

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at _____ on this ____ day of _____, 2024;

BETWEEN

SHREE NIDHI CONCEPT REALTORS PVT. LTD. (CIN: U45201MH2006PTC164533) (PAN: AAKCS2026H) a company incorporated under the Companies Act, 2013/1956 having its registered office at Ganesh Bhuvan, 1st Floor, R N 3, Road Number 2, Hindu Colony Dadar East, Mumbai 400 013, through its authorised signatory _____, duly authorized in this regard vide Board Resolution dated _____ (hereinafter referred to as "SNCRPL" which expression shall unless repugnant to the context be deemed to mean and include its successors in title and permitted assigns) of the **One Part**;

And

LH Residential Housing Limited, a company registered under the provisions of the Companies Act, 2013 having CIN No. U68100MH2023PLC407788, having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400 001, through its Authorized Signatory _____, duly authorized in this regard vide Board Resolution dated _____ (hereinafter referred to as "L&T" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the **Second Part**.

AND

MR/MRS/MS. VENUGOPAL K. PATNAIK (PAN AJBPK4936H) aged ____ years, an adult Indian Inhabitant, residing at _____; and

MR/MRS/MS. UMA KRISHNAMOORTHY (PAN ACEPK6463J) aged ____ years, an adult Indian Inhabitant, residing at _____;

OR

MESSRS _____ (PAN _____), a partnership firm,

registered under the Indian Partnership Act, 1932// a limited liability partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at _____, through its authorized representative Mr./Ms. _____;

OR

_____ (PAN _____) a Company registered under the Companies Act, 2013/Companies Act, 1956, having its registered office at _____, through its authorized representative Mr./Ms. _____

hereinafter referred to as the "Allottee/s", (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include in case of individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns; in case of a company or companies, their respective successors and assigns; in case of a partnership firms or limited liability partnerships, the partners for the time being thereof, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last survivor; in case of a Hindu undivided families (HUF), the Karta and all coparceners, members of each of the HUFs from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of public charitable trusts, all trustees constituting the trusts for the time being and their permitted assigns; in case of private trusts/settlements, all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **THIRD PART**.

SNCRPL and L&T are hereinafter collectively referred to as "the Developers".

The Developers and the Allottee/s are hereinafter collectively referred to as "Parties" and individually as "Party".

WHEREAS:

- a) The Government of Maharashtra is the owner of land bearing C.S. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, admeasuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred and Sixty Five Point Seven Two) square meters, situated at village Mahim Mumbai 400 016, more particularly described in the **First Schedule** hereunder and shown in Red color boundary on the Plan annexed as "Annexure A" hereto (hereinafter referred to as "Larger Land").
- b) The Larger Land was occupied by certain tenants/occupants and is a "censused slum" in terms of the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act"). The tenants/occupants therein formed the following three Co-operative

- n) The Developers have registered the Phase I under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") read with 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 (hereinafter referred to as the "Rules") with the Real Estate Regulatory Authority at Mumbai no P51900046369, authenticated copy is attached as "**Annexure E**" (hereinafter referred to as "the Project").
- o) The Developers have sole and exclusive right to sell the flats/shops/commercial units/car parking spaces in the Project and to enter into Agreement/s with the Allottee/s of such premises in the Project and to receive the sale consideration in respect thereof.
- p) On demand from the Allottee/s, the Developers have given inspection to the Allottee/s of all the documents of title relating to the Project and the plans, designs and specifications prepared by the Developer's Architects, Anand Dhokey, and of such other documents as are specified under the Act and the Rules and Regulations made thereunder.
- q) The authenticated copy of Certificate of Title issued by the attorney at law or advocate of the Developers and the authenticated copy of Property Card have been annexed hereto and marked as "**Annexure F**" and "**G**" respectively.
- r) The authenticated copies of the plans of the layout as proposed by the Developers, and according to which the construction of the buildings and open spaces are proposed to be provided for in the Project, have been annexed hereto and marked as "**Annexure H**".
- s) The Developers have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the Free Sale Buildings.
- t) While sanctioning the aforesaid plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Developers while developing the said Free Sale Land and the Project and upon due observance and performance of which, the Completion or Occupancy Certificate in respect of the Project shall only be granted by the concerned local authority.
- u) The Developers have accordingly commenced construction of the Free Sale Building on the said Free Sale Land in accordance with the aforesaid proposed plans.
- v) The Allottee/s has/have applied to the Developers for allotment of Residential/Commercial/Retail Premises/Unit/Apartment more particularly, described in the **Fifth Schedule** hereunder in the

Free Sale Building of the project known as "Island Cove" ("The said Apartment") forming part of the Project and car parking space(s) ("Car Parking Space(s)"), in the stack/surface parking/tandem car parking constructed on the said Free Sale Land and being more particularly described in the **Fifth Schedule** for a lumpsum consideration of Rupees as mentioned in Sixth Schedule and on the terms and conditions set out hereunder.

- w) The Allottee/s is further desirous of using car parking space in the Project. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Promoter, the Allottee has requested the Promoter for allotment of an car parking space and the Promoter agrees to allot to the Allottee an car parking space more particularly stated in **FIFTH SCHEDULE** exclusively for the use of the Allottee/s's own vehicle and/or for parking guests/visitors' vehicle of such Allottee/s and for no other purpose whatsoever ("Car Parking Space") more particularly depicted on the plan annexed hereto and marked as "Annexure K" & Annexure L . The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the use of the said Car Parking Space by the Promoter, from time to time. It is clarified that the Promoter has provided a mandated reserved area of car parking for the visitors/guests of the allottees of the Project.
- x) The carpet area of the said Apartment is more particularly referred in Fifth Schedule and for the purpose of this Agreement, "**Carpet Area**" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment,
- y) The authenticated copies of the plans of the said Apartment agreed to be purchased by the Allottee/s, , have been annexed and marked as "**Annexure I**".
- z) The Developers have informed and the Allottees are aware about the following in respect of the development to be undertaken by the Developers on the said Free Sale Land:
- That the Developer shall be utilizing an aggregate FSI 6.21 lakh sq. ft. equivalent to approximately 5.31 lakh square feet RERA Carpet Area to construct and develop the Free Sale Building.
 - That the Free Sale Buildings have 3 (three) level of common basements having stack/surface/tandem car parking spaces which shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings.
 - Ground floor of the Free Sale Building shall have commercial/retail units plus car parking space for the use of the occupiers for the residential premises of the Free Sale Buildings.
 - 1st to 5th level podium shall comprise of partly residential premises and partly of car parking

8. Provided that, the Developers shall be entitled to reasonable extension of time for offering possession of the said Apartment on the aforesaid date, if the completion of building in which the said Apartment is to be situated is delayed on account of -
- (i) War, civil commotion, or Act of God.
 - (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

9. **PROCEDURE FOR TAKING POSSESSION**

- 9.1 The Developer, upon obtaining the Occupancy Certificate from the competent authority and subject to the Allottee/s being in compliance of this Agreement and payment of all the amounts to the Developers as per the Agreement, shall offer in writing the possession of the said Apartment, to the Allottee/s in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice, and the Developers shall give possession of the said Apartment to the Allottee/s. The Allottee/s agree(s) to pay the maintenance charges as determined by the Developers or Association of Allottees, as the case may be. The Developers on its behalf shall offer the possession to the Allottee/s in writing, within 7 days of receiving the Occupancy Certificate of the said Apartment.
- 9.2 The Allottee/s shall take possession of the said Apartment within 15 days of the written notice from the Developers to the Allottee/s intimating that the said Apartment is ready for use and occupancy. The Allottee/s shall be deemed to have accepted the possession of the said Apartment on expiry of the aforesaid 15 days, in consonance with this Agreement, and shall thereafter, the Allottee/s agree/s to pay the common area maintenance charges as mentioned in this Agreement to the Developers and/or Association of Allottee/s and/or Facility Management Agency appointed by the Developer, as the case may be. The Allottee/s expressly understands that from such date, the risk and ownership to the said Apartment shall pass and be deemed to have passed to the Allottee/s.
- 9.3 It is clarified that in the event, the Developers completes the construction of the said Apartment and obtains the occupation certificate/part occupation certificate, prior to the Possession Date as referred on the RERA portal for the present Project, as the case may be, then and in such an event, the Allottee shall be liable to take the possession of the said Apartment, without any protest, and shall be liable to make payment of the Consideration towards the said Apartments as per the timelines stipulated herein above.

10. **FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID APARTMENT**

- 10.1 Upon receiving a written intimation from the Developers as per clause 9, the Allottee/s shall take possession of the said Apartment from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developers



hereinabove written.

THE FIRST SCHEDULE REFERRED HEREINABOVE

(Description of the Larger Land)

All land bearing C.S. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, admeasuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred and Sixty Five Point Seven Two) square meters, situated at village Mahim Mumbai 400 016.

THE SECOND SCHEDULE REFERRED HEREINABOVE

(Description of the said Rehab Sale Land)

All that piece and parcel of land forming part of the Larger Land, admeasuring 2969 square meters only or thereabouts.

THE THIRD SCHEDULE REFERRED HEREINABOVE

(Description of the Free Sale Land)

All that piece and parcel of land forming part of the Larger Land admeasuring in the aggregate approximately 6163.68 Sq. Mtrs, which forms part of said Land and is hatched in Light Green colour on the plan annexed hereto and marked as ANNEXURE "A".

THE FOURTH SCHEDULE REFERRED HEREINABOVE

(The said common area and facilities above referred to)

Project Name/Amenities
CLUB AREA
Gym
Meditation/Yoga Room/CrossFit
Dance Studio
Changing Room
Pillatte Zone
Billiards
Kids Activity zone
Spa
Study Arena
Card Room/Games Room
Party Hall
Juice Bar & Restaurant
AV Room
SPORTS
Badminton Court
Squash Court
Next-Gen Amenities
Salon

Healthcare/Medical Room
Co-working pods
Business Centre
Library /Reading Room
Creche powered by Klay daycare
Pet Spa

THE FIFTH SCHEDULE REFERRED HEREINABOVE

(THE SAID APARTMENT ABOVE REFERRED TO)

Apartment bearing No. 1801, admeasuring about 992.23 ^{Sq. ft.} Sq. Meters. of Carpet area and Ancillary area of sq. mtrs. on Tower T2 of the building known as "Island Cove" situated at Mahim Division, Mumbai – 400 016 along with stack/surface parking/tandem/ open car parking at Stack level basement / podium / stilt /mechanical car parking unit bearing No. _____ admeasuring _____ sf. Ft. having _____ sq. ft. length x _____ ft. breadth x _____ ft. vertical clearance more particularly depicted on the plan annexed hereto and marked as "Annexure K" & Annexure L of the project known as "Island Cove" which is constructed in or upon the above referred said Free Sale Building, which Apartment is shown on the Floor Plan thereof as Annexure I-1".

THE SIXTH SCHEDULE REFERRED HEREINABOVE

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

1	<u>Consideration</u>	Rs. <u>4,07,38,463/-</u> (Rupees) <u>Four Crore Seven Lakh</u> <u>thousand sixty three</u> only) excluding GST & other applicable tax
2	<u>Earnest Money/Part Payment</u>	Rs. _____ (Rupees) _____ _____ only), being _____ % of the Consideration (excluding GST & other applicable tax)
3	<u>Balance Consideration</u>	Rs. _____ (Rupees) _____ _____ only) excluding GST & other applicable tax
4	The Bank Account details of the Promoter for the purpose of making payment by the Allottee/s	

Thirty Eight

5	Rebate for early payments at the sole discretion of the Promoter	____% of equal Installments payable by the Allottee/s.
6	Nominee	<p>The Allottee/s hereby nominate/s the person _____</p> <p>NAME OF NOMINEE: _____</p> <p>ADDRESS OF NOMINEE: _____</p> <p>RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/S : _____</p> <p>PAN NO. / ADDHAR CARD NO. OF NOMINEE: _____</p>

Payment Plan (Clause 2.3)

- i. Amount of Rs _____/- (Rupees _____ Only/-) simultaneously on execution of this Agreement.
- ii. Amount of Rs _____/- (Rupees _____ Only/-) to be paid to the Developers on completion of the Plinth of the Building or Wing in which the said Apartment is located.
- iii. Amount of Rs _____/- (Rupees _____ Only/-) to be paid to the Developers 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 _____/- (Rupees _____ Only/-) to be paid to the Developers on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs _____/- (Rupees _____ Only/-) to be paid to the Developers on completion of the Sanitary fittings, staircases, lift-wells, lobbies upto the floor-level of the said Apartment.

- vi. Amount of Rs _____/- (Rupees _____ Only/-) to be paid to the Developers 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 _____/- (Rupees _____ Only/-) to be paid to the Developers on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain 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 _____/- (Rupees _____ Only/-) against, and at the time of handing over of the possession of the said Apartment to the Allottee/s, on or after receipt of Occupancy Certificate or Completion Certificate

THE SEVENTH SCHEDULE REFERRED HEREINABOVE

(The Allottee/s shall, on or before delivery of possession of the said Apartment make following payment. Clause 14)

- (i) Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. NIL/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. NIL/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. _____/- for deposit towards provisional monthly contribution towards outgoings of Society or Association or Limited Company/Federation/ Apex body.
- (v) Rs. NIL/- for Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. NIL/- for deposits of electrical receiving and Sub Station provided in Layout.
- (vii) Rs. NIL/- for club house membership.
- (viii) Rs. NIL/- refundable interest free security deposit for carrying out fit-out work in the said Apartment.
- (ix) Rs. NIL/- for document handling charges.

The Allottee/s agree/s, confirm/s and acknowledges that all the charges stated above are estimates

and tentative and are subject to change, without notice and at the sole discretion of the Developers

Holding Charges (Clause 10.2)

Allottees to pay to the Developers holding charges at the rate of Rs. NIL/- per month per square meter of the Carpet Area of the said Apartment

Outgoing Charges (Clause 13.7)

The Allottee/s shall pay to the Developers provisional monthly contribution of Rs. _____/-
(Rupees _____ Only) per month towards the outgoings

Adhoc Maintenance Charges

Advance Adhoc Maintenance Charges of Rs. _____

Legal Charges in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation (Clause 15)

The Allottee/s shall pay to the Developers a sum of Rupees NIL/- for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation, and for preparing its rules, regulations and bye-laws, and the cost of preparing and engrossing the conveyance or assignment of lease

SIGNED AND DELIVERED by the)

within named SNCRPL, by the)

hand of its duly authorised signatory)

Mr. _____,)

who has been authorised)

by a resolution of the Board of Directors)

of SNCRPL passed on _____)

in the presence of ...)

1.

2.



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 : **P51900046369**

Project: Island Cove, Plot Bearing / CTS / Survey / Final Plot No.:1500 Part, 2116 Part, 2124 Part Village Mahim at Mumbai City, Mumbai City, Mumbai City, 400016;

1. **Lh Residential Housing Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.**

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 **22/06/2022** and ending with **31/08/2028** 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

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.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:04-04-2024 17:38:12

Dated: 04/04/2024

Place: Mumbai

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1968

No. 02/34226/K/2018/Development

COMMENCEMENT CERTIFICATE

To
 M/s. Mahesh Trilokhwar & Co.
 404, Sarapali Bazar Marg, Lower Park, Mumbai
 Textile Mill Compound, Mumbai - 400011

Re
 With reference to your application No. 02/34226/K/2018 dated 11.05.2018 for Development Permission and grant of Commencement Certificate under Section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1968 to carry out development and building permission under Section 32B of the said Act under 11.05.2018 of the Municipal Corporation of Greater Mumbai to erect a building in Plotting Development zone of site plan No. 11778, in 664 (Sector - 4) Bazar, Town Planning Scheme No. Lower Park situated at Sarapali Bazar Marg Road, Zone - B South Area.

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

1. The land vacated as a consequence of the embankment of the set-back line road adjoining the site 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 development 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 issued on a yearly basis but each individual permit shall be in no case exceed three years provided further that each permit shall not be any subsequent application for land permission under section 44 of the Maharashtra Regional and Town Planning Act, 1968.
6. This Certificate is issued to be received by the Municipal Commissioner of Greater Mumbai if
 - a. The Development work in respect of which permission is granted under this certificate is not carried out to the satisfaction and 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 of Greater Mumbai is not observed 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 44 or 45 of the Maharashtra Regional and Town Planning Act, 1968.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner on his appointed and Authorised Officer M/s. South Area Office, Mumbai has examined the plans and documents of the Planning Authority under section 45 of the said Act.

Date: 02.06.2018 No. 221/2018

Issue On: 01 Aug 2018 Valid upto: 29 Jan 2019

Application Number: EB1342/GS/ACC/1/Old

Remark:

Approved:

Approved By
EE
Executive Engineer

Issue On: 11 Feb 2018 Valid upto: 29 Jan 2020

Application Number: EB1342/GS/AFCC/1/Old

Remark:

This CC is further extended for the full work of Tower Hall number 8 to 12, as per last approved plan dated 05.12.2008

Approved By
AE
Assistant Engineer (BP)

Issue On: 20 Apr 2019 Valid upto: 22 Apr 2020

Application Number: EB1342/GS/AFCC/Amend

Remark:

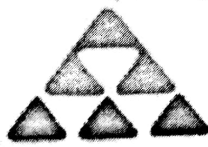
This C.C. is further extended for a) Wing-5 from 64th to 66th top of habitable floor & Core CC for staircase, lift and lobby area upto 71st floor & b) Wing-8 upto top of 8th habitable floor as per approved amended plan dated 11.04.2019

Approved By
Asst. Eng (B/P) City VI G/South (Rajendra Anandras
Jadhav)

EB1342/GS/AFCC/Amend

Page 2 of 4 On: 17/06/2022





DEVELOPER COPY

Sr. No 698

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO GN/STGOVT/0006/20080827/S-1

COMMENCEMENT CERTIFICATE

12 FEB 2024

To
M/s. Shree Nidhi Concept Realtors Pvt. Ltd.
Omkar House, Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion (East), Mumbai-400 022.

Sale Building No. 01

With reference to your application No 1674 dated 24/12/2019 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---
CTS No C.S. No. 1500(pt.), 2116(pt.) & 2124(pt.) of Village Mahim,
Mumbai-400 016 For, Navkiran Welfare SRA CHS, New Janta SRA
CHS and Hind Ekta SRA CHS

of village Mahim T.P.S No ---
ward G/N Situated at ---

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No SRA/ENG/2025/GN/STGL/LOI dt 18/12/2020
IOA/U/R No GN/STGOVT/0006/20080827/ S1 dt 22/12/2020
and on following conditions

- 1 The land vacated in consequence of endorsement of the setback line / road widening line shall from 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 reason until occupancy permission has been granted
- 3 The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
- 4 This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- 5 If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall 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 C.E.O. (SRA) if-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O (SRA) is contravened or not complied with
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 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

Shri. Dinesh D. Mahajan

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

This C.C. is granted for work up to plinth level including 3 level basement.
as per amended plan dated 30/01/2024.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

[Signature]
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

GN/STGOVT/0006/20080827/S-1

- 7 MAR 2024

This C.C is re-endorsed as per amended plan issued
u/no. GN/STGOVT/0006/20080827/S-1 dtd. 07/03/2024.


Executive Engineer
Slum Rehabilitation Authority

SHREE NIDHI CONCEPT REALTORS PRIVATE LIMITED

Regd. Office: Omkar House, Off Eastern Express Highway,
Opp. Sion Chunnabhatti Signal, Sion(East), Mumbai-400022
Tel No. 022-66254100 Fax No. 022 24034066
E-mail – contact@omkar.com CIN - U45201MH2006PTC164533

Date: 18th June 2022**Details of Encumbrances – Lodha Mahim Tower 1****A. Details of Mortgage / Charge**

Sr. No.	Source	Security Details
There are no securities/charges on the said project land.		

**B. Details of
Litigation**

Name of the Court	Type of Case (Civil / Criminal / Others)	Petition (Writ Petition / Suit / Appeal / Arbitration Petition)	Case Number	Year	Whether any Preventive/Injunction/Interim Order is Passed (Yes / No)	Present Status
No Litigations						

Shree Nidhi Concept Realtors Pvt Ltd



Authorized Signatory

Gudi Padwa Offer Sheet

Project Name:	Island Cove
Building Name/Tower	Tower-2
Flat No.	T2-1001
Carpet Area (Sq. Ft.): (a)	992.23
Ancillary Area (Sq. Ft.): (b)	49.63
Total: (a+b)	1041.86
Type of Flat	3 BHK 5
Consideration Value (A)	₹ 4,07,38,463
Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Share Application Charge	₹ 600
Total other charges (B)	₹ 600
Govt. taxes	(Amount in Rs.)
GST (@ 5% on Agreement Value or as per applicable rates)	₹ 20,36,923
Stamp Duty Charges including surcharge	₹ 24,44,308
Registration Charges	₹ 30,000
Total Govt Taxes (C)	₹ 45,11,231
Final Estimated Value (A+B+C)	₹ 4,52,50,294
Car Parking	Stack

1. Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession
 2. Advance adhoc maintenance for common amenities for approximately 24 months payable at the time of possession
 (Taxes as Applicable)

₹ 87,516
 ₹ 1,75,032

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
			30,26,227	1,51,311	31,77,539	40,738	31,36,800	Within 30 days from date of booking
2	Execution of Agreement	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	On Agreement Execution (75 Days)
3	On Completion of Plinth	10%	40,73,846	2,03,692	42,77,539	40,738	42,36,800	
4	On Completion of 2nd Podium Slabs	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
5	On Completion of 1st Floor Slab	10%	40,73,846	2,03,692	42,77,539	40,738	42,36,800	
6	On Completion of 7th Floor Slab	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
7	On Completion of 14th Floor Slab	10%	40,73,846	2,03,692	42,77,539	40,738	42,36,800	
8	On Completion of 21st Floor Slab	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
9	On Completion of 28th Floor Slab	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
10	On Completion of Terrace Slab	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,100	
11	On Completion of Internal Walls, Internal Plaster, Floorings of the said apartment	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
12	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%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
13	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%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
14	On Completion of lifts, water pumps, electrical fittings, electro, mechanical & environment requirements, entrance lobby/s, plinth protection, paving of areas appurtenant	10%	40,73,846	2,03,692	42,77,539	40,738	42,36,800	
15	On receipt of Part OC / Occupation Certificate	5%	20,36,923	1,01,846	21,38,769	20,369	21,18,400	
Total:		100%	₹ 4,07,38,463	₹ 20,36,923	₹ 4,27,75,386	₹ 4,07,385	₹ 4,23,68,002	

Cheque Favouring

LH LNT Island Cove T1 T2

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.
- Token paid is Non-refundable



1. Venugopal K. Patnaik
2. Uma Krishnamoorthy

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AJBPK4936H



नाम /NAME

venu GOPAL PATNAIK
KARAKAVALSA

पिता का नाम /FATHER'S NAME

SREERAMA MURTHY PATNAIK
KARAKAVALSA

जन्म तिथि /DATE OF BIRTH

15-06-1966

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

Proposed Borrower

भारत सरकार

TAX DEPARTMENT

MSA KRISHNAMOORTHY



भारत सरकार

GOVT. OF INDIA

SRIDYANATHAN KRISHNA MOORTHY
CHENNAI

12/07/1965

Permanent Account Number

ACFPK6463J

K. Uma

Signature



K. Uma