

Dated:

FINAL DRAFT

Project Name:	10
Building Name:	905
Tower:	1327.86
Flat No.:	117.81
Carpet Area (Sq. Ft.): (a)	1445.67
Ancillary Area (Sq. Ft.): (b)	3BHK-Majesta
Total: (a+b)	
Type of Flat	₹ 5,74,38,400

Consideration Value (A)	(Amount in Rs.)
Other Charges towards the Flat (Payable at the Time of Possession)	₹ 0
Clubhouse Membership Charges	₹ 1,00,000
Interest free refundable security deposit (for Apex/Federation)	₹ 600
Share Application Charge	₹ 1,00,600
Total other charges (B)	(Amount in Rs.)
Govt. taxes	₹ 28,71,920
GST (@ 5% on Agreement Value or as per applicable rates)	₹ 34,46,304
Stamp Duty Charges (@ 6% or as per applicable rate)	₹ 30,000
Registration Charges	₹ 63,48,224
Total Govt Taxes (C)	₹ 6,38,87,224
Final Estimated Value (A+B+C)	2 Single

Car Parking	₹ 1,38,780
1. Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes as applicable)	₹ 2,77,560
2. Advance adhoc maintenance for common amenities for approximately 24 months payable at the time of possession (taxes as applicable)	

Payment Schedule:

Sr. No.	Description	% Payable	Amount Payable (A)	GST (B)	Total Payable (C) = A+B	TDS (D) 1% of A	Total Instalment Payable (E) = C-D	Payable On
1	Earnest Money	10%	10,47,619	52,381	11,00,000		11,00,000	Application money at the time of booking
			46,96,221	2,34,811	49,31,032	57,438	48,73,594	Within 30 days from date of booking
Execution of Agreement								
2	Instalment on Execution of Agreement	6%	34,46,304	1,72,315	36,18,619	34,463	35,84,156	On the date & at the time of Registration (within 60 days of booking)
3	On completion of Raft	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
4	On completion of Basement 2 slab	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
5	On Completion of Podium 1 / Upper Ground Floor Slab	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
6	On Completion of Plinth	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
7	On Completion of 5th Floor Slab	10%	57,43,840	2,87,192	60,31,032	57,438	59,73,594	-
8	On Completion of 10th Floor Slab	7%	40,20,688	2,01,034	42,21,722	40,207	41,81,516	-
9	On Completion of 15th Floor Slab	7%	40,20,688	2,01,034	42,21,722	40,207	41,81,516	-
10	On Completion of 20th Floor Slab	7%	40,20,688	2,01,034	42,21,722	40,207	41,81,516	-
11	On Completion of Terrace slab	3%	17,23,152	86,158	18,09,310	17,232	17,92,078	-
12	On Completion of Internal Walls, Internal Plaster, Floorings of the said apartment	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
13	On Completion of the electrical fittings, windows, doors of the said apartment, including staircases and lobbies upto the floor level of the said apartment	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
14	On Completion of External Plumbing and External Plaster, entrance lobby/s of the building or wing in which the said apartment is located and sanitary fittings of the said apartment	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
15	On Completion of Lift wells, Electro, Mechanical and Environment Requirements, elevation, Water Pumps, on completion of lifts, terraces with waterproofing, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale	10%	57,43,840	2,87,192	60,31,032	57,438	59,73,594	-
16	On intimation of receipt of Occupation Certificate	5%	28,71,920	1,43,596	30,15,516	28,719	29,86,797	-
Total:		100%	₹ 5,74,38,400	₹ 28,71,920	₹ 6,03,10,320	₹ 5,74,384	₹ 5,97,35,936	

Cheque Favouring:

Note:

- Government taxes and fees are as considered as per current applicable rates & subject to vary.
- TDS to be deducted 1% of the Agreement Value
- The flat offered is subject to availability. The consideration value & all other terms of this draft cost sheet are only valid till the date of this cost sheet.
- Any Miscellaneous charges at the time of registration is to be borne & paid by the applicant.

FINAL DRAFT

Project Name	10
Building Name	905
Tower	1127 B6
Flat No	117 B1
Carpet Area (Sq. Ft.) (a)	1445.67
Ancillary Area (Sq. Ft.) (b)	3018.14
Total (a+b)	4463.81
Type of Flat	2 Single
Consideration Value (A)	₹ 5,74,38,400
Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Clubhouse Membership Charges	₹ 0
Interest free refundable security deposit (for Apex/Federation)	₹ 1,00,000
Share Application Charge	₹ 600
Total other charges (B)	₹ 1,00,600
Govt. taxes	(Amount in Rs.)
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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 :
P51800055488

Project: DOVE at L and T Realty Elixir Reserve , Plot Bearing / CTS / Survey / Final Plot No.:87 (Pt.) at Paspoli, Kurla, Mumbai Suburban, 400072;

- Larsen & Toubro Ltd. (Realty Division)** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **02/04/2024** and ending with **30/08/2028** 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
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:02-04-2024 10:46:34

Dated: 02/04/2024
Place: Mumbai

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



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2335/S/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To,
M/S. LARSEN AND TOUBRO LTD.
L & T Realty, 10th Floor, TC2, L & T Business Park,
Gate no.-5, Saki Vihar Road, Pawai
Mumbai-400072
Sir,

With reference to your application No. **CHE/ES/2335/S/337(NEW)/FCC/3/Amend** Dated. **13 Apr 2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **13 Apr 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **87 (Pt.)** Division / Village / Town Planning Scheme No. **PASPOLI** situated at **Saki Vihar Road Road / Street in S Ward Ward**.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/2/2023

DRAFT AGREEMENT

Mr. Sudeh Sheth Flat No-905.

The Promoter endeavours to enter into the agreement for sale with allottees in the form substantially similar to this Proforma Agreement for Sale of Premises, however, the Promoter reserves its right to make suitable modifications/changes, if required, to this Proforma Agreement for Sale.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this _____ day of _____,

BETWEEN

LARSEN AND TOUBRO LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400001 and having its Corporate Office at A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhroli Link Rd, Powai, Mumbai 400 072, hereinafter referred to as "**the Promoter**" (which expression shall, unless it be

repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the **ONE PART**;

AND

[_____], _____, having its registered office/place of business/ residing at _____, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective legal heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the Karta and the members/coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **OTHER PART**.

- A. The Promoter has been in possession of, entitled to and enjoying land admeasuring 2,34,952.18 sq. mtrs. (hereinafter referred as "**the said Larger Land**") as more particularly described in the **FIRST SCHEDULE** hereunder written. Copy of the plan delineating the said Larger Land is annexed hereto and marked as **ANNEXURE "A1 and A2 collectively"**;
- B. The said Larger Land comprises of (i) 1,58,703.91 sq. mtrs. as Industrial plot/IT plot (hereinafter referred as "**the Industrial Land**") and (ii) 76,248.27 sq. mtrs. is the plot converted from industrial to residential (hereinafter referred to as "**the present I to R plot**"). The Promoter is in the process of conversion of further portion of the Industrial Land into I to R, from time to time (hereinafter referred to as "**the future I to R plot**"). The present I to R plot and the future I to R plot is hereinafter collectively referred to as "**the Total I to R Plot**";
- C. The present I to R plot consists of (i) portion of area to be handed over to MCGM as Amenity Open Space ("**AOS**") from time to time; (ii) portion of

area/plot area being developed as school and its facilities ("School Plot"); (iii) portion of area to be setback for road widening; (iv) right of access/way/road between the School Plot and the Entire Project (defined hereinafter) (v) portion of area towards recreation ground/area and other adjoining road (v) the balance area admeasuring approximately 34,800.88 sq. mtrs. is designated for residential development in the present I to R Plot (hereinafter referred as "the said Land");

- D. Out of the said Land admeasuring approximately 34,800.88 sq. mtrs., a portion of land admeasuring 929.61 sq. mtrs shall be considered as the land to be used for constructing the said Project (defined hereinbelow) hereinafter referred as "the Project Land" and is more particularly described in the **SECOND SCHEDULE** hereunder written;
- E. The chain of title of the Promoter to the said Land (as defined hereinbelow) has been annexed hereto and marked as **ANNEXURE "B"** (Chain of Title);
- F. The copy of Certificate of Title issued by the Advocate of the Promoter in respect of the Project Land has been annexed hereto and marked as **ANNEXURE "C"**;
- G. The Promoter is developing the said Land in phases, and is intending to construct on the said Land thereon mixed used development in phases including several residential apartments and retail units on the said Land, alongwith various common amenities and facilities, as may be sanctioned by the concerned authorities, from time to time, in accordance with the building rules and regulations and bye-laws of the MCGM/ State Government/ or any other competent authority and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the MCGM/ State Government/ or any other competent authority. The entire project comprising of residential and/or commercial/retail/towers/buildings, the common areas and other facilities on the said Land, shall be known as the "**ELIXIR RESERVE PROJECT**" hereunder written ("**the Entire Project**"); A copy of the sanctioned layout for the said Land is annexed hereto and marked as **ANNEXURE "D"**. A copy of the proposed layout (subject to suitable modification from time to time), which also indicate

future development for the said Land, is annexed hereto as **ANNEXURE "E"**;

- H. By and under a commencement certificate ("the said **Commencement Certificate**") issued by the MCGM, the Promoter has been given the permission to commence the construction / development of the said Project. The said **Commencement Certificate** is annexed hereto and marked as **ANNEXURE "F"**. As per the said **Commencement Certificate**, the Tower viz. DOVE is referred to as T10 ;
- I. The Promoter shall be entitled and be at liberty to carry out construction/development on the said Larger Land/the said Land, in such manner as the Promoter may deem fit and proper, as per its' sole discretion, provided the Promoter shall not make any change in the location, area and dimensions of the said Premises (defined hereinbelow) agreed to be sold to the Allottee/s;
- J. The approved plan for the Elixir Reserve Project provides for a common layout wherein certain infrastructures, the Common Areas And Facilities And Amenities (defined hereinbelow), podium, gardens and other open areas, pathways/roads, entrance gates, drainage pipes, electricity sub-stations, water connections, sewage treatment plants (STPs), parking, water harvesting, etc., are for common use of development of the Elixir Reserve Project;
- K. The present approved layout provides for a right of access/way/road ("said road") through the said Land, from Saki Vihar Road to the future development on the said Larger Land. The UG tanks and utilities for the Project and for School are/shall be passing under / below the said road;
- L. This Agreement is in connection with developing, constructing, marketing, sales, etc. the towers containing residential apartments and retail units on the said Land, subject to receipt of requisite approvals, in accordance with the plans, height, designs and specifications as approved by the MCGM/concerned local authority, from time to time;
- M. The construction and development of the building containing residential apartments and retail units known as "DOVE AT L AND T REALTY ELIXIR RESERVE" ("the said **Building**") on the portion of the Project Land/the Entire

Project, admeasuring 929.61 sq. mt. area of thereabouts more particularly stated in **SECOND SCHEDULE** hereunder written (hereinafter referred to as "the Project Land"), has been registered as the real estate project viz. **DOVE AT L AND T REALTY ELIXIR RESERVE** (hereinafter referred to as "the said Project or the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions 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"). The Authority has duly issued the Certificate of Registration for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **ANNEXURE "G"** hereto;

N. The Entire Project consists of multiple buildings, and the following building being constructed/developed on portion of the Project Land admeasuring 929.61 sq. mt. area of thereabouts, is referred to as "the said Building";

RERA Project	Podium	Stilt	Basements	Plinth	Upper floors (Upto)
DOVE AT L AND T REALTY ELIXIR RESERVE	1	1	3	1	25 floors

The Promoter has an option to increase the floors/habitable levels of the said Building, containing residential apartments and retail units subject to the approvals from the Authorities (defined hereinbelow), if required;

O. The Allottee/s has applied to the Promoter for allotment of Premises ("the said Premises") more particularly described in the **THIRD SCHEDULE** hereunder written, being constructed/developed on portion of the Project Land;

P. The Promoter has entered into a standard agreement with Architect, registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Promoter reserves the right to change the Architect at the sole discretion of the Promoter;

Q. The Promoter has appointed Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the

Professional supervision of the Architect and the Structural Engineer, till the completion of the building/s in the Project. The Promoter reserves the right to change the structural Engineer at the sole discretion of the Promoter;

- R. The Promoter has sole and exclusive right to sell the apartments/units in the said Project, constructed/to be constructed by the Promoter on the said Land and to enter into agreement/s with the allottee(s)/s of the apartments and to receive the sale consideration in respect thereof;
- S. The Promoter has given inspection, to the Allottee/s, of all the documents of title relating to the said Land and the plans, designs and specifications prepared by the Promoter's Licensed Surveyor, and Architect, and of such other documents as are specified under the Act and the Rules and Regulations made thereunder;
- T. The Allottee/s has, prior to the date hereof, examined a copy of the Registration Certificate, in detail, through his/her/its Advocate and Planning and Architectural Consultants. The Allottee/s has agreed and consented to the development of the said Project. The Allottee/s has also examined all the documents and information uploaded by the Promoter on the website of the MahaRERA, as required by the Act and the Rules thereunder, and has understood the documents and information, in all respects thereof;
- U. The copies of Property Register Card showing the nature of the title of the Promoter to the said Land, on which the apartments are constructed or are to be constructed, have been annexed hereto and marked as ANNEXURE "II";
- V. The copies of the plans and specifications of the said Premises, agreed to be purchased by the Allottee/s, as sanctioned/approved and/or being sanctioned/approved by the local authority, are annexed hereto and collectively marked as ANNEXURE "I";
- W. The Promoter has obtained some of the approvals from the MCGM/concerned local authority(s) to the plans, specifications, elevations, sections of the building/s and shall obtain the balance approvals, including approval for commencement of construction, from various authorities, from time to time, so as to obtain the building completion certificate or occupancy certificate of the said Project;

- X. The Allottee/s is aware that all the relevant plans, approvals, etc. are uploaded on the RERA website of the said Project. The Promoter has shown to the Allottee/s, all the relevant plans approvals, plans, etc. and the Allottee/s is satisfied with the same;
- Y. The Promoter has accordingly commenced construction of the said Project, in accordance with the approved/sanctioned and/or being approved/sanctioned plans;
- Z. The carpet area of the said Premises is more particularly described in the **THIRD SCHEDULE** hereunder written, and "carpet area" means the carpet area, as defined in RERA;
- AA. Prior to the execution of these presents, the Allottee/s has paid to the Promoter a sum more particularly described in the **FOURTH SCHEDULE** hereunder written, being part payment of the Consideration (defined hereinbelow) of the said Premises, agreed to be sold by the Promoter to the Allottee/s, as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay, to the Promoter, the balance of the Consideration, in the manner hereinafter appearing;
- BB. As per the Act, the Promoter is required to execute a written Agreement for Sale ("**Agreement for Sale**" or "**this Agreement**") of the said Premises, with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;
- CC. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell, and the Allottee/s hereby agrees to purchase the said Premises alongwith ancillary areas (if applicable) and car parking space/s more particularly described in the **THIRD SCHEDULE** hereunder written.
- DD. 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;

SCHEDULES

THE FIRST SCHEDULE: (Description of the said Larger Land)

All that piece or parcel of land or ground bearing City Survey Nos. 86, 86/1, 86/2, 86/3, 87, 87/1, 87/2A, 87/2B, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19, 112, 115, 116B admeasuring 2,34,952.18 (2,36,919.3 sq.mtrs plot area as per the Property Card) (36,716.2 sq.mtrs in Village Tungwa and 2,00,203.1 sq.mtrs. in Village Paspoli) in Powai Estate, in the registration district and sub-district of Mumbai city and Mumbai Suburban and bounded as under:

On or towards the NORTH by : MCGM Waterworks Plot
On or towards the SOUTH by : JVL R
On or towards the EAST by : Saki Vihar Road
On or towards WEST by : Milind Nagar (No development Zone)

THE SECOND SCHEDULE: (Description of the Project Land)

All that piece and parcel of land or ground, lying and being a demarcated part admeasuring 929.61 sq. mtrs. for the project known as " DOVE AT LAND T REALTY ELIXIR RESERVE" ("the said Project") on the portion of CTS No. 87 (Part) being part of all those parts and parcels of the said Larger Land, more particularly described in the FIRST SCHDEULE in Powai Estate, in the registration district and sub-district of Mumbai city and Mumbai Suburban and bounded as under:

On or towards NORTH by: 87 (Part) of village Paspoli
On or towards SOUTH by: 87 (Part) of village Paspoli
On or towards EAST by: 87(part) of village Paspoli/ Saki vihar road
On or towards WEST by:87(part) of village Paspoll

THIRD SCHEDULE: (Description of the said Premises)

Premises bearing No. _____ admeasuring _____ sq. mtrs. carpet area i.e. approximately square feet, alongwith ancillary areas admeasuring _____ sq. mtrs. approximately (Sq. ft.), on «**Floor**» floor in Tower _____ of the Project known as " _____ ", alongwith *(_____ covered car parking space/s and/or _____ tandem car parking at _____ level basement / podium bearing No(s) _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft.) (*subject to statutory approvals).

FOURTH SCHEDULE

Sr. No	Terms and Expressions	Meaning/Description
	Consideration	Rs. _____ [_____] (Rupees [_____ Only])
	Earnest Money	A sum of Rs _____/- (Rupees _____ only) (not exceeding 10% of the Consideration) as earnest money or application fee
	Payment Plan	<p>The Allottee/s has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that the Promoter the balance amount of Rs _____ (Rupees _____) in the following manner :-</p> <p>i. Amount of Rs _____/- (_____) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement</p>

- ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas ascertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee/s on or after receipt of occupancy certificate or completion certificate.

Bank Account

Bank Account
No.

Tower/Project

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

If Yes, OF No/ Account No: 3811120393026

Name: SOMEL DIVYESH SHETH
First Name Middle Name Last Name

Date of Birth: 27/10/1993 PAN: EPNP56494E

Mobile: 9619534347

e-mail: SOMELSHETH93@GMAIL.COM

Name of Spouse: _____

Name of Father: DIVYESH PRAVIN SHETH

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filed)

1) Aadhaar / UID No. 299598026999

2) Voter ID No. _____

3) Passport No. _____

4) Driving License No. _____

5) MGNREGA Job card No. _____

6) Letter issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: THAT VILLAGE-6, ROYAL PALMS FAREY MOUR COL

Address 2: POWAI

Address 3: _____

Village: _____ City: MUMBAI

District: _____ State: MAHARASHTRA

Country: INDIA Pin Code: 400055

Current address same as the permanent address Yes No

Current Address: Address 1: _____

Address 2: _____

Address 3: _____

Village: _____ City: _____

District: _____ State: _____

Country: _____ Pin Code: _____

Address type for communications Permanent Current

Residential type Rented Company lease Owned

Years residing in current address: 25 Months residing in current address: _____

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify _____

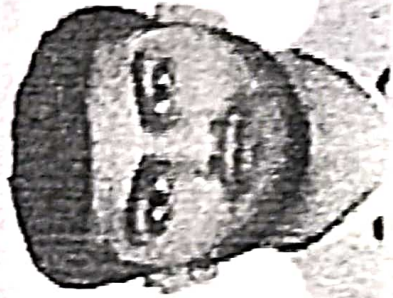
No. of existing house plot owned individually or jointly by the customer: _____



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name

SOHEL DIVYESH SHETH

पिता का नाम / Father's Name

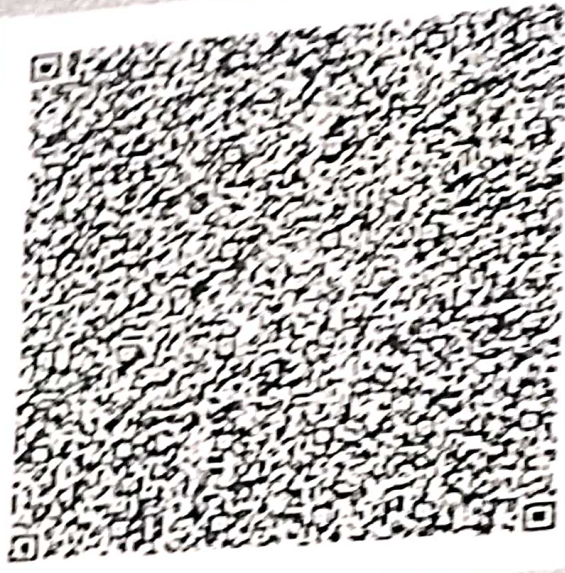
DIVYESH PRAVIN SHETH

जन्म की तारीख /
Date of Birth

27/10/1993

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EPNPS6484E



0906202



हस्ताक्षर / Signature



भारत सरकार

GOVERNMENT OF INDIA



सद्विक्रम दिव्यका शेट

Sudhakar Divyakash Sheth

जन्म तारीख 10/05/1993

पुरुष Male



2995 0802 0999

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

ठा विला नं 8 रायल पार्क्स
आरे कॉलोनी गोरगाव ईस्ट,
मुंबई, आरेमिल्क कॉलोनी,
मुंबई
महाराष्ट्र, 400065

Address:

Thal Villa no 8 Royal Palms
Aarey Colony Goregaon East,
Mumbai, Aareymilk Colony,
Mumbai
Maharashtra, 400065

Aadhaar - Aam Aadmi ka Adhikar