

माबाचे नाव : नेरुळ

(1) विवेकाचा प्रकार	कारनामा
(2) भौकवना	30600000
(3) वाजाराभावाप्रमाणे आकारणी देतो की घट्टेदार में मयुर करावे)	23169829.2
(4) नु-मापन, गोंदरिण्या व परक्यांपां(असण्यामा)	1) गाभिकेचे नाव-नवी मुंबई मनगा इतर वर्णन : इतर गाभिकी: विभाग क्र.26/312,रु. 155400-गवनिचा क्र.601.6 वा मजना,टोवर की 2*9 पीसीआर -टोवर की 2 प्लॉटपांकिट की आधि ई.सेक्टर नं.80,पॉले नेरुळ,नवी मुंबई,सा.ठाणे,जि.ठाणे,क्षेत्र 109.48 चौ.मी.कारपंट मजनेच 1178.44 चौ.फूट कारपंट,13.58 चौ.मी.(वाग्वनी/ड्राइ पार्सिंग)भावाप्रमाणे आकारणी(असण्या)मजनेच 146.18 चौ.फूट,मजुम क्षेत्र 123.06 चौ.मी.मजनेच 1324.62 चौ.फूट,1 टॅम गाभिक संस((SECTOR NUMBER : 60 :))
(5) क्षेत्रफल	1) 123.06 चौ.मीटर
(6) आकारणी किंवा नुडी देण्यात असेल तेव्हा.	
(7) इन्फोर्मेशन करून देणा-या/पिडून देणा-या परकाराचे नाव किंवा दिवाणी म्वाधानाचा हुजुमनामा किंवा आदेश असण्यामा,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिखी कान्दुबखान कंपनी प्रा. लि.तर्फे अधिभूत म्वाधारी करणा म्वाधीन मावना व नयन बुना मर्फे कु.मु. मजुम मिडेश विजय धरत - बय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव:-, प्लॉट नं:-, रोड नं: अधिन ३३७,कृष्णा निवाहा,चांदवरकर रोड,माटुंगा ईस्ट,मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400019 पॅन नं:- AAACM7659Q
(8) इन्फोर्मेशन करून देणा-या परकाराचे व किंवा दिवाणी म्वाधानाचा हुजुमनामा किंवा आदेश असण्यामा,प्रतिवादिचे नाव व पत्ता	1): नाव:-कीनेत्र अग्रवाल - बय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव:-, प्लॉट नं:-, रोड नं: प्लॉट नं.३५५/०१,एन आर आय कॉम्प्लेक्स,सेक्टर ५४,५६ आणि ५८,नेरुळ,नवी मुंबई, महाराष्ट्र, THANE, पिन कोड:-400708 पॅन नं:-AEYPA2471H 2): नाव:-मंझरा अग्रवाल - बय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव:-, प्लॉट नं:-, रोड नं: प्लॉट नं.३५५/०१,एन आर आय कॉम्प्लेक्स,सेक्टर ५४,५६ आणि ५८,नेरुळ,नवी मुंबई, महाराष्ट्र, ठाणे, पिन कोड:-400708 पॅन नं:-AGUPA5782H
(9) इन्फोर्मेशन करून दिल्याचा दिनांक	20/06/2024
(10) इन्फोर्मेशन देण्याचा दिनांक	20/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11005/2024
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	1836000
(13) वाजाराभावाप्रमाणे मोंदणी शुल्क	30000
(14) शंग	

सह दुपयम निबंधक वर्ग-२
ठाणे क्र.११

मुण्यांकनागाडी विचारात घेतलेना तपशील:-

मुद्रांक शुल्क आकारनामा निबडलेना 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.



Valuation ID	20240620386		मूल्यांकन घटक (बाहरी क्षेत्र - बांधीव)		20 June 2024 09:56:52 AM टनन।।
मूल्यांकनाचे वर्ष	2024	जिल्हा	ठाणे	मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	26/312 - अनिवासी भारतीय रिकमसाठी असलेले सेक्टर नंबर 58	क्षेत्राचे नांव	Navi Mumbai Municipal Corporation		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	शुली जमीन		सर्व्हे नंबर /न. भू. क्रमांक :		
59000	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनाचे एकक
	155400	168100	194300	168100	चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण - उद्भवान सुविधा -	मिळकतीचा व्याप - मिळकतीचे मजला -	निवासी सदनिका	मिळकतीचा प्रकार - बांधकामाचा दर.
	135.36 चौ. मीटर	1-आर सी सी आहे	5th to 10th Floor		बांधीव Rs.26620/-
Sale Type - First Sale Sale/Resale of built up Property constructed after circular di.02/01/2018					
मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.163170/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) + घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((163170-59000) * (100 / 100)) + 59000) = Rs.163170/-					
A) मुख्य मिळकतीचे मूल्य	= चरील प्रमाणे मूल्य दर + मिळकतीचे क्षेत्र = 163170 * 135.36 = Rs.22086691.2/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (155400 * 25/100) = Rs.1083138/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेडनगर्दन मजला क्षेत्र मूल्य + सगळ्या गळीचे मूल्य शुली बाळकणी + चरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी + स्वयंचलित वाहनमल्ल = A + B + C + D + E + F + G + H + I + J = 22086691.2 + 0 + 0 + 0 + 1083138 + 0 + 0 + 0 + 0 + 0 = Rs.23169829/- = ₹ दोन करोड एकतीस लाख एकोणसत्तर हजार आठ शें एकोणतीस /-				



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सह-मुख्यम निबंधक वर्म-२
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CHALLAN
MTR Form Number-6



GRN	MH003775752202425E	BARCODE	[Barcode]		Date	19/06/2024-11:55:42	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)	AEYPA2471H			
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			PAN No.(If Applicable)	AEYPA2471H			
Location	THANE			Full Name	MR SHAILENDRA AGARWAL AND MRS VANDANA AGARWAL			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. B2 601, 6 TH FLOOR, 9PBR			
Account Head Details		Amount In Rs.		Premises/Building	POCKET D AND E, SECTOR 60, NERUL, NAVI MUMBA			
0030046401 Stamp Duty		1836000.00		Road/Street	TAL. AND DIST. THANE			
0030063301 Registration Fee		30000.00		Area/Locality	TAL. AND DIST. THANE			
				Town/City/District				
				PIN	4 0 0 7 0 8			
				Remarks (If Any)	PAN2=AAACM7659Q~SecondPartyName=MISTRY CONSTRUCTION COMPANY PVT LTD-			
				Amount In	Eighteen Lakh Sixty Six Thousand Rupees Only			
Total		18,66,000.00		Words				
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Cheque-DD Details					
Cheque/DD No.			Ref. No.	69103332024061911247		743346785		
Name of Bank			RBI Date	19/06/2024-11:57:28		Not Verified with RBI		
Name of Branch			IDBI BANK	Not Verified with Scroll		Mobile No. : 9819009010		

DEFACTED
1866000.00
DEFACTED



Department ID :
NOTE:- This challan is valid for document to be registered in Sub-Registration Office only. Not valid for unregistered document.
सदर भ्रमण केंद्रत दुरुजन निवृत्तक कार्यालयात नोंदणी करावयाची आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर भ्रमण खाली नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-394-11005	0002098873202425	20/06/2024-10:10:34	IGR123	30000.00
2	(IS)-394-11005	0002098873202425	20/06/2024-10:10:34	IGR123	1836000.00
Total Defacement Amount					18,66,000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and executed at Navi Mumbai on this 20th day of June in the year Two Thousand and Twenty Four.

BETWEEN

MISTRY CONSTRUCTION COMPANY PRIVATE LIMITED, having Pan Card No. AAACM7659Q a private limited company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, and having its office at 337, Krishna Niwas, Chandavarkar Road, Matunga (East), Mumbai 400 019 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 and permitted assigns) of the First Part;

AND

Mr. Shallendra Agarwal, having Pan Card No. AEYPA2471H and Mrs. Vandana Agarwal having Pan Card No. AGUPA5782H residing / having address at Flat no. 35/501, NRI Complex, Sector - 54,56 & 58, Nerul, Navi Mumbai - 400706. hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm / LLP, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company its successors and permitted assigns, in case of a Hindu Undivided Family the Karta and members for the time being and from time to time of the coparcenary and the heirs, executors, administrators and permitted assigns of the last surviving coparcener of them, and in case of a Trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the Second Part.

The Promoter and the Purchaser/s, wherever the context so requires, individually referred to as "Party" and collectively referred to as the "Parties".

WHEREAS:

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- (i) City & Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as the "Corporation") incorporated on 17th March, 1970, under the Companies Act, 1956 (hereinafter referred to as the "Companies Act"), is a Government company within the meaning of Section 617 of the Companies Act. The State Government of Maharashtra has created the Corporation with a view to carry out the objects of creation of new towns. In order to create a new town of Navi Mumbai area in a planned manner, the State Government of Maharashtra, in exercise of the powers under Section 113(3a) of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the "MR&TP Act"), appointed the Corporation as the 'New Town Development Authority'. The Corporation under Section 118 of the MR&TP Act has the power and authority to dispose the lands acquired under Section 113A by lease;
- (ii) The State Government of Maharashtra in accordance with its right to acquire lands, acquired the lands bearing Survey no. 264 belonging to one Agar Kolji and Survey no. 265 belonging to the Salt Department of State Government of Maharashtra of

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Village Karave, Taluka Thane, District Thane (hereinafter collectively referred to as "Survey Nos. 264 & 265"), as per the Notification no. L.A.Q.C. 336 dated 3rd February 1970, issued by Hon'ble Commissioner of Mumbai Division.

(iii) Subsequently, the Corporation acquired the lands bearing Survey Nos. 264 & 265, as per the Notification no. L.A.Q. Karya1/K-1 CR 855 dated 19th October 1994 issued by Hon'ble Commissioner of Mumbai Division, and vide Possession Letter dated 27th April, 1995, received possession of the lands bearing Survey Nos. 264 & 265 by Circle Officer, Special Acquisition Officer, Metro Centre No. 1, Thane.

(iv) In the above premises, the Corporation became entitled to the lands admeasuring in the aggregate approximately 3,55,500 square meters, bearing Plot/Pocket no. A (hereinafter referred to as "Plot/Pocket 'A'"), Plot/Pocket no. B (hereinafter referred to as "Plot/Pocket 'B'"), Plot/Pocket no. C (hereinafter referred to as "Plot/Pocket 'C'"), Plot/Pocket 'D' admeasuring approximately 1.20 Hectares, that is, admeasuring approximately 12,000 square meters (hereinafter referred to as "Plot/Pocket 'D'"), and Plot/Pocket 'E' admeasuring 1.50 Hectares, that is, admeasuring approximately 15,000 square meters (hereinafter referred to as "Plot/Pocket 'E'"), all situate at Survey nos. 264 (part) and 265 (part), Sector 60, Nerul, Navi Mumbai 400 706. The Plot/Pocket 'A', Plot/Pocket 'B', Plot/Pocket 'C', Plot/Pocket 'D', and Plot/Pocket 'E' are hereinafter collectively referred to as the "Larger Lands". The Plot/Pocket 'D' and the Plot/Pocket 'E' are hereinafter collectively referred to as the "Lands". The Lands are shown delineated by a red colour boundary line on the plan thereof hereto annexed and marked Annexure "A" and is more particularly described Firstly and Secondly in the Schedule hereto.

(v) The Corporation had by and under a Request for Proposal in October, 2002 (hereinafter referred to as "RFP"), floated a tender in the form of a request for proposal inviting offers from interested developers for the purpose of developing and managing a golf course and country club along with real estate development on the Lands including constructing building(s) for residential purpose on the Lands referred to as "Larger Lands Development" on the terms and conditions mentioned in the RFP.

In response to the RFP invited by the Corporation, the Promoter submitted its offer for developing the Larger Lands. After due evaluation of the RFP bids, the Corporation issued the Letter of Allotment bearing reference no. 7000/16/2001/530 dated 12th March, 2009 to the Promoter.

(vi) Subsequent to the payment of the agreed lease premium of Rs. 33,003,300 /-, the Corporation and the Promoter have entered into an Agreement to Lease dated 22nd August, 2009, registered in the Office of the Sub-Registrar of Assurances at Thane, vide Serial no. 4468/2009, under which the Corporation has agreed to grant unto the Promoter the lease of the lands bearing Plot-A, Plot-D and Plot E admeasuring in the aggregate approximately 1,36,400 square meters, upon the terms and conditions as recorded and contained therein.

(vii) By and under the Modified Agreement to Lease dated 4th November, 2016 ("Modified Agreement to Lease") executed by and between the Corporation as "The Corporation" of the One Part, and the Promoter as "The Licensee" of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Thane, vide Serial no. 12526/2016, the Corporation granted license of the remaining Larger Lands, that is, Plot B and Plot C, to enable the Promoter to commence development of the Larger Lands Project, upon the terms and conditions mentioned therein. By and under the possession receipt annexed to the Modified Agreement to Lease, the



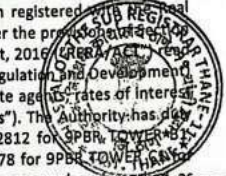
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Corporation handed over possession of the Larger Lands, to the Promoter. Pursuant to the Modified Agreement to Lease, the Corporation has agreed to grant development to further higher potential to 3 FSI under prescribed guidelines mentioned in lease agreement beyond prevailing 1.5 FSI as per GDCR 2016 of CIDCO byelaws. The Promoter has proposed to duly develop the Larger Lands in a phase-wise manner. The Promoter shall utilize the present available FSI 1.5 to construct and develop the first phase lands and the remaining phases shall commence after obtaining the relevant Approvals (defined hereinafter) from the competent authorities. The Promoter shall develop the lands in phases in order to utilize the maximum extent possible and permissible, the entire FSI, pro-rata FSI, Development Rights, and development potential available in respect of the Larger Lands including the Lands.

(ix) In the above premises, the Promoter is entitled to develop the Larger Lands and is presently contemplating development of one phase on a Lands as per the current approvals by developing thereon a residential and commercial project known as "9PBR" (hereinafter referred to as "Larger Project") with Common Areas and External Infrastructure (defined hereinafter). The approved FSI to be utilised on the Lands is 27000 square meters with proposed FSI as and when available in accordance with applicable law/regulations as amended from time to time;

(x) Larger Project consist of multiple Towers, the Tower by the name of "9PBR Tower B2", hereinafter referred to as "Project" and more particularly described as Thirdly in The First Schedule herewith. The Project has been registered with the Real Estate Regulatory Authority ("RERA Authority"), under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Maharashtra Real Estate (Regulation and Development) Act, 2016 with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of the Projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has issued the Certificate of Registration No. P51700032812 for 9PBR TOWER B1, P51700033690 for 9PBR TOWER B2 and P51700033678 for 9PBR TOWER B3 and the Project and a copy of the RERA Certificates is annexed and marked as Annexure "B" hereto. The Tower is proposed to comprise of 20 basements, 99 stilt/ground + 9 habitable floors.



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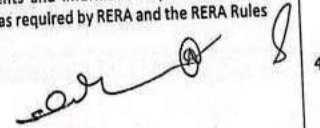
(xi) The Promoter will also be developing further phases on the remaining portion of the Lands comprising of multiple towers and/or wings and/or building(s) for residential, commercial and/or such other user as the Promoter may deem fit, subject to receipt of necessary approvals ("Future Buildings"). The Promoter is undertaking the development of the Project and Other Towers of Future Buildings, the Larger Project by exploiting the full development potential of the Lands by way of inter-alia (a) utilising, consuming and loading Floor Space Index ("FSI") and/or FSI nomenclated in any manner whatsoever including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, incentive FSI, premium FSI available under development control regulations of Navi Mumbai/CIDCO ("CIDCO DCR") and any other FSI that may be acquired in any manner, (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and / or may be available in respect of the Larger Land or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law including in CIDCO DCR and the Act/regulations therein as per

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proposed plan Annexed hereto with Annexure-"C" is the authenticated copy of the proposed plan/s of the layout as proposed by the Promoter (hereinafter referred to as "the Proposed Layout").

- (xii) The Promoter has obtained Approvals (defined hereinafter) from the competent authorities and includes specifically: (i) Layout Approval dated 5th February, 2021 bearing reference no. CIDCO/BP-15516/TPO(NM & K)/2017/8159; and (ii) Commencement Certificate dated 5th February, 2021, bearing reference no. CIDCO/BP-15516/TPO(NM & K)/2017/8159 and the Promoter has proposed the construction of the Project in accordance with the approvals so obtained. A photocopy of the Commencement Certificate, bearing reference no. CIDCO/BP-15516/TPO(NM & K)/2017/8159, is annexed and marked as Annexure "D".
- (xiii) The Purchaser demanded from the Promoter and the Promoter has given inspection to the Purchaser of (i) all the documents of title relating to the Larger Land and of such other documents as are specified under the RERA and the rules made there under, (ii) the authenticated copy of the plan of the said Flat, (iii) the Title Certificate dated 20th October, 2021 issued by M. T. Miskita & Company, Advocates and Solicitors, certifying the title of the Lands which is also annexed and marked as Annexure "E" hereto.
- (xiv) The Project, *inter alia*, includes: (a) development and construction of the Tower/Building together with the Project Amenities (defined hereinafter), and, (b) sales and allotments, by the Promoter of the flats/units/premises in the Project, on an "ownership basis" in accordance with the applicable provisions, from time to time, of the RERA (defined hereinafter) and/or the grant of leases, tenancies, licenses, and/or any other alienation or disposal of such flats/units/premises in the Project, as the Promoter deems fit, in its sole discretion;
- (xv) The Promoter has appointed its Project Architect (defined hereinafter), and its Project Engineer (defined hereinafter) in respect of the preparation of the structural design and drawings of the Project. The Promoter has accepted their professional supervision till the completion of the Project. The Promoter in its sole discretion reserves the right to replace and reappoint the Project Architect (defined hereinafter) and Project Engineer (defined hereinafter).
- (xvi) The Promoter has procured approvals to the plans, specifications, elevations, sections from the concerned government authorities for development of the Project, as has been disclosed on the government portal/website, presently being "https://maharera.mahaonline.gov.in/" or such other website, as the government may prescribe from time to time (hereinafter referred to as "the Government Portal") and shall obtain the balance approvals from various authorities from time to time so as to carry out construction and obtain the occupancy certificate in respect of the Project.
- (xvii) The Promoter shall commence construction of the Project in accordance with the sanctioned Plans (defined hereinafter), proposed plans and approvals and permissions.
- (xviii) The Promoter has informed the Purchaser/s that, the Promoter has the sole and exclusive rights to sell the flats/units in the Project and to enter into separate agreements with other purchasers for the sale / allotment of flats/units forming part of the Project and to receive the sale consideration in respect thereof. The Purchaser has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules

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and has understood the documents and information in all respects.

- (ix) The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below-
- a) The Project is comprised of 9 Floors as per the existing plan or/and at floor as per highest potential approval that may be received from the competent authority.
 - b) Total FSI of 1.5 has been sanctioned for consumption in the construction and development of the Project. The Promoter proposes to eventually consume a further FSI as may be available on account of the existing provisions or any amendments thereto under applicable law including in CIDCO DCR and the Act/regulations therein;
 - c) The common areas, facilities and amenities in the Project that may be usable by the Purchaser and are defined hereunder as "the Project Amenities".
 - d) The common areas, facilities and amenities in the Larger Project that may be usable by the Purchaser and are listed in the Schedule hereunder written as Annexure "F" ("Larger Project Amenities"). The Purchaser acknowledges that the construction and development of the Larger Project Amenities will take substantial time and agrees that the Promoter shall make available the Larger Project Amenities on completion of the development of the Larger Project.
 - e) The Promoter shall be entitled to put hoarding/boards of their brand name/logo, in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Project and/or Larger Project and on the façade, terrace, compound wall or other part of the Project and/or Larger Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites on any area identified by the Promoter on the Project and/or Larger Project.
 - f) The details of formation of the Society, and conferment of the RERA Certificate, and the details of the Society with respect to the Project, are more particularly specified in clause 1(n) below.
 - g) The above details along with the annexures to the Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>



(xx) The principal and material aspects of the development of the Larger Project as disclosed by the Promoter are briefly stated below-

- a) The area of the Larger Project to be developed in a phase-wise manner.
- b) Total FSI of 1.5 is sanctioned.
- c) The Purchaser has perused a copy of the Proposed Layout (Annexure-"C"), which specifies the location of the new /future/further buildings/towers/wings including the Project to be built on the Lands, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the Lands ("Proposed Potential"), and also, the tentative locations where common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situated.
- d) The scheme and scale of development proposed to be carried out by the

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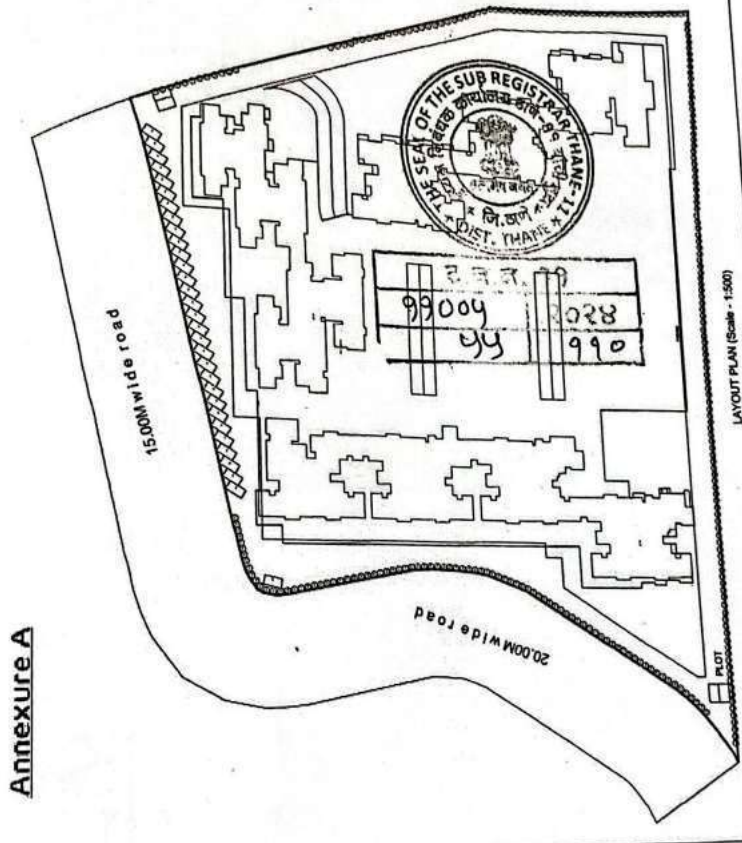
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SEAL OF APPROVAL
 APPROVED SUBJECT TO THE CONDITIONS
 MENTIONED IN THE OFFICE ORDER
 IN CONNECTION WITH THE CONSTRUCTION
 OF THE PROJECT
 01.04.2021

Project Name: **Shri Sai Baba Temple**
 Registered Office: **Shri Sai Baba Temple, Dist. Thane, Maharashtra**

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)
1	Plot Area	10000	
2	Area of Building	5000	
3	Area of Road	1000	
4	Area of Open Space	1000	
5	Area of Water Body	1000	
6	Area of Other	1000	
7	Total	18000	

Annexure A



Sanjay

Sanjay

Sanjay



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 :
PS1700033690
Project: **9PBR TOWER B2** , Plot Bearing / CTS / Survey / Final Plot No.: **POCKET D AND POCKET E1 Navl**
Mumbai (M Corp.), Thane, Thane, 400708;

1. **Mistry Construction Co. Pvt. Ltd.** having its registered office / principal place of business at **Thani, Thane,**
District: **Thane, Pin: 400708.**

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 6;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the amount of the cost of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 02/03/2022 and ending on 31/12/2028 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.



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Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 02-03-2022 13:45:25

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

Dated: 02/03/2022
Place: Mumbai

Annexure D

Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/8159

Date : 5/2/2021

To,
M/s. Mistry Construction Company Pvt. Ltd.
337, C...

ASSESSMENT ORDER NO. 2021/8006

Sub : Payment of Amended development charges for Residential + Residential + Residential + Mercantile / Business (Commercial) + Mercantile / Business (Commercial) Building on Plot No. Plot/Pocket D & E, Sector 60 at Nerul, Navi Mumbai.

Ref : 1. Your application for Amended development permission, dated 17-12-2019.
2. Modified agreement to lease dated, 4-11-2018, And Rectification deed, dated 8-12-2019.
3. Tree NOC issued vide No. CIDCO/Hor/2019/218, dated 11-12-2019.

Your Proposal No. CIDCO/BP-15516/TPO(NM & K)/2017 dated 11 December, 2019

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1) Name of Assessee : M/s. Mistry Construction Company Pvt. Ltd.

2) Location : Plot No. Plot/Pocket D & E, Sector 60 at Nerul, Navi Mumbai.

3) Plot Use : Residential + Residential + Residential + Mercantile / Business (Commercial)

4) Plot Area : 27000.02

5) Permissible FSI : 1.5

6) Rates as per ASR : 56200



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Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Other: 36450 * 16	583200
Total Assessed Charges				583200

7) Date of Assessment : 05 February, 2021

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2020/0646	08/04/2020	583200	CIDCO/BP/2020/0646	25/2/2021	Net Banking
2	CIDCO/BP/2021/0173	02/05/2021 10:22:14 AM	29874200	CIDCO/BP/2021/0173	25/2/2021	Net Banking

Unique Code No. 2021 04 021 02 3043 02 is for this Amended Development Permission for

Document certified by PATIL
MITHILESH JANARDHAN.
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/8159

Date : 5/2/2021

To,
M/s. Mistry Construction Company Pvt. Ltd.
337, C...

ASSESSMENT ORDER NO. 2021/8006

Unique Code No.	2	0	2	1	0	4	0	2	1	0	2	3	0	4	3	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential + Residential + Residential + Mercantile / Business (Commercial) + Mercantile / Business (Commercial) Building on Plot No. Plot / Pocket D & E, Sector 60 at Nerul, Navi Mumbai.

Ref : 1) Your Proposal No. CIDCO/BP-15516/TPO(NM & K)/2017 dated 15/01/2019

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKER'S WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- 1) Name of Assessee : M/s. Mistry Construction Company Pvt. Ltd.
- 2) Location : Plot No. Plot/Pocket D & E, Sector 60 at Nerul, Navi Mumbai.
- 3) Plot Use : Residential + Residential + Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 73139.39 Sq.mtrs.
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : Rs. 26620
- A) ESTIMATED COST OF CONSTN. : Rs. 19489705.62
- B) AMOUNT OF CESS : Rs. 19489705.62



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7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20210402102304302	5/2/2021	15214000	20210402102304302	25/2/2021	Net Banking

Document certified by PATIL MITHILESH JANARDHAN
Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF



AMENDED COMMENCEMENT CERTIFICATE

To,
M/s. Mistry Construction-Company Pvt. Ltd.
337, Chandavarkar Road, Matunga, Mumbai
PIN - 400019

Sub : Development Permission for Residential [Residential Bldg/Apartment] + Residential [Resi+Comm] + Residential [Resi+Comm] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot No. Plot/Pocket D & E , Sector 60 at Nerul , Navi Mumbai.

- Ref :
1. Your application for Amended development permission, dated 17-12-2018.
 2. Modified agreement to lease dated, 4-11-2016, And Rectification deed, dated 8-6-2017.
 3. Tree NOC issued vide No. CIDCO/Hort/2019/218, dated 11-12-2019.

Dear Sir / Madam,



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MITHILESH JANARDHAN.
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/B159

Date : 5/2/2021

Please refer to your application for Development Permission for Residential [Residential Bldg/Apartment] + Residential [Resi+Comm] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] + Residential [Resi+Comm] + (Commercial) [Resi+Comm] Building on Plot No. Plot/Pocket D & E, Sector 60 at Nerul, Navi Mumbai.

The Development Permission is hereby granted to construct Residential [Residential Bldg/Apartment] + Residential [Resi+Comm] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] + Residential [Resi+Comm] + (Commercial) [Resi+Comm] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply should be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO, prior to commencement of the construction work.

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



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Organization : CIDCO OF

Reference No. : CIDCO/BP-15516/TPO(NH & K)/2017/8159

Date : 5/2/2021

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



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Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/8159

Date : 5/2/2021

**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s M/s. Mistry Construction Company Pvt. Ltd., 337, Chandavarkar Road, Matunga, Mumbai for Plot No. Plot/Pocket D & E, Sector 60, Node Nerul. As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Residential Bldg/Apartment] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 1Ground Floor + 10Floor; 1Ground Floor + 13Floor; 2Basement Floor + 1Ground Floor + 2Floor Net Builtup Area [Residential [Residential Bldg/Apartment] =20,278.97, Residential [Resi+Comm] =2,666.92, Residential [Residential Bldg/Apartment] =10,992.61, Mercantile / Business (Commercial) [Resi+Comm] =1,368.57 Other [Others] = 40060.97 Total BUA = 40060.97 Sq m.

Nos. Of Residential Units :- 157, Nos. Of Residential Units :-
Units :- 101, Nos. Of Mercantile / Business (Commercial) Units :-
Business (Commercial) Units :- 6

A. This Commencement Certificate is valid up to plinth level only. The further work will be given after the plinth is inspected and plinth Completion Certificate is issued.

B. Applicant Should Construct Hutments for labors at site.

C. Applicant should provide drinking water and toilet facility for labors at site.



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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed

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Date : 5/2/2023

- upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1956.
2. The applicant shall :-
- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTD Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.

6. The amount of Rs 2,60,323.00/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions of the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The



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Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/8159

Date : 5/2/2021

applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

9. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/9 Dated 19th July, 1994 for all buildings following additional conditions shall apply

- i) As soon as the development permission for new construction or reconstruction is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or redevelopment permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m.



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Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/8159 Date : 5/2/2021

shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
21. This Development permission is granted subject to the condition that project being within the 10-km radius of Thane creek's Flamingo Sanctuary, applicant should obtain and submit the NOC from the National and State Wildlife board (Flamingo NOC) before commencing work on site.
22. This Permission is granted subject to terms and conditions mentioned in Provisional Fire NOC issued wide letter no. CIDCO/FIRE/HQ/2020/SAP-1017 dtd. 22.10.2020
23. All the terms & conditions mentioned in the, withdrawal of Stop work notice vide order No. CIDCO/BP-15516/TPO(NM)/2018/81, dated 27/02/2018
24. This permission is granted subject to terms and conditions mentioned in Environmental Clearance issued wide letter no. SEPA-EC-000002195 dtd. 4/12/2019.



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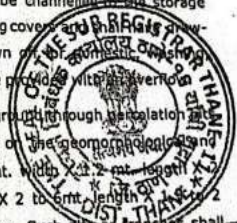
SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An Impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and hand pumps with off taps suitably placed so that the rain water may be drawn out for domestic use, watering gardening and such other purposes. The storage tanks shall be provided with ventilating covers.
- iv) The surplus rain water after storage may be recharged into ground through permeation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 5 mt. length X 1.2 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.



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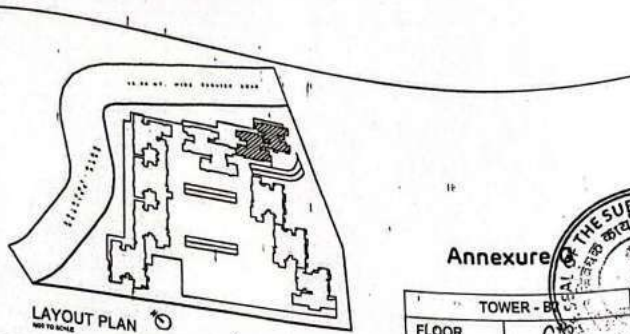
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Reference No. : CIDCO/BP-15516/TPO(NM & K)/2017/8159 Date : 9/2/2021

- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. They shall be designed such that no dampness is caused in any part of the walls or floors of the building or those of an adjacent building.
4. The rain water collected/recharge shall as far as possible be used for non-drinking and non-cooking purpose.
Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by



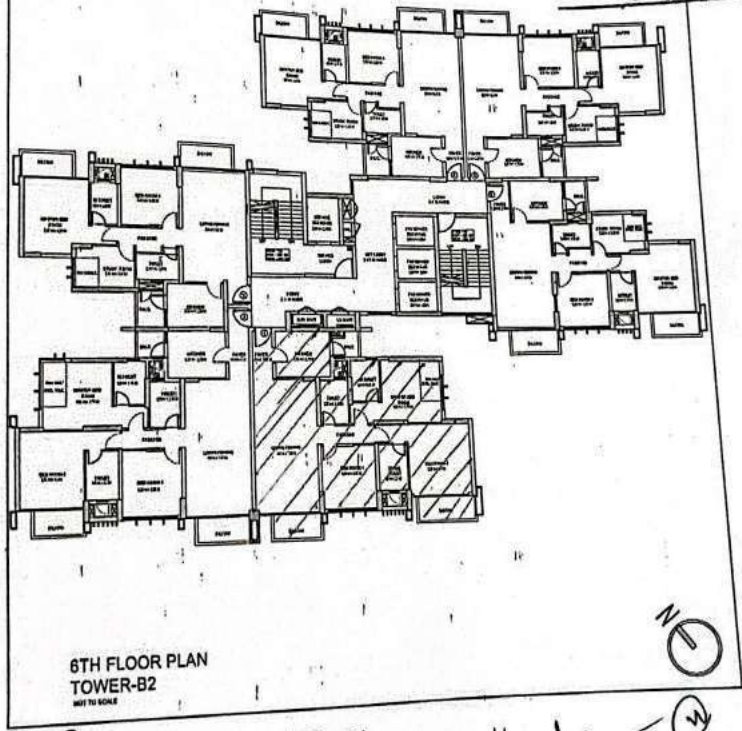
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Designation : Associate
Planner
Organization : CIDCO OF



Annexure

TOWER - B2	79
FLOOR	6
FLAT NO.	602

99004	2028
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Savitri

[Signature]

Annexure F

Annexure F List of Common Facilities and Amenities				
1	General Amenities	Todler's play area		
		Banquet Hall		
		Games room		
		Gymnasium and Yoga area		
		Landscape garden		
		Recreational space		
		Swimming Pool		
		Jogging track		
		Indoor Games room		
2	Building Amenities	Energy Efficient LED Lights in common & external areas		99
		Water Conservation, Rain water Harvesting		
		Energy Management		
		Fire Protection And Fire Safety Requirements	99004	2028
		Automatic Fire Detection System		990
		CCTV Surveillance for common area, 3 tier security system for all the units & elevators	20	
		Access Controlled Lobbies		
		EV Car Charging Station		
		Treatment And Disposal Of Sewage And Sullage Water		
		Solid Waste Management And Disposal		
3	Internal Amenities Finishing Matrix Attached	Solar Hot water in toilet(One toilet every unit)		
		FFTH in every unit		
		Video Door phone for every residential unit		
		Gas detection System in Kitchen		
		Separate electrical & ELV distribution at Apartment level		
Underslung Low Noise Piping Solution				



Sankit *Abhishek* *[Signature]*

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 BGC - 014674)



REGD. OFFICE:
"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-15516/TPO(NM)/2022/4529

To,

M/s. Mistry Construction Co. Pvt. Ltd.
337, Chandavarkar Road, Matunga (CR),
Mumbai - 400 019

Sub.: Regarding plinth intimation of residential cum commercial building
pocket No D & E, Sector 60, Nerul, Navi Mumbai

Ref.: Commencement Certificate (CC) vide
15516/TPO(NM&K)/2017/8159 dated 05.02.2021



Ref. no. CIDCO/BP/9
99004
2028
0 C 990

Sir,

This has reference to your application regarding subject matter. The Government of Maharashtra, vide Notification No.TPS-1818/CR-236/18/Sec37 (21.AA)/UD-13, dated 2/12/2020 had made applicable 'Unified DC&PRs of Maharashtra' for municipal corporation areas as well as for CIDCO area. In this regard it is to inform you that, as per the regulation 2.8.4 of UDCPRs, only intimation about completion of work up to plinth level is required, and it is not mandatory to issue the 'Plinth Completion Certificate' in all cases.

It should be noted that issuance of this letter, in any way does not relieve the Licensee/Architect of the project from sole responsibility to comply with all applicable Acts/Rules/Regulations, conditions of CC, conditions of Agreement to Lease and Court orders, if any.

Thanking you,

Yours faithfully,

23/11/2022
Associate Planner (BP)

CC to:
M/s Dimensions Architects Pvt Ltd,
Plot No 99, Near Sagar Vihar, Sector 8,
Vashi, Navi Mumbai 400703

In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata Inlk