्लीमेंट्री दस्त नोंदवीण्या आला होता त्याचा दस्त पबल1-3425/2024,दिनांक 06/05/2024 असून आता पुन्हा सप्लीमेंट्री अॅप्लीमेंट दस्ताब्दारे मान्यता देणार 1)आशिप मेहता एचयुएफ 2)रतना आशिप मेहता 3)हितांशु आशिप मेहता असे लिहून हा दस्त नोंदविण्यात येत आहे. हा या सप्लीमेंट्री दस्ताचा विषय आहे.( ( Final Plot Number : 493 ; ) )
(5) क्षेत्रफळ	1) 55.41 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:-आशिप मेहता एचयुएफ वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए - 504, सानिध्य अपार्टमेंट,गंगेश्वर महादेव,सुरत सिटी,अडाजन,गुजरात , गुजरात, सूरत. पिन कोड:-395009 पॅन नं:-AHFPM7191J 2): नाव:-मान्यता देणार - मे. ला मेर डेव्हलपर्स लि. तर्फे डायरेक्टर धनेश प्रताप मेहता वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 21, फुल स्टॉप मॉल, प्लॉट नं.1, सेक्टर नं. 19, सानपाडा, नवी मुंबई., महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAECL6030A 3): नाव:-मान्यता देणार - आशिप मेहता एचयुएफ वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए - 504, सानिध्य अपार्टमेंट,गंगेश्वर महादेव,सुरत सिटी,अडाजन,गुजरात , गुजरात, सूरत. पिन कोड:-395009 पॅन नं:-AHFPM7191J 4): नाव:-मान्यता देणार - रतना आशिप मेहता वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए - 504, सानिध्य अपार्टमेंट,गंगेश्वर महादेव,सुरत सिटी,अडाजन,गुजरात, गुजरात, सूरत. पिन कोड:-395009 पॅन नं:-AMPPM8377F 5): नाव:-मान्यता देणार - हितांशु आशिप मेहता वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए - 504, सानिध्य अपार्टमेंट,गंगेश्वर महादेव,सुरत सिटी,अडाजन,गुजरात, गुजरात, सूरत. पिन कोड:-395009 पॅन नं:-BFMPM8617R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंदन कुमार वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए- 204, रॉयल रेसिडेन्सी सोसायटी,मार्केड यार्ड रोड, ओल्ड पनवेल,ता.पनवेल,जि.रायगड, महाराष्ट्र, राईगार:(.). पिन कोड:-410206 पॅन नं:-AOMP9964M 2): नाव:-प्रिती सिंह वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए- 204, रॉयल रेसिडेन्सी सोसायटी,मार्केड यार्ड रोड, ओल्ड पनवेल,ता.पनवेल,जि.रायगड, महाराष्ट्र, राईगार:(.). पिन कोड:-410206 पॅन नं:-DJPPS1146N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3863/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	



सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनामाठी विचारात घेतलेला तपशील:- मुल्यांकन आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारनुसार आवश्यक नाही

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHANDAN KUMAR AND OTHER	eChallan	69103332024052412444	MH002472895202425E	500.00	SD	0001356958202425	24/05/2024
2		DHC		0524247904959	1080	RF	0524247904959D	24/05/2024
3	CHANDAN KUMAR AND OTHER	eChallan		MH002472895202425E	100	RF	0001356958202425	24/05/2024

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

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0524247904959	Date	24/05/2024
Received from , Mobile number 9987300005, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.			
Payment Details			
Bank Name	BARB	Date	24/05/2024
Bank CIN	10004152024052404674	REF No.	1403969202
This is computer generated receipt, hence no signature is required.			

प व ल	
3003	2024
9	1/28









**CHALLAN**  
MTR Form Number-6



GRN	MH002472895202425E	BARCODE		Date	24/05/2024-11:27:48	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	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(if Applicable)	AOMPK9964M		
Location	RAIGAD			Full Name	CHANDAN KUMAR AND OTHER		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 403, 4TH FLOOR, B - WING, LAMER		
				Premises/Building	REGENCY,		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	500.00	FINAL PLOT NO 493, PANVEL AND OTHERS DETAIL AS PER AGREEMENT	PANVEL, RAIGAD		4 1 0 2 0 6	
0030063301 Registration Fee	100.00					PAN2=AAOHA4536R-SecondPartyName=ASHIISH MEHTTA HUF-
<b>Total</b>	<b>600.00</b>	<b>Amount In</b>	Six Hundred Rupees Only			
		<b>Words</b>				

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024092412444	2870518978		
Cheque/DD No.		Bank Date	RBI Date	24/05/2024-11:28:44	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with				

Department ID:

Mobile No. 9987400005

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.

सदर चालन केवल दायम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दस्तावाठीवर चालन जारी नाही.







**CHALLAN**  
MTR Form Number-6



GRN	MH002472895202425E	BARCODE					Date	24/05/2024-11:27:48	Form ID	25.2
Department			Inspector General Of Registration							
Type of Payment			Stamp Duty Registration Fee							
Office Name			PNL1_PANVEL NO 1 SUB REGISTRAR							
Location			RAIGAD							
Year			2024-2025 One Time							
Payer Details			TAX ID / TAN (If Any)							
PAN No.(If Applicable)			AOMPK9964M							
Full Name			CHANDAN KUMAR AND OTHER							
Flat/Block No.			FLAT NO 403, 4TH FLOOR, B - WING, LAMER							
Premises/Building			REGENCY,							
Account Head Details			Amount In Rs.							
0030046401 Stamp Duty			500.00							
0030063301 Registration Fee			100.00							
Road/Street			FINAL PLOT NO 493, PANVEL AND OTHERS DETAIL AS PER AGREEMENT							
Area/Locality			PANVEL, RAIGAD							
Town/City/District			PANVEL, RAIGAD							
PIN			4 1 0 2 0 6							
Remarks (If Any)			PAN2=AAOHA4536R~SecondPartyName=ASHIISH MEHTTA HUF~							
Amount In			Six Hundred Rupees Only							
Words			Six Hundred Rupees Only							
Total			600.00							
Payment Details			IDBI BANK							
Cheque/DD Details			FOR USE IN RECEIVING BANK							
Cheque/DD No.			Bank CIN		Ref. No.		69103332024052412444		2870518978	
Name of Bank			Bank Date		RBI Date		24/05/2024-11:28:44		Not Verified with RBI	
Name of Branch			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :

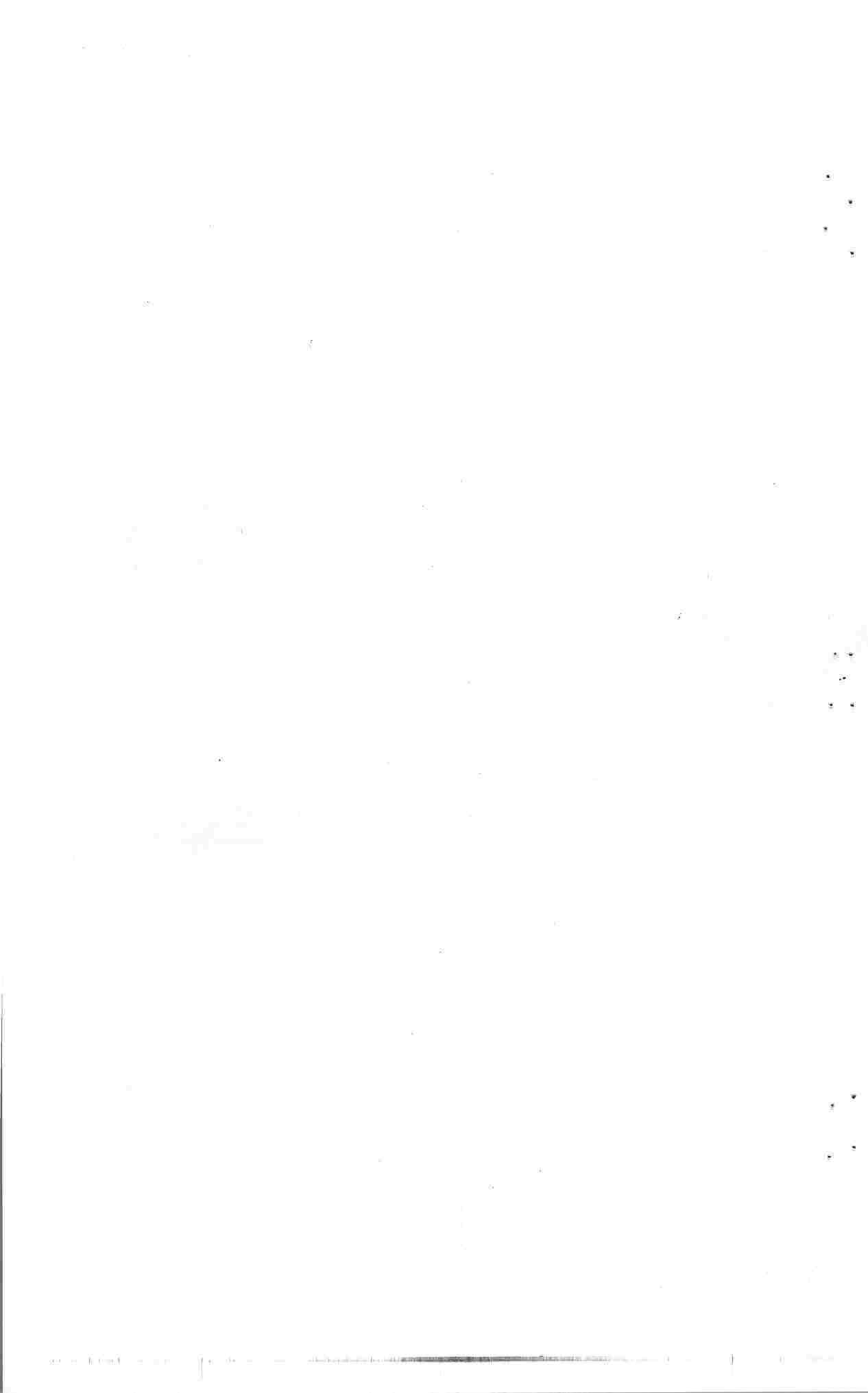
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9987300005

सदर चलन केवल दुय्यम निवेदन कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-86-3863	0001356958202425	24/05/2024-12:32:19	IGR146	100.00



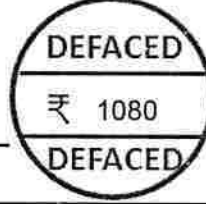


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0524247904959	Receipt Date	24/05/2024
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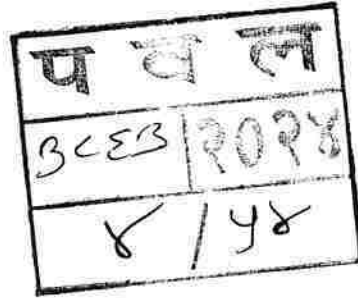
Received from , Mobile number 9987300005, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered on Document No. 3863 dated 24/05/2024 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



**Payment Details**

Bank Name	BARB	Payment Date	24/05/2024
Bank CIN	10004152024052404674	REF No.	1403969202
Deface No	0524247904959D	Deface Date	24/05/2024

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





Project Name : "LA MER REGENCY"  
Village : PANVEL  
Final Plot No. : 493  
Postal Code : 410206  
Flat/Shop/Office : B-403  
Wing : B-Wing  
Floor No. : 4th Floor  
Area Sq. Ft/ Mtr. : 55.41 Sq.[596.43 Sq Ft.]  
Balcony Open : 8.96 Sq. Mt.[96.45 Sq. Ft.]  
Terrace area : N.A.  
Consideration in Rs.: Rs.75,00,000/ -  
Stamp Duty Paid Rs.: Rs.  
Reg fee Paid Rs. : Rs.

प व र	
BCEB	202
7	198



### SUPPLEMENTARY AGREEMENT

This supplementary agreement cum rectification deed is made at Panvel on the 24<sup>th</sup> day of May 2024

#### BY AND BETWEEN

1. **Mr. Ashiish Mehta HUF** (Pan No. AAOHA4536R), Age 51 Years Occupation :- Service/ Business, R/o A-504, Sanidhya Apartment, Gangeshwara Mahadev, Surat City, Adajan, Gujrat, 395009; hereinafter called as the "/ ASSIGNOR / **VENDORS**" (which expression unless repugnant to the context or meaning thereof shall mean and include her, her legal heirs, executors, administrators, and assigns) of the **ONE PART, A N D**

**Mr. Chandan Kumar** (Pan No. AOMP9964M), Aged 42 Years, an adult Indian Inhabitant, residing at A-204, Royal Residency Society, Market Yard Road, Old Panvel, Raigad, Maharashtra - 410206;

**Mrs. Priti Singh** (Pan No. DJPPS1146N), Aged 41 Years, an adult Indian Inhabitant, residing at A-204, Royal Residency Society, Market Yard Road, Old Panvel, Raigad, Maharashtra - 410206;

hereinafter referred to as the "**ASSIGNEE/ PURCHASER**" (which expression unless repugnant to the context or meaning thereof shall mean and include them, their legal heirs, executors, administrators, and assigns) of the **SECOND PART**.

AND

**La Mer Developers Limited** CIN U70109MH2021PLC359654 ( Pan No. AAEC6030A ) a Public Limited Company previously known as La Mer Developers Private Limited incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706 hereinafter referred to as the "**Promoter/ Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) through its authorized representative Mr./Ms. Dhanesh Pratap Mehta authorized vide Board Resolution Dated **21/04/2022** Party of the **Third Part**

The block contains several handwritten signatures. From left to right: a signature that appears to be 'Dhanesh', a signature that appears to be 'K.A. Mehta', a signature that appears to be 'Priti', and a signature that appears to be 'Ashiish B Mehta' with 'Assignor' written below it.

AND

1. **Mr. Member/ Coparcener of Ashiish Mehtta HUF** (Pan No. AAOHA4536R), Age 52 Years Occupation :- Service/ Business,

2. **Mrs. Ratna Ashish Mehta** (Pan No. AMPPM8377F), Age 46 Years, Occupation:- Service /Business,

3. **Mr. Hitanshu Ashish Mehta** ( Pan No. BFMPM8617R), Age 24 Years, Occupation:- Service/Business,

All are R/o A-504, Sanidhya Apartment, Gangeshwara Mahadev, Surat City, Adajan, Gujrat, 395009; hereinafter called as the Consenting Party (which expression unless repugnant to the context or meaning thereof shall mean and include her, her legal heirs, executors, administrators, and assigns) of the **Fourth PART**

The "Assignor/s", "Vendor/s" and " Assignee"/s "Purchaser/s" shall hereinafter be collectively referred to as "Parties" and individually as "Party". The use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this agreement so demands.

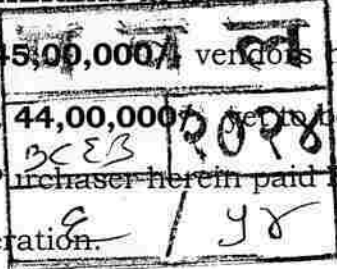
**AND WHEREAS** The Present Vendor (**Ashiish Mehtta (HUF)**) Hereinafter by Virtue of agreement to sale registered at office of Joint Sub Registrar Panvel – 1 at document Sr. No. PVL – 1- 759 - 2023 on 25<sup>th</sup> Jan 2023 (herein after referred as said 1<sup>st</sup> agreement) agreed to purchase under construction flat Described in schedule -II herein and which is to be constructed upon project land described in schedule - I hereunder.

**Copy of the Index II Annexed with this Agreement.**

**AND WHEREAS** the Prompter has commenced the constructed the building/s on the said land in accordance with sanctioned plans and construction yet to be completed.

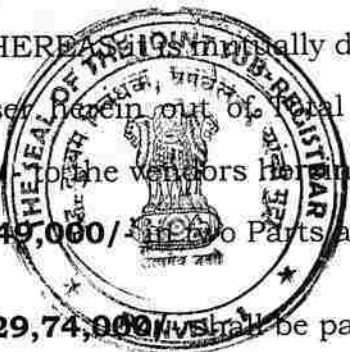
**AND WHEREAS** in terms and condition of the 1<sup>st</sup> Agreement to Sale referred herein above vendors herein paid amount of **Rs. 100,000/-** out of total sale consideration including, taxes and all miscellaneous charges to the promoters in advance and Balance sale consideration of **Rs. 44,00,000/-** and other applicable charges as mentioned in the said agreement is on the part of Vendors herein.

**AND WHEREAS** in terms and condition of the 1<sup>st</sup> Agreement out of Total Consideration of **Rs. 45,00,000/-** vendors herein has paid **Rs. 1,00,000/-** to the developers herein and **Rs. 44,00,000/-** net to be paid & in terms of 2<sup>nd</sup> Agreement to Sale referred herein above Purchaser herein paid **Rs. 51,000/-** to the vendors herein the out of total agreed consideration.



**AND WHEREAS** it is mutually decided among the parties that in terms of 2<sup>nd</sup> agreement Purchaser herein out of Total Sale Consideration of **Rs. 75,00,000/-** has Paid **Rs. 51,000/-** to the vendors herein and make the payments Balance Sale Consideration of **Rs. 74,49,000/-** in two Parts as follows.

1. Rs. **29,74,000/-** shall be paid to vendors (**Ashiish Mehtta HUF**)
2. Rs. **75,000/-** shall paid against TDS as per rule and deposited to Income Tax



*Rajalal*

*H.A. Mehta*

*[Signature]*

*[Signature]*

*Biti*

*Ashiish Mehta*



department against tax liability of Vendors herein. AND

3. **Rs. 44,00,000/-** shall be paid to the Confirming Party (**La Mer Developers Ltd** herein) as payment schedule mentioned in 1<sup>st</sup> Agreement to sale referred herein above.

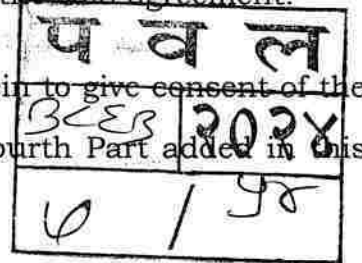
**AND WHEREAS** by virtue of the recitals as mentioned herein above the Vendors herein are absolutely and sufficiently entitled to occupy the Flat Described in Schedule – II herein and having all legal rights including the right to sale, assign and transfer the said flat to any prospective purchasers /assignee subject to terms and conditions of Agreement to Sale executed between Vendors and Promoters.

**AND WHEREAS** present Assignor /Vendors herein decided to dispose of / Assign the said flat and respective rights of the Assignor /Vendors for valuable consideration and therefore obtained Necessary NOC/ Permission / No Due Certificate from the promoters with respect to Flat Described in the Schedule -II hereunder.

**AND WHEREAS** Vendors herein have entered into an agreement for sale with present purchaser for sale consideration and upon the terms, conditioned mentioned in the said agreement. The said agreement to sale registered at the office of Joint Sub Registrar Panvel – 1 at document Sr. No. PVL-1-1715-2024 (herein after referred as said 2<sup>nd</sup> agreement).

**AND WHEREAS** The building is under construction and **possession** of the flat is yet to be received from promoters and therefore by virtue of this supplementary cum rectification deed Dated 06/05/2024 registered at office of Joint Sub Registrar Panvel – 1 at document Sr. No. PVL – 1- 3425 – 2024 on May 2024 (herein after referred as said supplementary deed) promoters added as Confirming Party in the above referred 2<sup>nd</sup> agreement to sale upon the terms and condition mentioned in the said agreement.

**AND WHEREAS** purchasers herein requested to Vendors herein to give consent of the coparcener / members of HUF and therefore Party of the Fourth Part added in this agreement as consenting party.



**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. The recitals shall form an integral part and parcel of this Agreement and the same are set out and incorporated verbatim in the operative part and to be interpreted, construed, and read accordingly.
2. Parties to this agreement hereby confirmed and declared that the contents of this



*[Signature]*

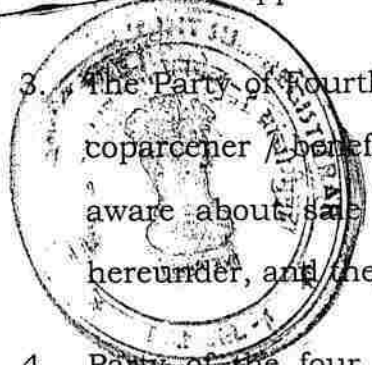
*[Signature]*

*[Signature]*  
H.A. Mehta

*[Signature]*  
Ashish B Mehta  
*[Signature]*  
Ravindra

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agreement shall be binding on all parties and effect of this agreement shall be given to the 2<sup>nd</sup> agreement to sale and supplementary cum rectification deed referred here in above. This agreement shall be treated as part and parcel of 2<sup>nd</sup> agreement to sale and supplementary cum rectification deed and vice versa.



3. The Party of Fourth Part hereby declared and confirmed that they are member / coparcener / beneficiary of Ashish Mehta HUF (Vendors herein) and they are fully aware about sale transaction of the property described in the schedule - II hereunder, and they have no objection for sale of the said property.

4. Party of the four parts hereby confirmed and declared that have given there unconditional consent to Karta of Ashish Mehta HUF (Vendors herein) for sale of the said property and to execute necessary agreement in favour of the purchaser herein and receive consideration in the account of HUF.

5. The Parties herein confirmed and declared that all other terms and conditions of 2<sup>nd</sup> agreement to sale and supplementary cum rectification deed referred here in above referred herein above shall be same including payment schedule and binding on all parties.

6. Parties herein agreed confirmed and declared if any terms and condition of agreement, deed referred herein above rectified, amended changed including payment schedule shall be final as mentioned in this agreement.

7. The Stamp Duty, Registration charges and other expenses if any shall be borne and payable by the Purchasers alone. The Purchasers indemnify the Vendor from any such claim laid in this regard at a later date.

8. This Agreement to is subject to the jurisdiction of Navi Mumbai Court and District Court of Panvel.

**THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF PROJECT LAND**

**ALL THOSE Piece or parcels of open land under Town Planning Scheme of Panvel (T.P.S. (I) FINAL) bearing Plot No. 493, forming a part of Survey Nos. 439, Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel within the limits of Panvel Municipal Corporation and within the Limits of District Raigad (M.S.) 410206 boundaries of the said land bounded as follows :-**

Towards East : Final Plot No. 494 & Final Plot No.496

Towards West : Plot No. 91 & Road

Towards North : 60 Ft Wide Road

*Handwritten signature*

*H.A. Mehta*

*Handwritten signature*

*Handwritten signature*

*Prati*

*Ashish B Mehta*

Towards South : 30 Ft Wide Road

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(Description of the Apartment /Shop and Parking Space/s)

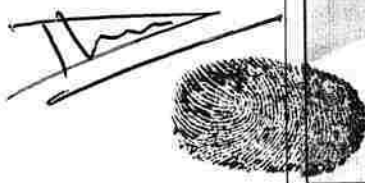




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All that the proposed **Flat/Shop/Office** bearing no. **B-403**, admeasuring **55.41 Sq. Mtrs.** along with open balcony area attached to the Apartment is **8.96 Sq. Mtrs.**, and Open terrace area attached to the Apartment is N.A., **B-wing** of the Project Known as **La Mer Regency** , together with ..... **Vehicle Parking** space/s.



**In Witness Whereof the parties hereto have hereunto and set and subscribed their respective hands and seals at the place and on the day, month and year mentioned herein above written.**

Party	Sign & Thump Impression	Photo
Signed & Delivered by Party of First Part <b>Within Named Assignor/s Vendor/s</b> <b>Ashiish Mehta (HUF)</b> Pan No. AAOHA4536R		
Signed & Delivered by Party of Second Part <b>Within Named Assignee/s / Purcahser/s</b> <b>1. Mr. Chandan Kumar</b> Pan No. AOMPK9964M  <b>2. Mrs. Priti Singh</b> Pan No. DJPPS1146N		

<p>Signed &amp; Delivered by Party of  <b>Third Part Within Named</b>          Confirming Party  <b>La Mer Developers Limited</b>          Through its Director  <b>Dhanesh Pratap Mehta</b>          Pan No. AAEC LG030A</p>		
<p>Signed &amp; Delivered by Party of  <b>Fourth Part Within Named</b>          Consenting Party  <b>1. MR. Ashish Mehta (HUF)</b>          Pan No. AOHA4536R</p> <p><b>2. Mrs. Ratna Ashish Mehta</b>          Pan No. AMPPM8377F</p> <p><b>3. Mr. Hitanshu Ashish Mehta</b>          Pan No. BFMPM8617R</p>	<p><i>Ashish B Mehta</i></p> <p><i>Ratna Mehta</i></p> <p><i>H. Mehta</i></p>	  

In the Presence of

1. Rohit Chorodiya



2. Kirti Pokharana





12/03/2024

सूची क्र.2

दुय्यम निबंधक : पु.नि. पनवेल 1

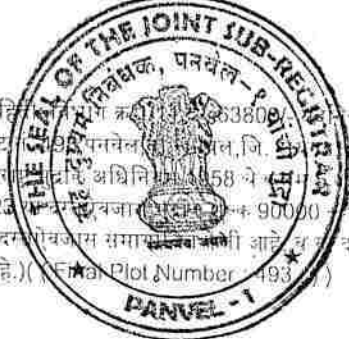
दस्त क्रमांक : 1715/2024

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गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार करारनामा  
 (2) मीटरता 7500000  
 (3) बाजारभाव (भा.पट्टा) 4460321.8  
 बावतिसपट्टाकार आकारणी शेतो की पट्टेदार ते नमुने करावे)  
 (4) मू.सापन,पोटादिन्मा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: पनवेल क्र. 338009, पनवेल, जि. को. ना. वी. 403, चौथा मजला, वी - विंग, लामेर रेजेन्सी, फायनल प्लॉट, पनवेल, जि. को. ना. वी. 55.41 चौ.मी. व ओपन बाल्कनी क्षेत्र 8.96 चौ.मी. (महाराष्ट्र पट्टाचे अधिनियम 1958 चे म.प. 2 नुसार दस्त क्र. पवेल-1-759/2023, दिनांक - 25/01/2023 म.प. व.व. 90000/- 100 शिल्लक ठेऊन उर्वरित मुद्रांक शुल्क रूपये 224900/- या दरमोचकास समाविष्ट आहे. इ.प.दस्त ऐवजास आवश्यक मुद्रांक रूपये 301000/- वगुल केले आहे.) (Final Plot Number: 193)



(5) क्षेत्रफळ 1) 55.41 चौ.मीटर

(6) आकारणी किंवा जुटी देण्यास अगेल तेव्हा

(7) दस्तावेजास कळव देण्यासाठी निवून देण्याच्या पदासंगीचे नाव किंवा देवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतियादिचे सोचून घ्यावे.

1) नाव:-आशिष मेहता एचयुएफ - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-504, मानिध्य अपार्टमेंट, गोखर महादेव, मुरत सिटी, अहाजन, पुजराव, पुजराव, मुरत. पिन कोड:-395009 पॅन नं:-AAOHA4536R

(8) दस्तऐवज करार घेणा-या पक्षकारांचे किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतियादिचे सोचून घ्यावे.

1) नाव:-चंदन कुमार - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-204, रॉयल रेसिडेन्सी सोसायटी, मार्केट यार्ड रोड, ओल्ड पनवेल, रायगड, महाराष्ट्र, राईगार (म.प.). पिन कोड:-410206 पॅन नं:-AOMPCK9964M  
 2) नाव:-पिती सिंह - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-204, रॉयल रेसिडेन्सी सोसायटी, मार्केट यार्ड रोड, ओल्ड पनवेल, रायगड, महाराष्ट्र, राईगार (म.प.). पिन कोड:-410206 पॅन नं:-DJPPS1146N

(9) दस्तऐवज करार दिव्याचा दिनांक 12/03/2024

(10) दस्तऐवज केल्याचा दिनांक 12/03/2024

(11) अनुक्रमांक, रॉट व पृष्ठ 1715/2024

(12) बाजारभावाप्रमाणे मुद्रांक 301000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) श्रेय



*[Signature]*  
 सह दुय्यम निबंधक, पनवेल-१

मूल्यांकनासाठी विचारात घेतलेला तापशील:-

मुद्रांक शुल्क आकारनास विकलेला क्षेत्रफळ:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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07/05/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 3425/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	सप्लीमेंट्री अॅग्रीमेंट
(2) मोबदला	0
(3) बाजारभाव (माहेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	1
(4) भू-भाषण, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: दस्त पवेल-1-1715-2024, दि. 12/03/2024 रोजीच्या दस्तात नजरचुकीने मान्यता देणार लिहिण्याचे राहून गेले असून आता या सप्लीमेंट्री अॅग्रीमेंट द्वारे मान्यता देणार - मे. ला मेर डेव्हलपर्स लि. तर्फे डायरेक्टर घनेश प्रताप मेहता असे लिहून हा दस्त नोंदविण्यात येत आहे. असा या सप्लीमेंट्री अॅग्रीमेंट चा विषय आहे. ( Final Plot Number : 493 ; )
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशिष मेहता एचयुएफ - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-504, सानिध्य अपार्टमेंट, मंगेश्वर महादेव, सुरत सिटी, अहमदनगर, गुजरात, गुजरात, सुरत. पिन कोड:-395009 पॅन नं:-AAOHA4536R 2): नाव:-मान्यता देणार - मे. ला मेर डेव्हलपर्स लि. तर्फे डायरेक्टर घनेश प्रताप मेहता - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 21, फुल स्टॉप मॉल, प्लॉट नं. 1, सेक्टर नं. 19, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चंदन कुमार - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए-204, रॉयल रेसिडेन्सी सोसायटी, मार्केट यार्ड रोड, ओल्ड पनवेल, रायगड, महाराष्ट्र, राईसाड:(००). पिन कोड:-410206 पॅन नं:-AOMP9964M 2): नाव:-पिती सिंह - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए-204, रॉयल रेसिडेन्सी सोसायटी, मार्केट यार्ड रोड, ओल्ड पनवेल, रायगड, महाराष्ट्र, राईसाड:(००). पिन कोड:-410206 पॅन नं:-DJPPS1146N
(9) दस्ताऐवज करून दिल्याचा दिनांक	01/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3425/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	



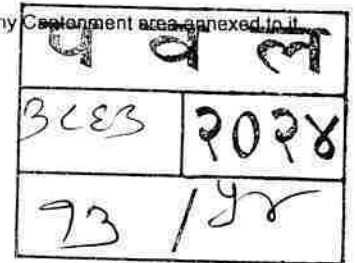
सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

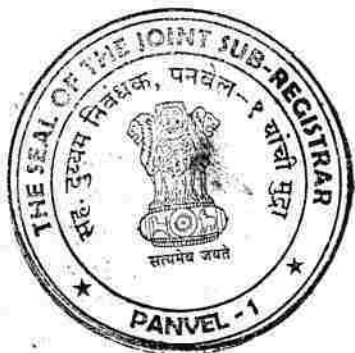
मुल्यांकनाची आवश्यकता नाही कारणानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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**VASANTKUMAR R. BANG**

**Advocate High Court**

Office No. 117, 1<sup>st</sup> Floor, Bhoomi Mall, Plot No. 9, Sec – 15,  
CBD - Belapur, Navi Mumbai, Dist : Thane (M.S). 400614



Cell 9372433440/ 9029433440 Email: advvasantbang@yahoo.com/bangvasant@gmail.com

Ref : SRTC/05/2022

Date 01/04/2022

To,  
Maha RERA  
Mumbai

**LEGAL TITLE REPORT**

Sub. : Title Clearance Certificate with respect to Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Schme of Panvel (T.P.S. -1 ) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Muncipal Corporation and within the limits of District Raigad (M.S.) 410206 Herein after referred as said Plot " Project Land".

I have investigated the title of the said plot on the request of La Mer Developers Private Limited ( Pan No. AAEL6030A ) a Private Limited Company incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706 and perused copy of available documents and taken search in respect of the said property, which is described as follows.

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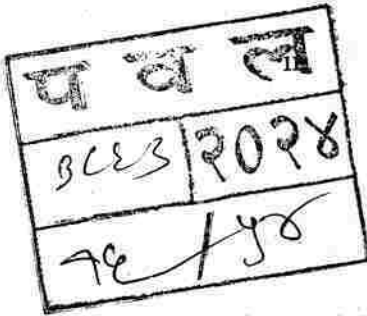
**i. PROPERTY DESCRIPTION:-**

Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Scheme of Panvel (T.P.S. -1 ) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Muncipal Corporation and within the limits of District Raigad (M.S.) 410206.



ii. The Chain of Documents for Title/allotment/ownership of Plot.

- i. By Virtue of 'Deed of Conveyance' dated 10/03/1989 executed between the M/s Dwarkadish Roller Flour Mills a duly registered partnership firm & the M/s Balaji Promoters duly registered with Sub- Registrar of Assurance at Panvel under document serial no. 1024/89 on 16/03/1989. M/s Balaji Promoters purchased Piece or parcels of open land under Town Planning Scheme of Panvel (T.P.S. (I) FINAL) bearing Plot No. 493, forming a part of Survey Nos. 439, Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel and within the Limits of District Raigad (M.S.) 421202 (hereinafter for sake of brevity referred as said plot.) owned by /s Dwarkadish Roller Flour Mills along with all rights in said plot upon terms and conditions mentioned in the above referred deed.



Vide, 'Agreement' dated 15<sup>th</sup> May 1995 registered along with 'Deed of Confirmation' dated 29<sup>th</sup> Dec 2006 both executed between Balaji Promoters and the M/s. Kwaliti Developers and by virtue of above said document the M/s Balaji Promoters agreed to sale and the M/s Kwaliti Developers agreed to purchase the said plot along with all rights in said property upon terms and conditions mentioned therein. The said Agreement with *Deed of confirmation* were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL 77/2007 on 03/01/2007. M/s Kwaliti Developers paid entire consideration to the M/s Balaji Promoters in terms of agreement referred here in above.

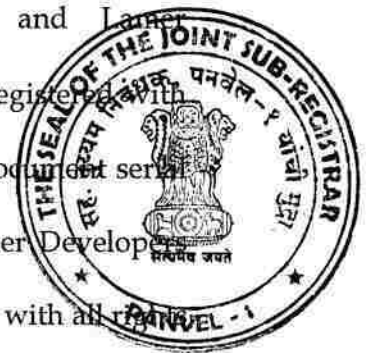


iii. Vide 'Development Agreement' dated 15/01/2007 executed between the M/s. Kwaliti Developers and the M/s Kaveri Constructions a registered partnership firm and by virtue of above said agreement M/s. Kwaliti Developers granted development rights in favour of M/s Kaveri Constructions upon terms and conditions mentioned therein. The said development agreement is duly registered with Sub-Registrar of Assurance of Panvel -1 under document serial no. 533/2007 on 17/01/2007.

iv. Vide, 'Sale Deed' dated 7<sup>th</sup> May 2008 executed between Balaji Promoters and the M/s Kaveri Constructions and by virtue of above said document the M/s Kaveri Constructions purchased the said property along with all rights in said property upon terms and conditions mentioned therein. The said sale deed were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 3718/2008 on 9<sup>th</sup> May 2008.

v. Vide, 'Deed of Conveyance' dated 27<sup>th</sup> April 2018 executed between the M/s Kaveri Constructions and Lamer Developers (A Partnership Firm) and duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27<sup>th</sup> April 2018. Lamer Developers purchased the said Plot from M/s Kaveri along with all rights in said plot upon terms and conditions mentioned therein.

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vi. Vide, 'Deed of Conveyance/Sale Deed' dated 30<sup>th</sup> May 2021 executed between duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31<sup>st</sup> May 2021. Lamer Developers Pvt Ltd. (The Promoters/builders) purchased the said Plot from Lamer Developers (A Partnership Firm) along with all rights in said plot upon terms and conditions mentioned therein.

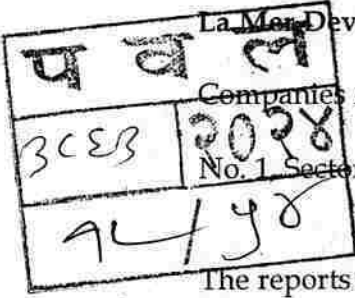
iii. Online Digital Property Card issued by Dy Superintendent of Land Records Panvel, Tq. Panvel Dist Raigad. Dated

iv. Search Report for 30 Years from 1993 to 2022

On perusal of above-mentioned documents and all other relevant documents relating to title documents of the said property I am of the opinion that the title of La Mer Developers Private Limited is clear, marketable and without any encumbrances.

**Owners of Land**

La Mer Developers Private Limited a Private Limited Company incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1 Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706



The reports reflecting the flow of the title of the La Mer Developers Private Limited (Owner/Promoter/ Developer/Company) on the said land is enclosed as annexure.



Place: Belapur Navi Mumbai

Date : 01/04/2022

Encl : Annexure : Notes of Search

For

Vasantkumar R. Bang  
Advocate High Court

## Notes of Search

### 1. SEARCH:

Accordingly, my office has carried out online/offline search of the said property for the period of 30 Years i.e. from Year 1993 to Year 2022, Receipt No. 6054 Dated 31/03/2022 With respect to the said property. Notes of search are reproduced herein below.

- i. **On perusal of Digital property Card issued Dy. Superintendent of Land Records Panvel, Tq. Panvel Dist Raigad. Dated 01/04/2022 following Mutations entries are found and noted**

Sr. No.	Mutation Entry No.	Date	Particulars
1	2372	07/01/2021	By order of District Superintendent of Land Records Raigad, Dated 30/12/2020 and order of Dy. Superintendent of Land Records Panvel Dated 07/01/2021 opened new sheet and Name of Dwarkdish Roller Floor Mill recorded as per revenue record.
2	2412	22/04/2021	By Virtue registered Conveyance Deed/Documents Dated 13/03/1989 registered under document serial no. PWL-2 1024/89 Name of Balaji Promoters recorded as per revenue record.
3	2413	22/04/2021	By Virtue registered Conveyance Deed/Documents Sale dated 7th May 2008 duly registered Panvel under document serial no. PWL-1 5718/2008 on 9th May 2008 Name of Kaveri Constructions recorded as per revenue

2008	i. Vide, 'Sale Deed' duly registered with Sub-Registrar of Assurance at Panvel under document serial no. PWL-1 3718/2008 on 9 <sup>th</sup> May 2008.
2009 to 2017	Entry Not Found
2018	i. Deed of Conveyance' dated 27 <sup>th</sup> April 2018 executed between the M/s Kaveri Constructions and Lamer Developers ( (A Partnership Firm) and duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27 <sup>th</sup> April 2018. Lamer Developers Purchased the said Plot from M/s Kaveri along with all rights in said plot upon terms and conditions mentioned therein.
2019 to 2020	Entry Not Found
2021	i. Vide, 'Deed of Conveyance/Sale Deed' dated 30 <sup>th</sup> May 2021 executed between duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31 <sup>st</sup> May 2021. Lamer Developers Pvt Ltd. (The Promoters/builders) purchased the said Plot from Lamer Developers (A Partnership Firm) along with all rights in said plot upon terms and conditions mentioned therein.
2022	Entry Not Found

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For

*V. Bang*

Vasantkumar R. Bang  
Advocate High Court

Place : Belapur Navi Mumbai  
Date : 01/04/2022

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इतर पावती

Original/Duplicate

Thursday, 31 March 2022 4:50 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6054 दिनांक: 31/03/2022

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल5-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: वसंत रा. बंग

वर्णन अर्ज क्र. 265/2022 सर्व्हे नं-439/2 (प्लॉट नं-493) मोजे-पनवेल ता. पनवेल जि. रायगड

शोध व निरीक्षण

रु. 750.00

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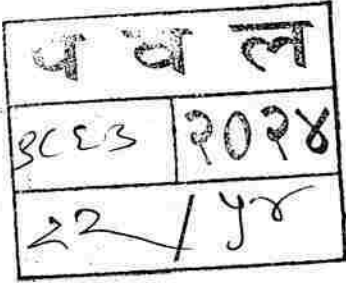
Joint Sub Registrar Panvel 5

1); देवकाचा प्रकार: eChallen रक्कम: रु. 750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015920379202122E दिनांक: 31/03/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक खर्ग-२  
(पनवेल ५)





# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/493/21-22/16293/ *CEE* /2022

Date : *23/03/2022*

To,

M/s. La mer Developers Pvt. Ltd.,  
Shop no. 21, The full Shop Mall,  
Plot No.- 01, Sector- 19,  
Sanpada, Navi Mumbai 400 705.

**SUB :- Development Permission for Residential cum Commercial Building on Final Plot No.- 493, At.- Panvel, Tal.- Panvel, Dist.- Raigad.**

- REF:-** 1) Your Architect's application no.14813, Dt.09/08/2021 & no.52, Dated 03/01/2022.  
2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/110320/508596, Dated 13/01/2021.  
3) Provisional Fire NOC issued by PMC Fire Officer vide letter no. PMC/Fire/2121/ Ref.no.92/2410/2021, Dated 10/08/2021.

Sir,

Please refer to your application for Development Permission for Residential cum Commercial Building on Final Plot No.- 493, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plan checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

- C.C.TO:- 1) Architect,  
Ar. Adinath V. Patkar,  
M/s. O7 Associates,  
Shop No. 7, 8, Sai Prasad CHS,  
Panvel 410 206.
- 2) Ward Officer,  
Prabhag Samati 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.

Assistant Director of Town Planning  
Panvel Municipal Corporation







# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/493/21-22/16293/ *CEE/2022*

Date : *23/03/2022*

## COMMENCEMENT CERTIFICATE

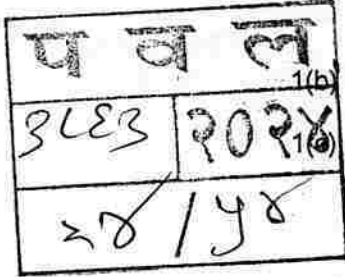
Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. La mer Developers Pvt. Ltd. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building no. A & B Wing (Ground + 09 Upper Floors) on Final Plot No.- 493, At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 3977.00 Sq.mt., Residential Built Up Area = 9659.265 sq.mt., Commercial Built Up Area = 629.712 sq.mt., Total Built Up Area = 10288.977 sq.mt.)

(No. of Residential Unit – 136 Nos., No. of Commercial Unit – 11 Nos.)

This Commencement Certificate is issued subject to condition According to clause no. 2.2.14 of UDCPR-2020 Owner/Applicant shall require to pay the balance amount prior to applying for OC.

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

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



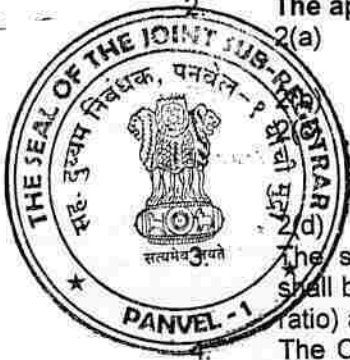
The applicant shall:-

- 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level. Give written notice to the Corporation regarding completion of the work. Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate. Obtain Occupancy Certificate from the Corporation.
- (d) The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.

The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.

The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him. Prior Permission is necessary for any deviation / Change in Plan.

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7. The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & section 13.3 of UDCPR- 2020.
  - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
  - b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter no. PMC/Fire/2121/Ref.no.92/2410/2021, Dated 10/08/2021 by Chief Fire Officer, Fire Brigade Department, PMC.
10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH/RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
11. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
12. The owner / Developer shall obtain all the necessary final NOC's /completion certificates/clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation / CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. No work should be started unless the existing structures area to be demolished with utmost care.
15. The owner / Developer & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
16. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
17. The owner / Developer & the architect are fully responsible for any Ownership Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
18. F.S.I. Calculation submitted in the drawings shall be as per UDCPR- 2020. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
19. The owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
20. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such party / person as specified under RERA act. shall be submitted.
21. The owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
22. It is Mandatory to provide Temp. Toilet to labourers at site during construction period.
23. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.

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24. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
25. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19<sup>th</sup>July, 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - Name and address of the owner/developer, Architect and Contractor.
    - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - Order Number & date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - Number of Residential flats /Commercial Units with areas.
    - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
26. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

**The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.**

27. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

28. The owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

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Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation :-

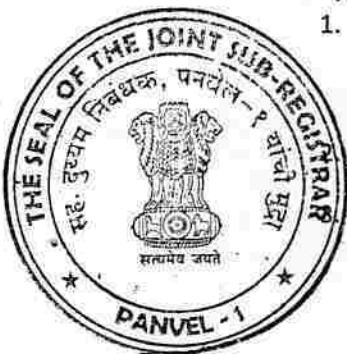
- The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.

The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.

As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.

- In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

Panvel/493/21-22/16293/2022



30. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
31. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
32. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
33. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"  
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
34. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
35. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
36. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
37. The design of the septic tank will be in accordance with the design of (IS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
38. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
39. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
40. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
41. The owner / Developer is required to construct the discharge line at his own cost.
42. The owner / Developer should set up electrical vehicle charging point in the said plot.

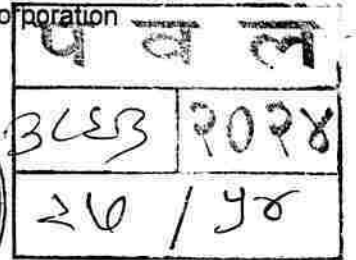
**Note:** - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्ते यांचे मंजूरी नुसार

Assistant Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. La mer Developers Pvt. Ltd.,  
Shop no. 21, The full Shop Mall,  
Plot No.- 01, Sector- 19,  
Sanpada, Navi Mumbai 400 705.
  - 2) Architect,  
Ar. Adinath V. Patkar,  
M/s. O7 Associates,  
Shop No. 7, 8, Sai Prasad CHS,  
Panvel 410 206.
  - 3) Ward Officer,  
Prabhag Samati ' A, B, C, D',  
Panvel Municipal Corporation, Panvel.

PMC/TP/Panvel/493/21-22/16293/2022





# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

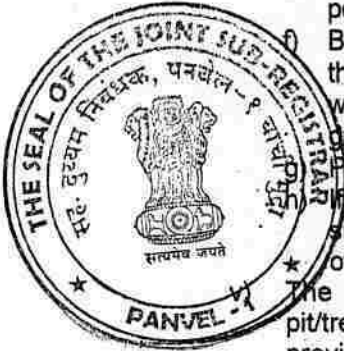
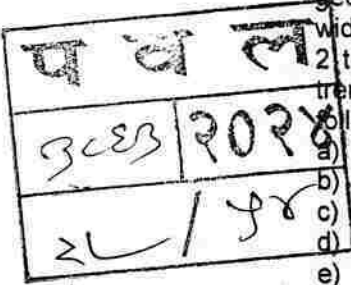
E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

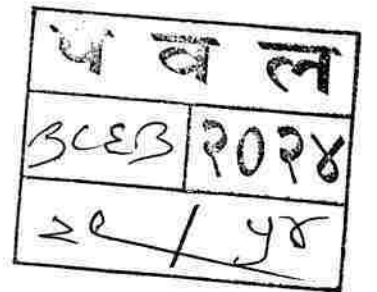
## SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
  - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
  - c) Coarse sand as upper middle layer up to 20% of the depth.
  - d) A thin layer of fine sand as top layer.
  - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
  - g) Perforated concrete slabs shall be provided on the pits/trenches.
  - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.

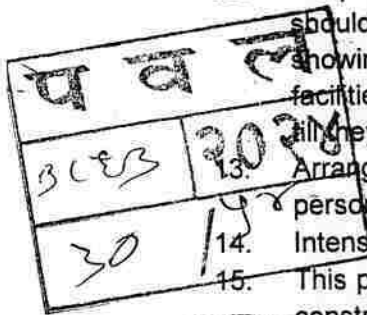


- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
- The structures constructed under this provision shall not be counted towards FSI computation.



### Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & its Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangement's for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.





**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

ROC Mumbai  
100 Everest Building, Mumbai, Everest 100, Marine Drive, Maharashtra, 400002, India

**Certificate of Incorporation Consequent upon conversion to public company**

Corporate Identity Number: U70109MH2021PLC359654

IN THE MATTER OF LA MER DEVELOPERS PRIVATE LIMITED

I hereby certify that LA MER DEVELOPERS PRIVATE LIMITED which was originally incorporated on TWENTY EIGHTH day of APRIL TWO THOUSAND TWENTY ONE under Companies Act, 2013 as LA MER DEVELOPERS PRIVATE LIMITED and upon an intimation made for conversion into public company Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC Mumbai vide SRN AA4755910 dated 23/09/2023 the name of the said company is this day changed to LA MER DEVELOPERS LIMITED

Given under my hand at Mumbai this TWENTY FIFTH day of SEPTEMBER TWO THOUSAND TWENTY THREE

Document certified by DS MINISTRY OF CORPORATE  
AFFAIRS 4 <Alpesh.maniya@mca.gov.in>

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS 4  
Date: 2023.09.25 10:52:02 IST

Arun Singh

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Note: The corresponding form has been approved by Arun Singh, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014

Mailing Address as per record available in Registrar of Companies office:

LA MER DEVELOPERS LIMITED

SHOP NO 21, PLOT NO 1, FULL STOP MALL, SECTOR NO. 19, SANPADA, NA, Navi Mumbai, Maharashtra, India, 400706.





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महाराष्ट्र शासन

मालमत्ता पत्रक

4438

गाव/पेठ : पनवेल-TP०१	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, पनवेल	जिल्हा : रायगड
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
अंतिम भूखंड क्र. TP स्कीम ०१ ४९३		३९७९.००
क्षेत्र चौ.मी.		धारणाधिकार
शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ		

सुविधाधिकार
हक्काचा मुळ धारक
वर्ष:
पट्टेदार
इतर भाग
इतर शिरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
०७/०१/२०२१	आदेशाने - मा. जिल्हा अधीक्षक भूमि अभिलेख रायगड मु. अलिबाग यांचेकडील आदेश क्र.न.भू./प.अ.न.र.यो./पनवेल/प्र.फे/अं.भू.क्र. ४९३/२०२० अलिबाग दि. ३०/१२/२०२० व इकडील आदेश क्र.न.भू./पनवेल/न.र.यो./प्र.फे/अं.भू.क्र.४९३/२०२० पनवेल दि. ०७/०१/२०२१ अन्वये पनवेल न.र.यो (प्र.फे)(अ) चे ब पत्रकाप्रमाणे अं.भू.क्र.४९३ ची नविन मिळकत पत्रिका उघडुन क्षेत्र ३९७९.० चौ.मी. दाखल करुन खालील प्रमाणे धारक सदरी नांव दाखल केले.		H [ द्वारकाधीश सोलर मिल ]	फेरफार क्र.२३७२ प्रमाणे सही- ०७/०१/२०२१ उ.अ.भू.अ. पनवेल
२२/०४/२०२१	खरेदीने डा र.द.क्र.पवेल-२/१०२४/१९८९ दि.१३/०३/८९		H [ बालाजी प्रमोटर्स तर्फे भागीदार ] [ १ विरेंद्रकुमार र बाठिया ] [ २ अजित ग. राजे ] [ ३ धरमचंद एम जैन ] [ ४ कविता रा. जैन ] [ ५ मोहनलाल रा. जैन ] [ ६ पदमचंद रा. जैन ] [ ७ महेंद्रकुमार रा. जैन ] [ ८ भागचंद रा. जैन ]	फेरफार क्र.२४१२ प्रमाणे सही- २२/०४/२०२१ उ.अ.भू.अ. पनवेल
२२/०४/२०२१	खरेदीने डा र.द.क्र.पवेल-१/३७१८/२००८ दि.०४/०५/०८		H [ मे. कावेरी कन्स्ट्रक्शन तर्फे भागीदार ] [ १ श्री. बिपीन चंद्रकांत मुनोथ ] [ २ श्री. नितीन चंद्रकांत मुनोथ ] [ ३ श्री. जयेश भुपेंद्र गांधी ] [ ४ श्री. मनिष जवाहरलाल गिल्डा ]	फेरफार क्र.२४१३ प्रमाणे सही- २२/०४/२०२१ उ.अ.भू.अ. पनवेल
२२/०४/२०२१	खरेदीने व पार्टनरशिप डिड अन्वये- डा र.द.क्र.पवेल-२/१०२८/१८ दि.२७/०४/१८		H [ लामेर डेव्हलपर्स तर्फे भागीदार ] [ १ डिम्पल जीवा परमार ] [ २ धनेश प्रताप मेहता ] [ ३ आराधना-राजीव राय ]	फेरफार क्र.२४१४ प्रमाणे सही- २२/०४/२०२१ उ.अ.भू.अ. पनवेल

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खरेदी नोंद - सह दु.नि.पनवेल ३ यांचेकडील र.द.क्र. ८८४३/२०२१ दिनांक ३१/०५/२०२१ अन्वये लामेर डेव्हलपर्स तर्फे १६/०४/२०२२ भागीदार , डिम्पल जीवा परमार, धनेश प्रताप मेहता, आराधना राजीव राय यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.पनवेल ३ ८८४३/२०२१ ३१/०५/२०२१	ला मेर डेव्हलपर्स प्रा लि तर्फे डायरेक्टर धनेश प्रताप मेहता ३१७७.०० चौ.मी	केरफार क्र. १०१ प्रमाणे सही- १६/०४/२०२२ उ.अ.भू.अ., उ.अ.भू.अ. पनवेल
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हे आकृतीपत्र दिनांक २०/०४/२०२२ रोजी भरले आहे

हि मिळकत पत्रिका (दिनांक ४/१६/२०२२ ७:५३:०३ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक ४/२६/२०२२ ६:३५:३२ PM  
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २४०२१०००२३७७४२० हा क्रमांक वापरावा.



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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 :  
**P52000034668**

Project: **La Mer Regency** , Plot Bearing / CTS / Survey / Final Plot No.: **Final Plot No 493 at Panvel, Panvel, Raigarh, 410206.**

1. **La Mer Developers Private Limited** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**

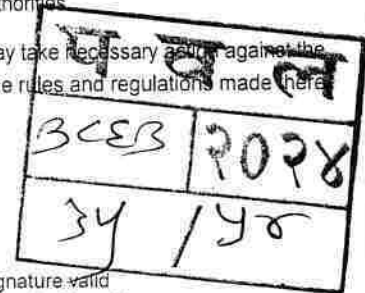
2. This registration is granted subject to the following conditions, namely:-

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

OR

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

- The Registration shall be valid for a period commencing from **20/04/2022** and ending with **31/03/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



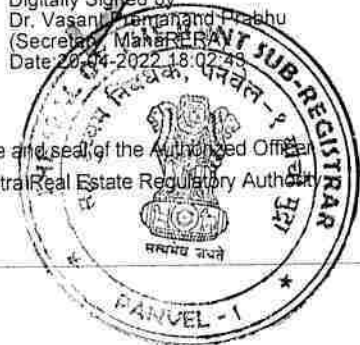
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Digitally Signed by  
Dr. Vasanti Lenjanand Prabh  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date 20/04/2022 18:02:48

Dated: 20/04/2022

Place: Mumbai

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

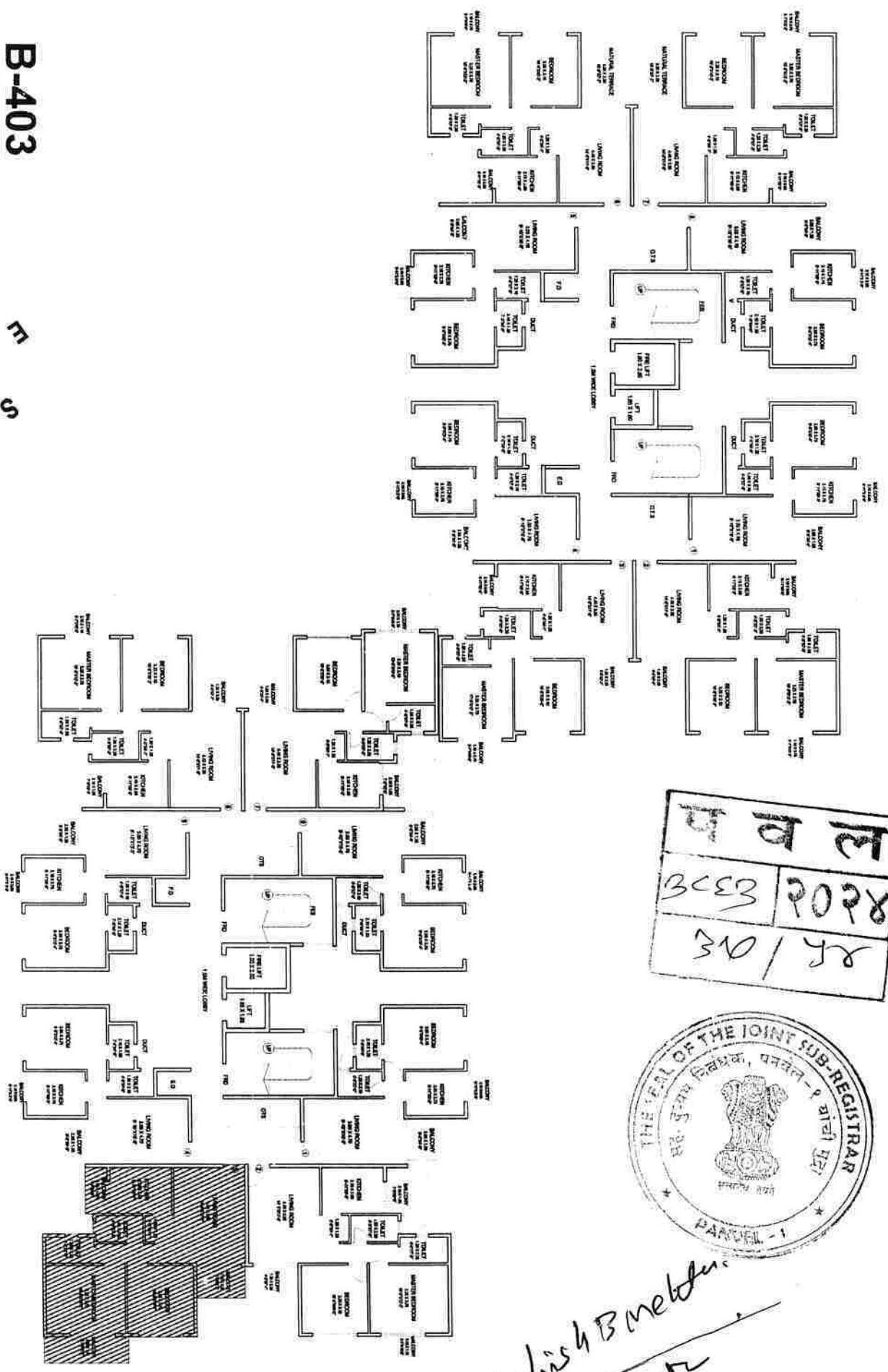


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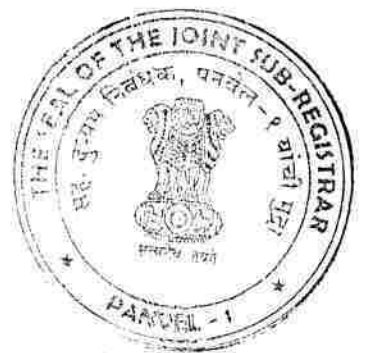


FOURTH FLOOR PLAN

**B-403**



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*Ashish B. Mehta*  
 Receiver

*[Handwritten signature]*

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भारत सरकार  
GOVERNMENT OF INDIA

आधार  
AADHAAR

Issue Date: 31/03/2016



**Dhanesh Pratap Mehta**  
DOB: 21/12/1974  
Male

5187 1811 3944

मेरा आधार, मेरी पहचान

भारत सरकार  
GOVERNMENT OF INDIA

आधार  
AADHAAR

Print Date: 28/01/2022

Address: VIGNAHAR HEIGHT, FLAT NO-801, PLOT NO-5/6, NERUL, OFF PAM BEACH ROAD., SECTOR - 14, Navi Mumbai, Thane, Maharashtra, 400706

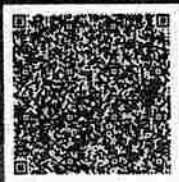


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1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA





28/01/2022

*(Handwritten signature)*

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OFFICE OF THE JOINT SUB-REGISTRAR  
पं. उद्देश्य विभाग, पनवेल - १ याचो मंत्र  
पुणे जिल्हा  
ANVEL - 1



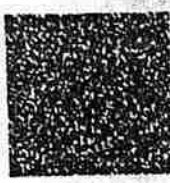
**भारत सरकार**  
Government of India

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**भारतीय विशिष्ट आळख अधिकरण**  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2821/36152/00393

To  
 चंदन कुमार  
 Chandan Kumar  
 C/O: Shivkanti Prasad Singh,  
 A-204, Royal Residency Society,  
 Market Yard Road,  
 Old Parvel,  
 VTC: Parvel,  
 PO: Parvel,  
 Sub District: Parvel,  
 District: Raigad,  
 State: Maharashtra,  
 PIN Code: 410206,  
 Mobile: 8355801259






Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :  
**8147 4649 0523**  
 VID : 8186 7181 8091 2733

**माझे आधार, माझी ओळख**

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चंदन कुमार  
 Chandan Kumar  
 VID: 8186 7181 8091 2733  
 SEX: MALE

आधार (प्रमाणित रूप) आहे, नागरिकत्व किंवा परादेशीत्व नाही.  
 It is a proof of identity, not of citizenship or foreigner status.  
 आधार (प्रमाणित रूप) आहे, नागरिकत्व किंवा परादेशीत्व नाही.  
 It is a proof of identity, not of citizenship or foreigner status.

**8147 4649 0523**

**माझे आधार, माझी ओळख**

80/1/98

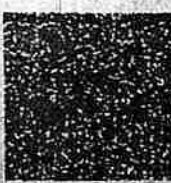
**भारत सरकार**  
Government of India

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**भारतीय विशिष्ट आळख अधिकरण**  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No. : 2821/36152/00394

To  
 प्रदीप  
 Pradi Singh  
 C/O: Chandan Kumar,  
 A-204, Royal Residency Society,  
 Market Yard Road,  
 Old Parvel,  
 VTC: Parvel,  
 PO: Parvel,  
 Sub District: Parvel,  
 District: Raigad,  
 State: Maharashtra,  
 PIN Code: 410206,  
 Mobile: 8355801259






Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :  
**9829 8215 1553**  
 VID : 8197 8778 8019 5841

**माझे आधार, माझी ओळख**

---




प्रदीप  
 Pradi Singh  
 जन्म तारीख DOB: 05/01/1983  
 लिंग / GENDER: FEMALE

आधार (प्रमाणित रूप) आहे, नागरिकत्व किंवा परादेशीत्व नाही.  
 It is a proof of identity, not of citizenship or foreigner status.  
 आधार (प्रमाणित रूप) आहे, नागरिकत्व किंवा परादेशीत्व नाही.  
 It is a proof of identity, not of citizenship or foreigner status.


**9829 8215 1553**

**माझे आधार, माझी ओळख**

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVERNMENT OF INDIA  
 चंदन कुमार  
 CHANDAN KUMAR  
 शिवकान्त प्रसाद सिंग  
 SHIVKANT PRASAD SINGH  
 अ.प. 204  
 A-204  
 राजेश्वरी निवासी सोसायटी  
 RAJESHWARI RESIDENCY SOCIETY  
 बाजार गार्ड रोड  
 MARKET YARD ROAD  
 पारवेल  
 PARVEL  
 पो. पारवेल  
 P.O. PARVEL  
 उप-जिल्हा पारवेल  
 SUB-DISTRICT PARVEL  
 जिल्हा रायगड  
 DISTRICT RAIGAD  
 राज्य महाराष्ट्र  
 STATE MAHARASHTRA  
 पिन कोड 410206  
 PIN CODE 410206  
 मोबाईल 8355801259  
 MOBILE 8355801259

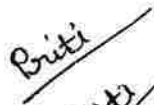



PARVEL - 1



Biti



भारतीय विहित अधिनियम प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India

नोंधणीनी ओणभ / Enrollment No.: 2143/44305/28425

To,  
 आशिष मेहेता  
 Ashish Mehta  
 S/O: Bharatkumar Mehta  
 A-504  
 Sanidhya Apartment  
 Gangeshwara mahadev  
 Surat City  
 Adajan Dn Surat City Surat  
 Gujarat 395009  
 9426891007

Ref: 760 / 23X / 183878 / 184213 / P



SB551042520FH



तमारी आधार नंबर / Your Aadhaar No.:

**6541 0761 7248**

मारो आधार, मारी ओणभ



भारत सरकार  
 Government of India



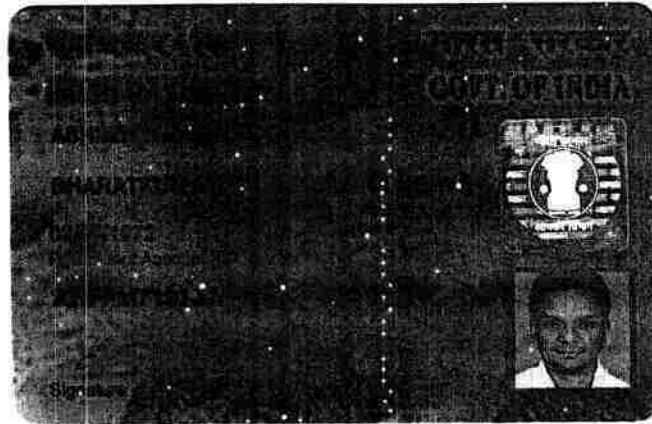
आशिष मेहेता  
 Ashish Mehta  
 जन्म तारीख / DOB : 09/06/1972  
 पुरुष / Male



6541 0761 7248

मारो आधार, मारी ओणभ

प व ल	
3483	2028
59 / 58	



*Ashish B Mehta*

प थ ल	
३८६३	२०२४
५२/५४	





सत्यमेव जयते  
भारत सरकार



आधार

भारतीय विशिष्ट ओळखाचा कार्ड

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीनी ओळख / Enrollment No.: 2143/44304/03460

To  
महेता हितांशु आशिष  
Mehta Hitanshu Ashish  
S/O: Ashishbhai Mehta  
A-504 Sanidhya Apartment  
Gangeshwara mahadev  
Surat City  
Adajan Dn  
Surat City Surat  
Gujarat 395009  
9913706555

20/08/2013  
105064530



ME050645304FH



तुमारे आधार नंबर / Your Aadhaar No. :

**7131 8419 9728**

मारे आधार, मारी ओळख

प व ल	
3453	2028
3/98	



भारत सरकार

Government of India



महेता हितांशु आशिष  
Mehta Hitanshu Ashish  
जन्म तारीख / DOB : 16/03/2000  
पुरुष / Male

H.A. Mehta



7131 8419 9728

मारे आधार, मारी ओळख

प व ल	
3483	2028
58	198



**आयकर विभाग**      भारत सरकार  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**


**व्यक्तिगत खाता संख्या कार्ड**  
**Personal Account Number Card**

**BFN/P/108517B**

**नाम / Name**  
**RITANSHU ASHISH MEHTA**

**पिता का नाम / Father's Name**  
**ASHISH BHASKAR THOMAS MEHTA**

**जन्म की तारीख / Date of Birth**  
**16/03/2000**



*H.A. Mehta*

प व ल	
3483	2028
24 / 10	



प व ल	
3483	2028
४६/१४	



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AMPPM8377F



नाम/ Name

RATNA ASHISH MEHTA

पिता का नाम/ Father's Name

BIPINCHANDRA SHANTILAL SHAH

जन्म की तारीख/ Date of Birth

11/08/1978

*Handwritten signature*

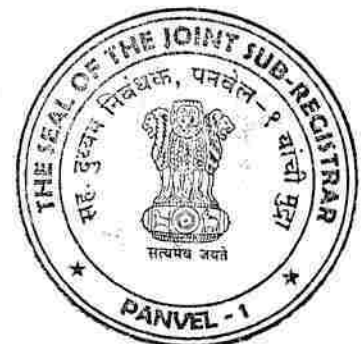
संस्थापक/ Signature



31102017

*Received*

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3223	2024
24/92	







**ભારત સરકાર**  
**Unique Identification Authority of India**  
**Government of India**

નોંધણીની ઓળખ / Enrollment No. 2143/44304/03461

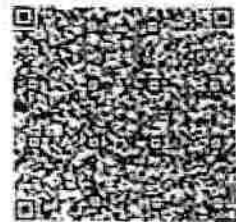
17/07/2013

To  
**Ratna Ashish Mehta**  
 રત્ના અશિષ મેહતા  
 W/O: Ashish Mehta  
 A-504  
 Sanidhya Apartment  
 Gangeshwara mahadev  
 Surat City  
 Adajan Dn, Surat City, Surat,  
 Gujarat - 395009  
 9016163930



KA445016854FH

44501685

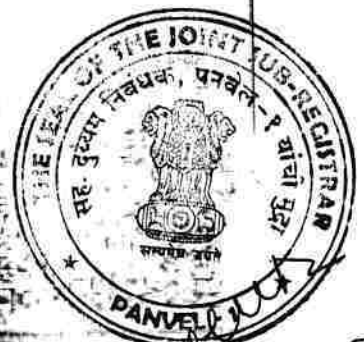


તમારો આધાર નંબર / Your Aadhaar No. :

**9881 0876 2347**

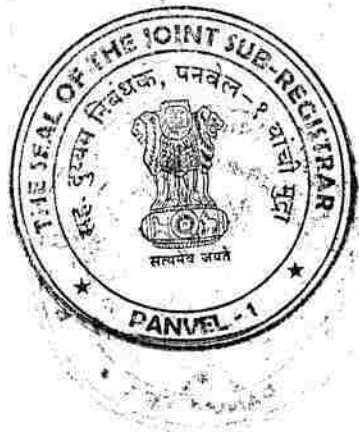
મારો આધાર, મારી ઓળખ

૩૮૯૩	૧૦૨૪
૪૨/૧૪	



ભારત સરકાર, મારી ઓળખ

ज व ल	
3083	2028
40	198



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DINESH SUDAM VARHADI  
SUDAM VARHADI  
15/06/1974  
Permanent Account Number  
AILPV5774F



*[Signature]*  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESH ANANT BHUIYAN  
ANANT NAMDEV BHUJER

भारत सरकार  
GOVT. OF INDIA

15/01/1979  
Permanent Account Number  
AMTPB4134B

*[Signature]*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHBPU3543J  
नाम / Name  
SUBHASH RAMA UGHADA  
पिता का नाम / Father's Name  
RAMA UGHADA  
जन्म तिथि / Date of Birth  
01/04/1986



*[Signature]*  
हस्ताक्षर / Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

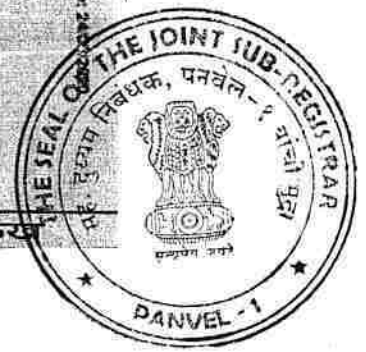
SWAPNIL SUBHASH BHOPI  
SUBHASH NARAYAN BHOPI  
04/02/1998  
Permanent Account Number

ARJPB2772Q  
*[Signature]*  
Signature



प व ल  
3003 2028  
19/28

भारत सरकार  
Government of India  
दुर्गा मुंदे बेलारी  
जन्म तिथि / DOB: 23/10/1999  
पुरुष / MALE  
3536 4429 3329  
VID: 9103 3746 1301 8722  
माझे आधार, माझी ओळख





86/3863

शुक्रवार, 24 मे 2024 12:32 म.नं.

दस्त गोषवारा भाग-1

पवल 1

दस्त क्रमांक: 3863/2024

दस्त क्रमांक: पवल 1 /3863/2024

बाजार मूल्य: रु. 01/-

मौबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल 1 यांचे कार्यालयात

पावती:5407

पावती दिनांक: 24/05/2024

अ. क्र. 3863 वर दि.24-05-2024

सादरकरणाचा नाव: चंदन कुमार

रोगी 12:30 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकुण: 1180.00

दस्त हजर करणाऱ्याची सही:

JOINT S R PANVEL 1

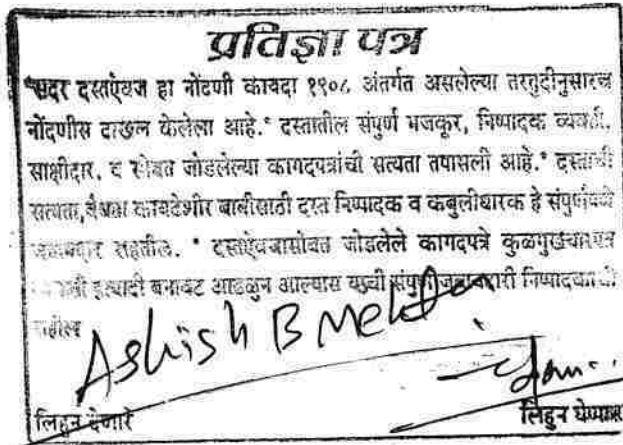
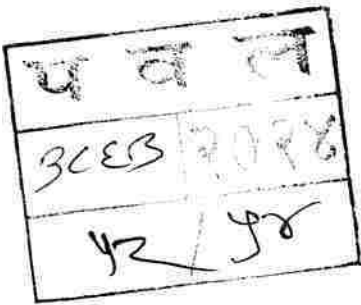
JOINT S R PANVEL 1

दस्ताचा प्रकार: सप्लीमेंट्री अॅप्रीमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 24 / 05 / 2024 12 : 30 : 51 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 05 / 2024 12 : 31 : 51 PM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये

5 98 पृष्ठे आहेत.  
सह दुय्यम निबंधक, पनवेल-१





24/05/2024 12:45:50 PM




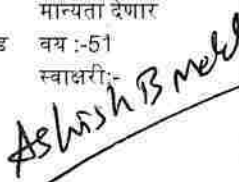


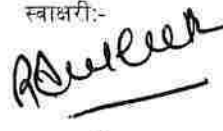


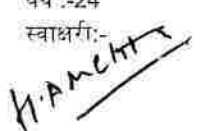


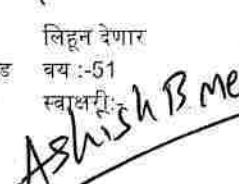


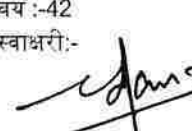




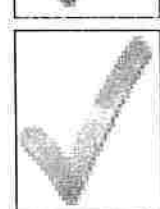
दस्त गोपवारा भाग-2

पवळ 1

दस्त क्रमांक:3863/2024

दस्त क्रमांक :पवळ 1/3863/2024

दस्ताचा प्रकार :-सप्लीमेंट्री अॅप्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मान्यता देणार - मे. ला मेर डेव्हलपर्स लि. तर्फे डायरेक्टर धनेश प्रताप मेहता पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शॉप नं. 21, फुल स्टॉप मॉल, प्लॉट नं.1, सेक्टर नं. 19, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAECL6030A	मान्यता देणार वय :-49 स्वाक्षरी:-	 	
2	नाव:मान्यता देणार - आशिष मेहता एचयुएफ पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए - 504, सानिध्य अपार्टमेंट, गंगेश्वर महादेव, सुरत सिटी, अडाजन, गुजरात, गुजरात, सुरत. पॅन नंबर:AHFPM7191J	मान्यता देणार वय :-51 स्वाक्षरी:-	 	
3	नाव:मान्यता देणार - रतना आशिष मेहता पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए - 504, सानिध्य अपार्टमेंट, गंगेश्वर महादेव, सुरत सिटी, अडाजन, गुजरात, गुजरात, सुरत. पॅन नंबर:AMPPM8377F	मान्यता देणार वय :-46 स्वाक्षरी:-	 	
4	नाव:मान्यता देणार - हितांशु आशिष मेहता पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए - 504, सानिध्य अपार्टमेंट, गंगेश्वर महादेव, सुरत सिटी, अडाजन, गुजरात, गुजरात, सुरत. पॅन नंबर:BFMPM8617R	मान्यता देणार वय :-24 स्वाक्षरी:-	 	
5	नाव:आशिष मेहता एचयुएफ पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए - 504, सानिध्य अपार्टमेंट, गंगेश्वर महादेव, सुरत सिटी, अडाजन, गुजरात, गुजरात, सुरत. पॅन नंबर:AHFPM7191J	लिहून देणार वय :-51 स्वाक्षरी:-	 	
6	नाव:चंदन कुमार पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए- 204, रॉयल रेसिडेन्सी सोसायटी, मार्केड यार्ड रोड, ओल्ड पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगार: (०:). पॅन नंबर:AOMPK9964M	लिहून घेणार वय :-42 स्वाक्षरी:-	 	
7	नाव:प्रिती सिंह पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए- 204, रॉयल रेसिडेन्सी सोसायटी, मार्केड यार्ड रोड, ओल्ड पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगार: (०:). पॅन नंबर:DJPPS1146N	लिहून घेणार वय :-41 स्वाक्षरी:-	 	

वरील दस्तऐवज करून देणार तथ्यांकथने सप्लीमेंट्री अॅप्रीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:24 / 05 / 2024 12 : 42 : 59 PM

3863/2024  
43 / 58

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:सुभाष रामा उषडा - - वय:27 पत्ता:शॉप नं. 96, श्री दत्त झेरॉन पनवेल, ता.पनवेल, जि.रायगड पिन कोड:410206	 स्वाक्षरी		
2	नाव:महेश अनंत भुजवळ वय:45 पत्ता:शॉप नं. 96, श्री दत्त झेरॉन पनवेल, ता.पनवेल, जि.रायगड पिन कोड:410206	 स्वाक्षरी		







JOINT S R PANVEL 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHANDAN KUMAR AND OTHER	eChallan	69103332024052412444	MH002472895202425E	500.00	SD	0001356958202425	24/05/2024
2		DHC		0524247904959	1080	RF	0524247904959D	24/05/2024
3	CHANDAN KUMAR AND OTHER	eChallan		MH002472895202425E	100	RF	0001356958202425	24/05/2024

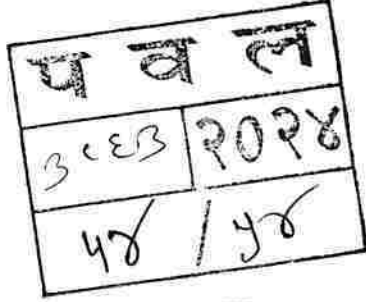
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3863 /2024

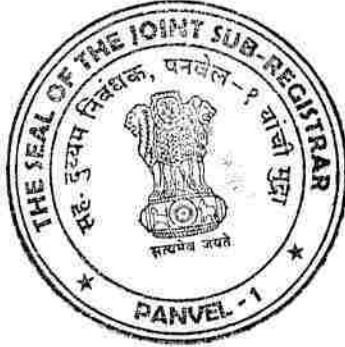
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



पुस्तक क्र. १  
दस्त क्र. ३८६३  
वर नोंदला.  
सह दुय्यम निबंधक, पनवेल-१,  
दि. २४ माहे ०५ सन २०२४



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