

75/13149

Wednesday, June 19, 2024

11:45 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14553

दिनांक: 19/06/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-13149-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिपायन बैद्य

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:04 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मुल्य: रु. 7883540.22 /-

मोबदला रु. 18000000/-

भरलेले मुद्रांक शुल्क : रु. 1080000/-

श्री. जी. पी. ओटा
सह दुसऱ्या निबंधक वर्ग - २
ठाणे क. ३

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624181518571 दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002924761202425E दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

Dipayan Baidya

Cam?



20/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

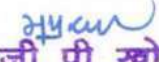
दस्त क्रमांक : 13149/2024

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7883540.22
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: फ्लॉट नं. 1901, 19 वा मजला, बी-विंग, गामी एस्टर, प्लॉट नं. 17 आणि 18, सेक्टर 2, घणसोली, नवी मुंबई. क्षेत्र-77.860 चौ.मीटर. कारपेट एरिया आणि 2 कार पार्किंग स्पेस नं. 205,206. ((Plot Number : 17,18 ;))
(5) क्षेत्रफळ	1) 77.860 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:- धालिया अँड गामी एंटरप्राइजेस तर्फे भागीदार मुरजी भानजी गामी तर्फे कु. मु. म्हणून भरत जी.रांजणे वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 101, पहिला मजला, रिअल टेक पार्क, प्लॉट नं.39/2, सेक्टर ३०ए, वाशी नवी मुंबई 400705, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AANFT4444L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिपायन बैद्य वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कुंजवन कॉलनी, आगरतळा, अभयनगर, पश्चिम त्रिपुरा, त्रिपुरा - ७९९००५, ब्लॉक नं:-, रोड नं:-, द्रीपूरा, पश्चिम द्रीपूरा. पिन कोड:-799005 पॅन नं:-BWYPB2179N 2): नाव:- मिताली दास वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कुंजवन कॉलनी, आगरतळा, अभयनगर, पश्चिम त्रिपुरा, त्रिपुरा - ७९९००५, ब्लॉक नं:-, रोड नं:-, द्रीपूरा, पश्चिम द्रीपूरा. पिन कोड:-799005 पॅन नं:-BBTPD1858E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13149/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1080000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	


श्री. जी. पी. सोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Payment Details

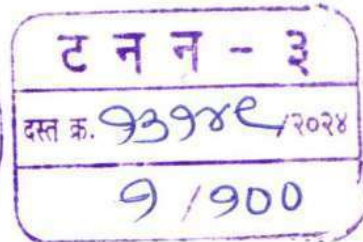
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	THALIA AND GAMI ENTERPRISES	eChallan	69103332024060113910	MH002924761202425E	1080000.00	SD	0002060789202425	19/06/2024
2		DHC		0624181518571	2000	RF	0624181518571D	19/06/2024
3	THALIA AND GAMI ENTERPRISES	eChallan		MH002924761202425E	30000	RF	0002060789202425	19/06/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202406191465	19 June 2024, 11:18:09 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	4 / 108- घणसोली नोड सेक्टर नंबर 2				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
27700	79600	91500	99500	91500	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	85.646 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs. 26620/-
उद्ववाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	77.86 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.85570/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
		= ((85570-27700) * (100 / 100)) + 27700)			
		= Rs.85570/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 85570 * 85.646				
	= Rs.7328728.22/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (79600 * 25/100)				
	= Rs.554812/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 7328728.22 + 0 + 0 + 0 + 554812 + 0 + 0 + 0 + 0 + 0				
	= Rs.7883540/-				
	= ₹ अठ्ठाहत्तर लाख ज्य़ाऐशी हजार पाच शे चाळीस /-				

Home

Print







CHALLAN
MTR Form Number-6



GRN	MH002924761202425E	BARCODE			Date	01/06/2024-14:41:03	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRAR			Full Name	THALIA AND GAMI ENTERPRISES					
Location	THANE			Flat/Block No.	Flat No.1901, 19th Floor, B-WING, GAMI ASTERS					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	Plot No. 17 And 18, Sector- 2, Ghansoli					
0030046401 Stamp Duty		1080000.00		Area/Locality	Navi Mumbai					
0030063301 Registration Fee		30000.00		Town/City/District						
				PIN	4	0	0	7	0	1
				Remarks (If Any)	 SecondPartyName=DIPAYAN BAIDYA AND MITALI DAS-CA=18000000 दस्त क्र. 9398/2024 2/900					
Total		11,10,000.00		Amount In	Eleven Lakh Ten Thousand Rupees Only					
				Words						
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332024060113910	2871768922			
Cheque/DD Details				Bank Date	RBI Date	01/06/2024-14:41:52	03/06/2024			
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		101 , 03/06/2024				
Name of Branch										

Department ID :

Mobile No. :

8828972188

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURER, MUMBAI 02
Date: 2024.06.01 11:47:17 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-75-13149	0002060789202425	19/06/2024-11:44:44	IGR115	30000.00
2	(IS)-75-13149	0002060789202425	19/06/2024-11:44:44	IGR115	1080000.00
Total Defacement Amount					11,10,000.00



CHALLAN
MTR Form Number-6



GRN	MH002924761202425E	BARCODE	[Barcode]		Date	01/06/2024-14:41:03	Form ID	25.2	
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty Registration Fee				
Office Name					THN8_THANE NO 8 JOINT SUB REGISTRAR				
Location					THANE				
Year					2024-2025 One Time				
Account Head Details					Amount In Rs.				
0030046401 Stamp Duty					1080000.00				
0030063301 Registration Fee					30000.00				
Total					11,10,000.00				
Payer Details					TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Full Name					THALIA AND GAMI ENTERPRISES				
Flat/Block No.					Flat No.1901, 19th Floor, B-WING, GAMI ASTERS				
Premises/Building					Plot No. 17 And 18, Sector- 2, Ghansoli				
Road/Street					Navi Mumbai				
Area/Locality					Navi Mumbai				
Town/City/District					PIN				
					4 0 0 7 0 1				
Remarks (If Any)					SecondPartyName=DIPAYAN BAIDYA AND MITALI DAS-CA=18000000				
Amount In					Eleven Lakh Ten Thousand Rupees Only				
Words									
Payment Details					IDBI BANK				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN				
					Ref. No.				
					69103332024060113910				
					2871768922				
Cheque/DD No.					Bank Date				
					RBI Date				
					01/06/2024-14:41:52				
					Not Verified with RBI				
Name of Bank					Bank-Branch				
					IDBI BANK				
Name of Branch					Scroll No. , Date				
					Not Verified with Scroll				

Department ID : Mobile No. : 8828972188
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करायला लागू आहे. नोदणी न करायसल्ला दस्तावादी सदर चलन लागू राहो.

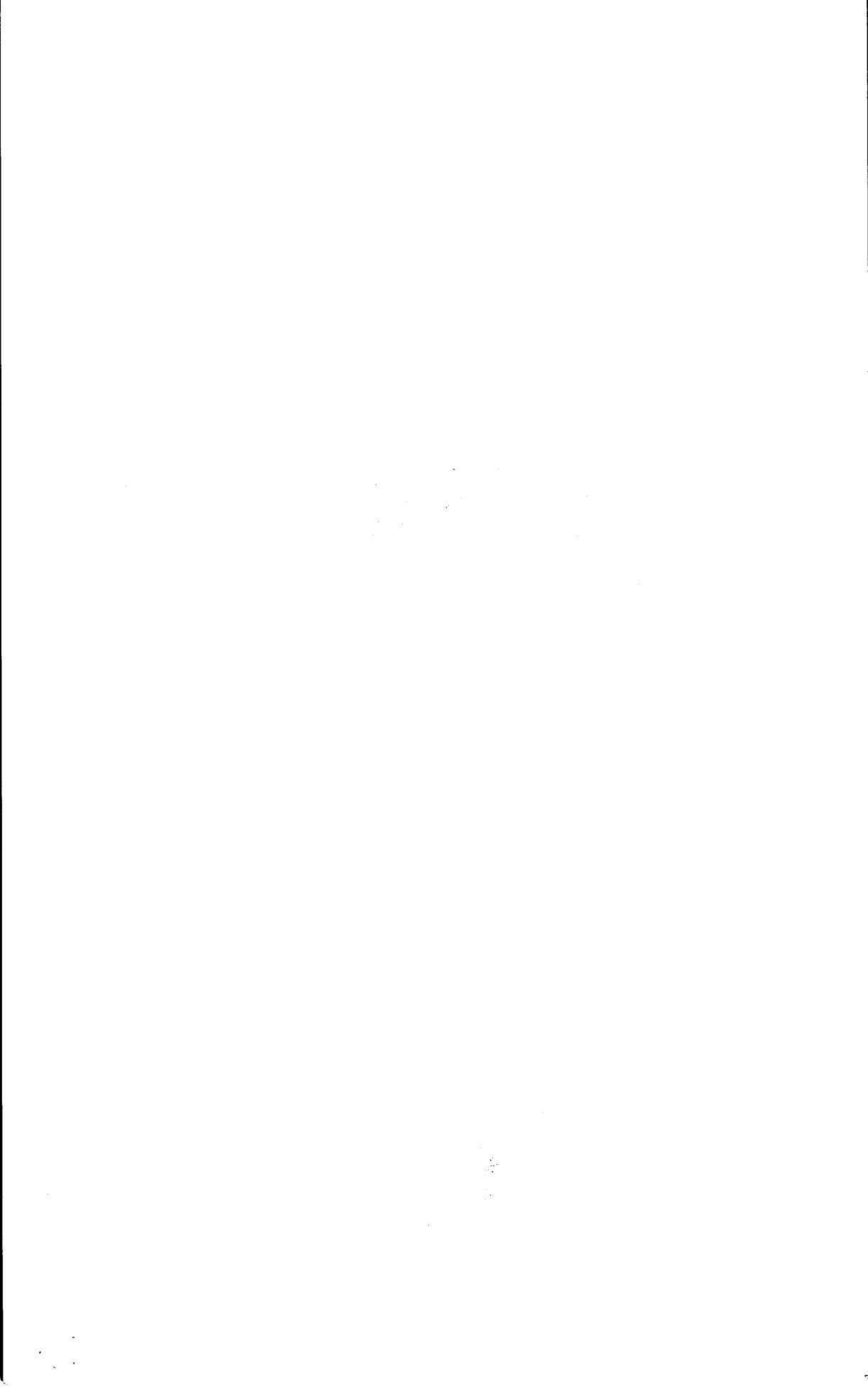


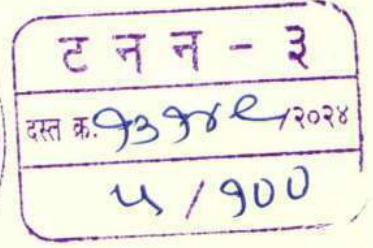
र न न - ३
 दस्त क्र. ३९४९/२०२४
 ३ ९००



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624181518571	Date 18/06/2024
Received from , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name WIBMOPG	Date 18/06/2024
Bank CIN 10004152024061817387	REF No. 14431373
This is computer generated receipt, hence no signature is required.	







AGREEMENT

FLAT NO. - 1901 "B" Wing
FLOOR - 19th
CARPET AREA - 77.860 Sq. Mtrs.
TOTAL CONSIDERATION VALUE RS. 1,80,00,000/-

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 19th day of June, 2024
BETWEEN

M/S. Thalia & Gami Enterprises, Partnership Firm, (PAN NO. AANFT4444L), a registered under the Indian partnership Act 1932, having its address at "Gami Group", 101, Real Tech Park, 1st Floor, Plot No. 39 / 2, Sector 30 A, Vashi, Navi Mumbai, 400703. through its Authorised Partner **Mr. Murji Bhanji Gami**, hereinafter referred to as the "**PROMOTERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the **ONE PART**

AND

Mr. Dipayan Baidya, Age - 33 of Mumbai, Indian Inhabitant, (PAN NO BWYPB2179N) (Aadhar No. 8336-0233-5037) & **Mrs. Mitali Das**, Age - 33 of Mumbai, Indian Inhabitant, (PAN NO BBTPD1858E) (Aadhar No. 9952-0587-7638) Residing at **Kunjaban Colony, Agartala, Abhoynagar, West Tripura, Tripura - 799005**. hereinafter referred to as "**THE PURCHASER/S/ ALLOTTEE/S**" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the **OTHER PART**:


Promoter/s


Purchaser/s



WHEREAS:-

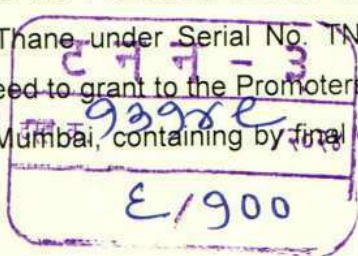
1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. The CIDCO Ltd., by virtue of an Allotment Letter Reference no. 278/12000013/135 dated 24th April 2018 & Reference no. 278/12000013/136 dated 24th April 2018, has allotted the Promoters herein Plots being Plot No. 17 & Plot No.18, Sector- 2, Ghansoli, Navi Mumbai, containing by measurement 2470.00 Square meters & 2369.00 Square meters or thereabouts respectively for residential and commercial purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.

5. Thereafter, by an Agreement to Lease dated 16th October 2019 executed between the CIDCO Ltd. and the Promoters herein and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 15006 - 2019 dated 23rd October 2019, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of Plot No. 17, Sector- 2, Ghansoli, Navi Mumbai, containing by final demarcated measurement 2470.00 Square meters or thereabouts AND by an Agreement to Lease dated 7th February 2020 executed between the CIDCO Ltd. and the Promoters herein and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 2212 - 2020 dated 7th February 2020, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of Plot No. 18, Sector- 2, Ghansoli, Navi Mumbai, containing by final demarcated measurement 2,390.00 Square meters or thereabouts



[Handwritten signature]

Promoter/s

[Handwritten signature]
Dipayan Baidya
Purchaser/s

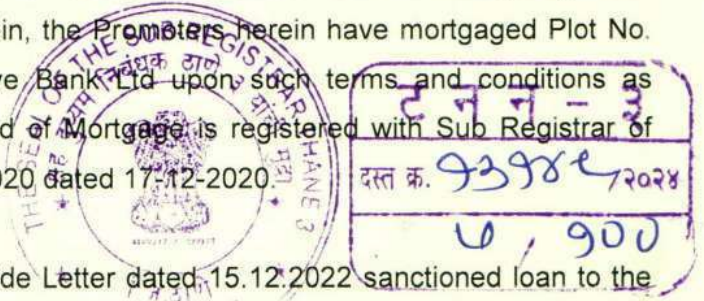
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Mithi Des

6. Thereafter, at the request of the Promoters, the CIDCO Ltd., vide Modified Agreement to Lease dated 18-11-2021 and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 17355- 2021 has amalgamated Plot No. 17 & Plot No.18, in Sector- 2, Ghansoli, Navi Mumbai as a single plot having area **4860.00 Sq.mtrs** thereabout for term mentioned therein (hereinafter referred to as the said Plot) and which is more particularly described in the First Schedule hereunder written, for residential cum commercial purpose on the terms and conditions and for the lease premium as contained in the said Agreement to Lease and which is more particularly described in the First Schedule hereunder written.

7. In the above circumstances, the Promoters are the Licensees in respect of the said Plot and are entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority.

8. Pursuant thereto, by a Deed of Mortgage dated 31.08.2018 executed between M/s Indiabulls Housing Finance Limited and the Promoters herein, the Promoters herein have mortgaged Plot No. 18, with the said M/s Indiabulls Housing Finance Limited upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-8-8864-2020 dated 08-12-2020.

Pursuant thereto, by a Deed of Mortgage 17-12-2020 executed between Abhyudaya Co. Operative Bank Ltd and the Promoters herein, the Promoters herein have mortgaged Plot No. 17, with the said Abhyudaya Co. Operative Bank Ltd upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-8-9790-2020 dated 17-12-2020.



9. The LIC Housing Finance Limited, vide Letter dated 15.12.2022 sanctioned loan to the Promoters against the mortgage of the said plots being Plot No.17 & 18 and assignment/ hypothecation of receivables from the Project on the said plot and the LIC Housing Finance Limited, has for and on behalf of the Promoters, repaid the outstanding loan of M/s Indiabulls Housing Finance Limited and Abhyudaya Co. Operative Bank Ltd. The Promoters have, vide letter dated 18.03.2023, and 15.03.2023 received the No Dues Certificate from the said M/s Indiabulls Housing Finance Limited and Abhyudaya Co. Operative Bank Ltd respectively.

Pursuant thereto, by a Deed of Reconveyance dated 20-03-2023 registered with Sub Registrar of Assurances under Serial Number TNN-8-5623-2023 dated 20-03-2023 executed between the said M/s Indiabulls Housing Finance Limited and the Promoters herein, the said M/s Indiabulls Housing Finance Limited has released its charge on the said plot no 18 in favour of the Promoters as mentioned therein.

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Pursuant thereto, by a Deed of Reconveyance dated 23-03-2023 registered with Sub Registrar of Assurances under Serial Number TNN-3-5528-2023 dated 23-03-2023 executed between the said M/s Abhyudaya Co-operative Bank Ltd and the Promoters herein, the said M/s Abhyudaya Co-operative Bank Ltd has released its charge on the said plot no 17 in favour of the Promoters as mentioned therein.

Further, by a Deed of Mortgage dated 28-03-2023 executed between the said LIC Housing Finance Limited and the Promoters herein, the Promoters herein have availed Loan from the said LIC Housing Finance Limited against the mortgage of the said plot and assignment/ hypothecation of receivables from the Project on the said plot and upon such terms and conditions as mentioned therein. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-3-5943-2023, dated 28-03-2023.

10. The Promoters, through their Architects, "M/S TRIARCH DESIGN STUDIO", having their address at Bhagavati Bhuvan, Saraswati Baug, Jogeshwari (E), Mumbai, Shop no. 18, Gauri Commercial Complex, Plot no. 19, Sector -11, CBD, Belapur, Navi Mumbai, have prepared building plans by utilizing permissible available FSI as per UDCPR 2020, by proposing to construct a Residential cum Commercial Building on the said plot. The Promoters herein have submitted to the NMMC and other authorities the building plans, specifications and designs for the said plot. The NMMC has sanctioned the Building plans, specifications and designs submitted by the Promoters herein and granted its Amended Commencement Certificate and Development permission vide its letter dated **25-02-2022** having reference no. **NMMC / ADTP / BP / CASE No. 20211CNMMC18491/538/2022** to construct a Residential cum Commercial Building of Ground and upper floors by utilizing the FSI to construct 2 buildings of Residential cum Commercial use comprising of Two buildings each of Ground + 28 upper Floors within the permissible FSI as per UDCPR. The copy of the said Commencement Certificate dated 25-02-2022 is annexed hereto and marked as **Annexure "A"**.

11. The Promoters have also appointed "A. G. GOKHLE & ASSOCIATES" as RCC Consultants for carrying out the construction of the said Building/s and the Architect **M/S TRIARCH DESIGN STUDIO**, for preparing plans of the said Building/s.

12. At present, the Promoters have obtained the Commencement Certificate for the permissible area of 27518.123 Sq. meters and accordingly as per the sanctioned Building plans, the Promoters are initially constructing TWO Residential cum Commercial Buildings each consisting of Ground + 28 upper Floors comprising of the following:-

i. Ground Floor for Shopping/ Commercial premises and stilt Car Parking.

Promoter/s

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Purchaser/s

M. S. Desai
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ii. 1st Floor for hospital and Podium Parking

iii. 2nd to 6th Floor for podium Parking

iv. 7th floor for External amenities i.e., Fitness Centre, Swimming Pool, R.G., Landscape Garden & Society Office.

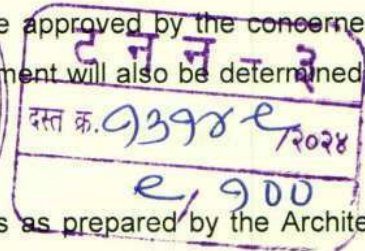
v. 8th Floor onwards shall be reserved for Residential Flats in the said Project.

The aforesaid Project shall be known as "**GAMI ASTERS**" (hereinafter referred to as the said Project).

13. The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at **MUMBAI** under registration no. **P51700025311** for **A-Building and** under registration no. **P51700045247** for **B-building**. The copy of Registration Certificate of the said Project is annexed hereto and marked as **Annexure "B"**.

14. In the above circumstances, the Promoters, being the Licensees in respect of the said Plot, are entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

15. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Plot by constructing building/s to be used for Residential / Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters, at their own discretion.



16. The Purchaser/s has/ have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoters may change the said building plans from time to time and/or as may be required by the NMMC/CIDCO Ltd. and / or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. A Layout Plan of the said plot is annexed hereto and marked as **Annexure "C"**.

17. The Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans as per Commencement Certificate dated 25-02-2022. The Promoters shall continue the development of the said plot in accordance with such further development permission and Amended Commencement Certificate. As per the terms & conditions of the said Agreement to Lease, the Promoters are desirous of selling Premises in the said proposed Building Project which is intended to be named as "**GAMI ASTERS**" or such name as the Promoters may decide. The Purchaser/s has/ have, after understanding the

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Purchaser/s

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manner in which the development of the said plot shall be completed by the Promoters, agreed to purchase from the Promoters a Flat / Shop in the said Project for such consideration and upon such terms and conditions as appearing hereinafter.

18. The Report on Title issued by **ADV. J. D PATIL**, Advocates, has been seen and inspected by the Purchaser/s and a copy thereof has been annexed hereto and marked as **Annexure "D"**. The Purchaser/s has/ have, also prior to the execution of this Agreement, for himself / herself satisfied about the right and title of the Promoters to the said Plot, the right of the Promoters to develop the said Plot and to construct the said proposed Building on the said Plot more particularly described in the First Schedule hereunder written. The Purchaser/s by virtue of his having executed this Agreement, is deemed to have accepted the title of the Promoters to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

19. The Promoters had applied to the said LIC Housing Finance Limited for the grant of its No Objection for sale of the said premises. In response thereto, the Promoters have received from the said LIC Housing Finance Limited, the required No Objection for the sale of the said premises. A copy of the said No Objection Letter LIC Housing Finance Limited is annexed hereto and marked as **Annexure "E"**.

20. a. The Purchaser/s has/ have demanded and the Promoters have given to the Purchaser/s inspection of the following documents:-

I. CIDCO's Allotment Letter dated 24.04.2018.

II. Agreement to Lease dated 16.10.2019 & 07.02.2020.

III. Deed of Mortgage dated 31.08.2018 & 08.02.2020.

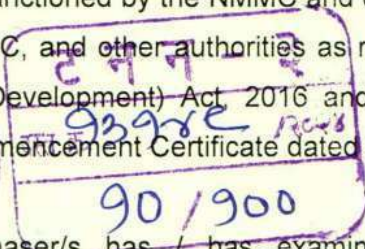
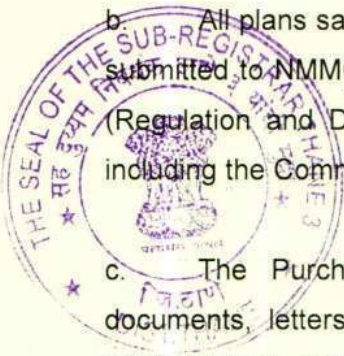
IV. No Objection Letter issued by LIC Housing Finance Limited, for the sale of premises.

V. Commencement Certificate Dated 25-02-2022.

VI. All other relevant documents, letters, papers and writings referred to herein.

b. All plans sanctioned by the NMMC and other authorities, the designs, specifications etc., submitted to NMMC, and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act 2016 and the rules and regulations made there under, including the Commencement Certificate dated 25-02-2022.

c. The Purchaser/s has / has examined the foregoing Agreements and relevant documents, letters, papers and writings inspection of which, the Promoters have given to him/her / them and get him/her / them satisfied.



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Purchaser/s

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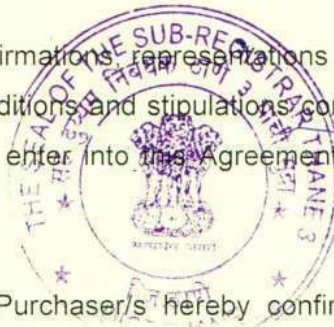
d. On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase **Flat No. 1901 on the 19th Floor of "B" wing**, admeasuring **77.860 Square meters** (Carpet Area) or thereabouts in the Project /Building known as "**GAMI ASTERS**" to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh Only)**. The Typical floor plan of the said Premises is annexed hereto & marked as **Annexure "F"**. Further, the Purchaser/s has requested the Promoter for allotment of **Two parking space having No. 205 & 206** and situated on **3rd Floor** of the building. A copy of said car parking plan is appended hereto as **Annexure "F1"**

21. This carpet area is inclusive of unfinished wall surface, area under RCC Column and shear wall and other such structural members of the premises in the building on the said Plot being constructed thereof, as per the rules and regulations of Real Estate (Regulation and Development) Act, 2016.

22. The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under UDCPR. The Certificate of the Architect detailing the said additional areas is annexed hereto and marked **Annexure "G"**. The Promoters have paid necessary premium / charges to the NMMC for getting the sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s.

23. The Purchaser/s has / have seen and approved the Building and floor plan, and have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises.

24. 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.



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25. Both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

26. Now both the parties are desirous of recording the terms and conditions of these presents so reached between them.

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Promoter/s

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Purchaser/s

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M. S. Desai