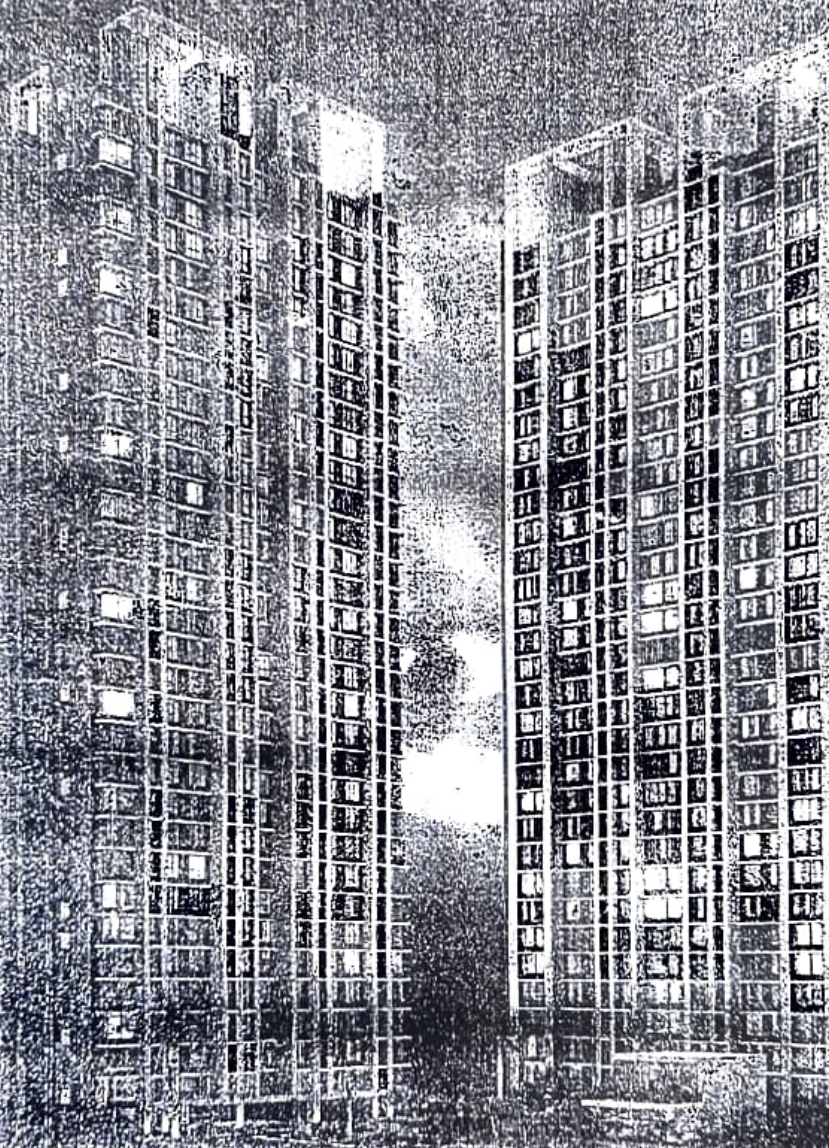


F-504



APARTMENT FOR SALE

RERA Registration No. P51700007274

sheth

LIFE BY DESIGN

ASHWIN SHETH GROUP

F-504



21/04/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 5835/2018

नोदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13711409
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9608403.42
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: विंग एक, टॉवर 3, ब्लॉक नं: शेठ भुरी, रोड : पांचपाखाडी, ठाणे, इतर माहिती: मीने पांचपाखाडी, सर्वे नं 81/1/अ, 83/2, 83/5, 85/1/ड, 85/2, 85/3, 85/4 व 85/5, सदनिकेचे क्षेत्र 73.13 चौ मी कार्पेट, (सरा प्रमाणे 70.86 चौ मी कार्पेट) (सोन न 5/18 5 ई) ((Survey Number : 81/1/अ ;))
(5) क्षेत्रफळ	1) 73.13 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव:- शेठ डेव्हलपर्स प्रा.लि.चे संचालक श्री.आश्विन एन शेठ यांचे तर्फे कु.मु. म्हणून मे शेठ डेव्हलपर्स प्रा लि चे अधिकृत स्वाक्षरीकार मौनिक ए शेठ तर्फे कु.मु. दिलीपकुमार यादव - - वय:- 46; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शेठ हाऊस, ब्लॉक नं: दिंडोशी फायर स्टेशन जवळ, ओबेरॉय मॉल , रोड नं: मालाड पुर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAACS9943H 2) नाव:-मान्यता देणार - व्होल्टास लि तर्फे कु.मु. म्हणून मे. शेठ डेव्हलपर्स प्रा. लि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु.मु. म्हणून मे शेठ डेव्हलपर्स प्रा ली चे अधिकृत स्वाक्षरीकार मौनिक ए शेठ तर्फे कु.मु. दिलीपकुमार यादव - - वय:-46; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: व्होल्टास हाऊस ए , ब्लॉक नं: डॉ. बाबासाहेब आंबेडकर रोड, रोड नं: चिंचपोकळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-अमोल शंकर पवार - - वय:-36; पत्ता:- प्लॉट नं: सदनिका क्र 602, माळा नं: -, इमारतीचे नाव: राकेश पार्क, फ्रेन्ड्स को ऑप हौ सो, ब्लॉक नं: प्लॉट नं 30, सेक्टर 7, इंडिया बँक जवळ, रोड नं: ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- BDEPP2541P 2) नाव:-बुधाली अमोल पवार - - वय:-36; पत्ता:- प्लॉट नं: सदनिका क्र 602, माळा नं: -, इमारतीचे नाव: राकेश पार्क, फ्रेन्ड्स को ऑप हौ सो, ब्लॉक नं: प्लॉट नं 30, सेक्टर 7, इंडिया बँक जवळ, रोड नं: ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- ABGPW3380C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2018
(10) दस्त नोदणी केल्याचा दिनांक	21/04/2018
(11) अनुक्रमांक, खंड व पृष्ठ	5835/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	822700



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201804214137			21 April 2018, 05:12:57 PM	
मूल्यांकनाचे वर्ष	2018				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	5/18-5ई) मुंबई आया द्रुतगति महामार्गाच्या दोन्ही बाजुस दशेनी असलेल्या मिळकती नगर रचना योजना क्रमांक अंतिम भूखंड क्रमांक / सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation			सर्व्हे नंबर / न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर क.	खाली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
S2600	117400	133800	190100	133800	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	77.946 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर -	बांधीव
उद्देवाहन सुविधा	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र -	Rs 117400/-
उद्देवाहन सुविधा 70.86 चौ. मीटर					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
= (117400 * (100 / 100)) * 105 / 100					
= Rs 123270/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 123270 * 77.946					
= Rs 9608403.42/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गट्याचे मूल्य + वरील गट्याचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकजी					
= A + B + C + D + E + F + G + H + I					
= 9608403.42 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs 9608403.42/-					

Home Print

ट न न - ५
दस्त क्र. ५८३५ / २०१८
१ / १९२९



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/AIROLI (5894)
Pmt Txn id : 030418M849482
Pmt DtTime : 03-04-2018@01:48:01
ChallanIdNo: 03006172018040250149
District : 1201/THANE

Stationery No: 16185870957695
Print DtTime: 03-04-2018@17:55:44
GRAS GRN : MH000070803201819S
Office Name : IGR117/THN5_THANE NO 5 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 4,00,000/- (Rs Four, Zero Zero, Zero Zero Zero only)

RgnFee Schm:
RgnFee Amt :

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 1,37,11,409/-
Prop Descr : FLAT NO 504, 5TH FLOOR, T NO 3 WING F, SHETH ZURIPANCHPAKHADI, THANE, Ma
harashtra

Duty Payer: (PAN-BDEPP2541P) AMOL SHANKAR PAWAR
Other Party: (PAN-AAACS9943H) MS SHETH DEVELOPERS PVT LTD

GEETANJALI SINGH

Bank official Name & Signature

MAHESH SHIRKE

Bank official2 Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---

ट न न - ५
दस्तक ५८३५ / २०१८
२ / १९२९



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

335/5835

Saturday, April 21, 2018

5:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7146 दिनांक: 21/04/2018

गावाचे नाव: पांचपाखाडी
दस्तऐवजाचा अनुक्रमांक: टनन5-5835-2018
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: अमोल शंकर पवार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2420.00

पृष्ठांची संख्या: 121

एकूण:

रु. 32420.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
5:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क्र. ५

बाजार मूल्य: रु. 9608403.42/-

मोबदला रु. 13711409/-

भरलेले मुद्रांक शुल्क: रु. 822700/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000070955201819S दिनांक: 03/04/2018
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 2420/-

Asfawri

ट न न - ५
दस्तावेज क्र. ५८३५ / २०१८
L 1929

AGREEMENT FOR SALE

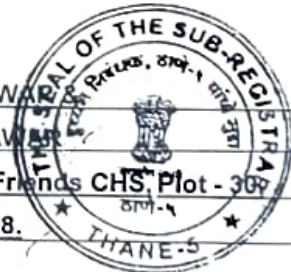
THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 21st day of April, 2018

BETWEEN Voltas Limited, having CIN No. L29308MH1954PLC009371, (PAN _____) a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Voltas House "A", Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai - 400 033, hereinafter called "**the Owner**" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the **First Part** AND

SHETH DEVELOPERS PRIVATE LIMITED, having CIN No. U45200MH1993PTC070335, a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at Sheth House, Next to Dindoshi Fire Station, Gen. A. K. Vaidya Marg, Off. Western Express Highway, Malad (E), Mumbai - 400 097 hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors in title and assigns) of the **ONE PART**

AND

Mr/Mrs/Miss/Messrs. AMOL SHANKAR PAWAR
VRUSHALI AMOL PAWAR
 of Indian Inhabitant(s) residing at 602, Rakesh Park, Friends CHS, Plot - 309
Sec-7, Near India Bank, Airoli, Navi Mumbai - 400708.

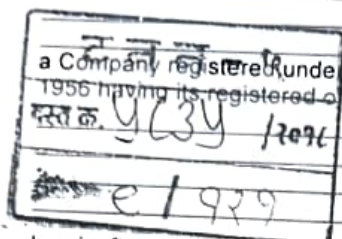


_____ partnership firm
 registered under the Indian Partnership Act 1932 and carrying on Business at

(Signature of the Developer)

(Signature of the Purchaser)

a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at



hereinafter called "the Purchaser(s)" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an **Individual(s)**, his or her or their heirs, executors, administrators, successors and permitted assigns, in the case of a **Partnership Firm/LLP**, the partner or partners for the time being of the said Firm, the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **HUF** the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors,

administrators and permitted assigns of such last surviving member of the HUF, in case of a Company/Society/Body Corporate, its successors in title and permitted assigns, 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 **OTHER PART**.

WHEREAS:

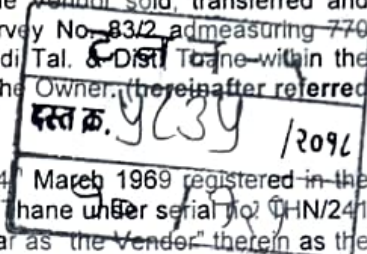
- i. By and under an Indenture of Conveyance dated 22nd April 1965 made by and between Hoshi Burjorji Karanjia and other therein referred as "the Vendors" of the First Part and Voltas Ltd., a company registered under Company Act 1913 therein referred to as the "Purchaser" and hereinafter referred as "the Owner" of the Second Part and registered in the office of Sub-Registrar of Assurances at Thane at serial no. THN/609 of 1965, the Vendors therein sold transferred and conveyed various properties bearing Survey No. 81/1P situated in village Panchpakhadi Taluka and District Thane, within the limits of Thane Municipal Corporation which also incorporate in it survey no. 81/1p admeasuring 1215.00 sq. mts. un to the said Owner for the consideration and in the manner stated therein. (hereinafter referred to as "Freehold Land 1")



- ii. By and under an Indenture of Conveyance dated 26th June, 1968 registered in the office of Sub-Registrar of Assurances at Thane at serial no. THN-612/1968 made by and between Kashibai Rama Kabadi therein referred to as "the Vendor" of the First Part and Jagannath R. Kabadi, Chandra R. Kabadi, Kisan R. Kabadi therein collectively referred as the Confirming Parties of the Second Part, and the Owner therein referred as "the Purchaser" of the Third Part, the Vendor therein sold, transferred and conveyed various properties bearing Survey No. 85/1

admeasuring 6910.00 sq. mtrs and 83/5 admeasuring 2560.00. sq. mtrs. or thereabout situated at village Panchpakhadi Tal. & Dist. Thane within the limits of Thane Municipal Corporation to the Owner. (hereinafter referred to as "Freehold Land 2").

- iii. By and under an Indenture of Conveyance dated 26th June 1968 which is registered in the office of Sub-Registrar Thane under serial no. THN-671 of 1968 made between Kisan R. Kabadi as "the Vendor" therein and Jagannath R. Kabadi, Ramchandra R. Kabadi and Kashibai R. Kabadi referred therein as "the Confirming Parties" and the Owner therein referred as "the Purchaser" of the Third Part, the Vendor sold, transferred and conveyed various properties bearing Survey No. 83/2 admeasuring 770 sq. mtrs. situated at village Panchpakhadi Tal. & Dist. Thane within the limits of Thane Municipal Corporation to the Owner. (hereinafter referred to as "Freehold Land 3").



- iv. By an Indenture of Conveyance dated 14th March 1969 registered in the office of Sub- Registrar of Assurances at Thane under serial no. THN/241 of 1969 made between Joana Mary Aguiar as "the Vendor" therein as the First Party and the Owner as the Purchasers of the Other Party, the Vendor sold, transferred and conveyed to the Owner various pieces and parcels of the land bearing Survey No. 85/2 admeasuring 3590.00 sq. mts. and 85/5 admeasuring 720.00. sq. mts. or thereabout situated at village Panchpakhadi of Tal. & Dist. Thane within the limits of Thane Municipal Corporation. (hereinafter referred to as "Freehold Land 4").

- v. Gopikabai Jagannath Satghare and 17 other were seized and possessed of various properties in village Panchpakhadi of Tal. & Dist. Thane. By and under an Indenture of Conveyance dated 10th November, 1969 registered with the Sub-Registrar of Assurances at Thane under serial no. THN/96 of 1970 between the sad Gopikabai and others as "the Vendors" therein of One Part and the Owner therein referred as "the Purchaser" of the other part, the Vendors sold, transferred and conveyed to the Company land bearing survey nos. 85/3 admeasuring 2000 sq. mtrs. or thereabout and 85/4 admeasuring 1450.00 sq. mts. or thereabout situated at village Panchpakhadi of Tal. & Dist. Thane within the limits of Thane Municipal Corporation. (herein after referred to as "Freehold Land 5")

- vi. Hereinafter, Freehold Land 1, Freehold Land 2, Freehold Land 3, Freehold Land 4 and Freehold Land 5 are hereinafter collectively referred to as "Freehold Lands"

- vii. By an Agreement dated 28th July 1965 made between the Owner of the One Part and the Governor of Maharashtra of the Other Part and in pursuance of a Sanad dated 9th September 1967 ("Sanad" inter-alia land bearing Survey No. 85/1 (part) admeasuring 2-30-0 (A.G. Sanad) to 11094.00 sq. mtrs. situate at village Panchpakhadi, Thane (herein after referred to as "Sanad Lands") were vested in the name of Owner holding it on the terms and conditions therein contained.



- viii. In Pursuance of the aforesaid, the Owner became entitled to inter-alia, the Freehold Lands and the Sanad Lands, hereinafter collectively referred to as the "Larger Property"

(Signature of the Developer)

(Signature of the Purchaser)

ix. By diverse Development Agreements of different dates made and executed by and between the Owner herein and therein referred as "the Owners" of the One Part and Sheth Developers Private Limited herein and therein referred as the "Developer" of the other Part (hereinafter referred as Developer), the Owner has granted Development Rights to the Developer in respect of the Larger Property on the terms and conditions mentioned therein. In furtherance of the Development Agreements, the Owner has also executed General Power of Attorney in respect of each of the said Development Agreement in favour of the nominees of Developer, inter alia authorising the Developer to develop the Larger Property.

x. By an order dated 12th October 2010, the Collector, Thane was pleased to grant permission on the payment and the conditions stated in the said letter, for change of user of the portion of the Sanad Lands being survey no. 85/1 admeasuring 6209.6 sq. mts. which forms the part of the Larger Property.

xi. During the course of developing the Larger Property, the Developer executed Two Declarations both dated 22nd June 2011 with the Commissioner Thane Municipal Corporation and registered with the Sub-Registrar of Assurances at Sr. No. TNN-5/5977 of 2011 thereby agreed to hand over to Thane Municipal Corporation certain portion of the Larger Property for the purpose specified therein.

xii. By and under a Mortgage Deed dated 26th August 2013, registered with the Registrar of Assurances at Thane at sr. No. TNN-5/8726/2013, executed by and between SDPL as "the Mortgager" therein of First Part and State Bank of India therein referred to as 'SBI' of the Second Part and Punjab National Bank therein referred to as 'PNB' of the Third Part, therein collectively referred to as the Mortgagees, the said SDPL created First Charge by way of additional security for the amount of Rs. 25,00,00,000/- only against the property admeasuring 13095.07 sq.mts., being portion of the Larger property.

xiii. By Deed of Re-Conveyance dated 20.01.2017 registered with the Sub-Registrar of Assurances at Thane, bearing Registration No. 402 of 2017 executed by and between the said State Bank of India and Punjab National Bank, therein referred to as the Mortgagees and the said Sheth Developers Pvt. Ltd., therein referred to as the Mortgagor and the Developer herein, the Mortgagees re-conveyed the property admeasuring 13095.07 sq.mts., being portion of the Larger Property by removing their respective charge on the same on repayment of the entire amount by Sheth Developers Pvt. Ltd., the Developer herein and fulfillment of all the conditions stated of the Mortgage.

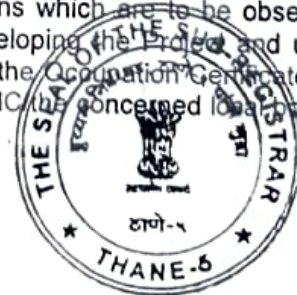
xiii. The Developer has availed financial assistance by and under registered documents being Thane 5- 1402/2018 availing finances amounting to Rs. 2500 Crores (Rupees Two Hundred and Fifty Crores only) by creating a mortgage/second charge on the Balance Property (defined hereunder).



- xiv. Presently, the Developer intends to construct and develop a portion of Larger Property admeasuring 15164.45 sq mtro ("the Layout Property") as more particularly described in the **FIRST SCHEDULE** hereinafter written. The portion of Layout Property falls under reservation of Municipal Housing, an area admeasuring 6065.78 sq mt being 40% of the Layout Property, has to be handed over to the TMC as reserved area for municipal housing (hereinafter referred to as the "Reserved Area").

Accordingly, the actual extent of Layout Property available for development of the Layout Project to the Developer is admeasuring 9098.67 square meters situate, lying and being at Village of Panchpakhadi, Taluka & District- Thane (hereinafter referred to as the "Balance Property"), more particularly described in the **SECOND SCHEDULE** hereunder written. It is however, clarified that the FSI attributable to the Reserved Area shall be available to be utilized for the development of the Layout Project;

- xv. The Developer has contemplated development of the Balance Property to be known as "Sheth Zuri" in phasewise manner by consuming thereupon Floor Space Index (FSI) and/or Transferable Development Rights (TDR) and/or fungible FSI and/or parking FSI and/or premium FSI and/or FSI/TDR of howsoever and whatsoever name called arising/generated in whatsoever and howsoever form and manner from the Layout Property or TDR from outside properties ("Layout Project") and accordingly through their Architects submitted the layout plans in respect of the Balance Property to Thane Municipal Corporation ("TMC") for sanction thereof and the said plans have been amended and approved from time to time;
- xvi. In the layout project, the Developer is proposing to develop three buildings i.e Building No. 1, Building No. 2 and Building No. 3 with two wings each (i.e Wings A and B for Building No.1; Wings C and D for Building No. 2 and ;Wings E and F for Building No.3) as "Sheth Zuri" on a Balance Property Comprising of Basement+stil/ground floor + Podium 1 to 6 + 1st Floor to 28th Floor and more upper floors (hereinafter referred to as the said Building) and proposed as an independent "real estate project" ("Project"). The Project has been registered with the Real Estate Regulatory Authority ("Authority"), under section 5 of the Real Estate (Regulation and Development) Act, 2016 read with the rules and regulations made thereunder ("Act") and received Certificate of Registration bearing No. P51700007274 dated 17/08/2017.
- xvii. While sanctioning the said plans, the TMC and other concerned local bodies and authorities and/or the Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Project and upon due observance and performance of which, the Occupation Certificates in respect of the Project shall be granted by TMC (the concerned local bodies and authorities);



(Signature of the Developer)

(Signature of the Purchaser)

operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. AGREEMENT:

- 2.1. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser, Flat No. 504 admeasuring 73.13 square meters carpet area (as per presently applicable development norms) and 70.86 square meters carpet area (as per RERA) along with - square meters of balcony on the 5th floor in Wing E of TOWER 3 Building of the Project hereinafter referred to as "the Flat" for the Total Consideration of Rs. 13711409/- (Rupees One Crore Thirty Seven Lakhs Eleven Thousand Four Hundred Nine only), subject to the terms and conditions mentioned herein. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the provisions of the Income Tax Act, 1961 to be paid by the Purchaser(s) to the Developer in the manner mentioned hereinafter. The Developer shall have an unpaid vendor's lien on the Flat for any amounts outstanding under this Agreement and/ or out of the Sale Consideration until the same is paid by the Purchaser(s) to the Developer and the Developer is in receipt of the same. The Purchaser(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Developer with the income- tax department simultaneously on the same date when amount of TDS is deducted by the Purchaser(s) and the Purchaser(s) shall immediately provide proof of deposits of the amount of TDS to the Developer. The Purchaser(s) shall also be liable and obliged to provide TDS certificate to the Developer within 15 (Fifteen) days from the date amount of TDS is deducted by the Purchaser(s) failing which the Developer shall have an unpaid vendors lien on the said Premises for amount of TDS which are deducted and for which TDS Certificate is not provided by the Purchaser(s). Provided further that at the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the Purchaser producing such certificate within [1] month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the [1] month, the Developer shall be entitled to appropriate the said deposit against the receivable from the Purchaser.

3. PAYMENTS:

- 3.1. The Purchaser has paid to the Developer a sum equivalent to i.e. - % of the Total Consideration value of the Flat being Rs. 137115/- (Rupees One Lakh Thirty Seven Thousand One Hundred Fifteen only) (the payment and receipt whereof the Developer do hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof) being the earnest money/ booking amount/part consideration on or before the execution of this Agreement and agrees to pay the balance amount of Rs. 13674294/- (Rupees One Crore Thirty Five Lakhs Seventy Four Thousand Two Hundred Ninety Four only) in the manner as more particularly set out hereinafter as time being of the essence of the payment:
- Amount of Rs. 2605167/- to be paid to the Developer on or before the execution of Agreement for Sale,

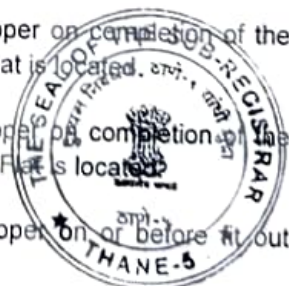


(Signature of the Developer)

(Signature of the Purchaser)


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- II. Amount of Rs. 1371141/- to be paid to the Developer on completion of the 1st Basement Slab of the building or wing in which the said Flat is located.
- III. Amount of Rs. 1371141/- to be paid to the Developer on completion of the 1st Podium Slab of the building or wing in which the said Flat is located.
- IV. Amount of Rs. 959799/- to be paid to the Developer on completion of the 3rd Podium Slab of the building or wing in which the said Flat is located.
- V. Amount of Rs. 822685/- to be paid to the Developer on completion of the Top Podium Slab of the building or wing in which the said Flat is located.
- VI. Amount of Rs. 822685/- to be paid to the Developer on completion of the 5th Slab of the building or wing in which the said Flat is located.
- VII. Amount of Rs. 822685/- to be paid to the Developer on completion of the 10th Slab of the building or wing in which the said Flat is located.
- VIII. Amount of Rs. 822685/- to be paid to the Developer on completion of the 15th Slab of the building or wing in which the said Flat is located.
- IX. Amount of Rs. 822685/- to be paid to the Developer on completion of the 20th of the building or wing in which the said Flat is located.
- X. Amount of Rs. 685570/- to be paid to the Developer on completion of the 25th of the building or wing in which the said Flat is located.
- XI. Amount of Rs. 548456/- to be paid to the Developer on completion of the Top Slab of the building or wing in which the said Flat is located.
- XII. Amount of Rs. 548456/- to be paid to the Developer on completion of the Internal Brickwork and/or Plastering of the building or wing in which the said Flat is located.
- XIII. Amount of Rs. 548456/- to be paid to the Developer on completion of the Flooring of the building or wing in which the said Flat is located.
- XIV. Amount of Rs. 548456/- to be paid to the Developer on completion of the Sanitation of the building or wing in which the said Flat is located.
- XV. Amount of Rs. 274227/- to be paid to the Developer on or before the possession/possession of the said Flat.



3.2. The Total Consideration is exclusive of any sums or amounts and is further excluding *inter alia* contribution or premiums of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Flat or otherwise, now or in future. The Purchaser confirms and agrees that contribution


(Signature of the Developer)


(Signature of the Purchaser)

and all sums, taxes, cess, levies, fees, premiums, deposits and outgoing and maintenance charges shall be solely borne and paid by the Purchaser and the Purchaser agrees to pay the same when due or demanded, without any demur, objection or set off.

- 3.3 The Purchaser shall at the time of making payment of the final installment and simultaneously with receipt of possession of the Flat pay to the Developer the following amount:

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रु. ५०००/-
रु. १५०००/-

towards One Time Clubhouse membership charges;

towards for share money, application and entrance fee of the Society;

towards legal charges of this Agreement, formation of Society and the Apex Body

- IV. Rs. 50000/- towards of Electric Meter connection and Water Meters connection charges;
- V. Rs. 90720/- towards 12 months of provisional monthly contribution of maintenance deposit;
- VI. Rs. 252000/- towards infrastructure / development charges;
- VII. Rs. 15000/- towards pipe line gas connection;
- VIII. Rs. 126000/- towards non-interest bearing corpus fund deposit till the formation of the Apex Body.

- 3.4. It is hereby agreed between the parties that in the event, if there being any increase in the amounts mentioned in clause 3.3 hereinabove and/or any other amounts/deposits/expenses which are not referred to therein become payable, for any reason, then the Purchaser shall be liable to bear and pay the same within seven days from receipt of the Developer's written intimation in this regards. The above amounts are not refundable and no accounts or statement will be required to be given by the Developer to the Purchaser in respect of the above amount deposited by the Purchaser with the Developer.

- 3.5. The Purchaser shall, at the time of taking possession of the Flat from the Developer, pay to the Developer an interest free security deposit towards maintenance as mentioned in clause 3.3 (v). In the event the amounts collected towards maintenance are not adequate to meet expenditure then and in that event the Developer shall be entitled to collect further amounts from the Purchaser. The Purchaser shall make his/her/its contribution as may from time to time be required by the Developer and/or Society formed for the purpose of maintenance and management of the facilities. It is however agreed that the Purchaser shall nevertheless also be strictly liable to pay monthly contributions to the Developer or the Society as may be determined by the Developer or the said Society as the case may be. The interest free security deposit towards maintenance to be paid by the Purchaser shall be in addition to the consideration



(Signature of the Developer)

(Signature of the Purchaser)

value of the Flat and the other deposits payable by the Purchaser as mentioned in clause 3.3 hereinabove.

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- 3.6. It is clearly understood by the Purchaser that he/she/they shall deposit a non-interest bearing corpus fund, as mentioned in clause 3.3(viii) hereinabove, till the conveyance of the entire Project and/or its phases to the Apex Body that would be formed for the purpose of maintenance and management of the infrastructure as corpus fund received/to be received by the Developer. The said corpus fund shall be utilized by the Developer for the purpose of maintenance, management and repair of the infrastructure facilities, internal layout road, common and recreational amenities etc in the manner the Developer deems fit and proper, on day to day basis and as and when required. The Purchaser hereby acknowledges and irrevocably consents that the said corpus amount deposit together with interest, if any, earned thereon shall be available for utilization till the same are exhausted by the Developer/Society for the said purpose of maintenance, management and repair of the infrastructure facilities, internal layout roads including street lighting etc common and recreation facilities etc. The Purchaser declares and confirms that the Purchaser shall notwithstanding what is stated above continue to pay their respective maintenance charges and outgoings in respect of the Flat without any delay and demur and as and when the same is demanded by the Developer/Society from the Purchaser. It is further agreed by the Purchaser that the payment of the said corpus fund is over and above the consideration price and also the various deposits agreed to be paid by the Purchaser and that the Purchaser shall not claim any set off or adjustment against the said amount or any other amount/amounts payable by the Purchaser in any manner whatsoever from the Developer.
- 3.7. It is further agreed, accepted and confirmed by the Purchaser that the Developer shall have full power, control and absolute authority to manage and maintain the facilities as mentioned herein in the manner the Developer may deem fit and for that purpose the Developer shall be entitled to lay down such terms and conditions as regards payment by the Purchaser of the Flat in the Project regarding monthly maintenance charges or otherwise to enable the Developer to effectively maintain the facilities. The Purchaser has hereby agreed to abide by the terms as laid down by the Developer and the Purchaser undertake not to question and dispute the decision of the Developer in regard to their powers and authorities for maintaining the said facilities. In the event of the Purchaser failing to abide by the terms and conditions as laid down by the Developer the same shall be deemed as a breach of the terms of this Agreement and thereupon the Developer shall have the right to exercise the remedies under the law and as per the terms of this Agreement even though the Purchaser shall have not taken possession of the Flat and the Purchaser shall not have paid the consideration amount and all other dues under the said Agreement.
- 3.8. The Purchaser(s) is/are also, aware that Goods and Service Tax ("GST") is payable on the sale transaction contemplated herein at the applicable rate on the Sale Consideration of said Flat/ Shop/ Unit/ Premises executed on or after 1st July, 2017. In compliance of the aforesaid, the Purchaser(s) hereby agree(s) to pay the applicable GST on the Sale Consideration of the Flat and/or any additional amount (due to enhancement in the percentage by the Central Government) to the Developer, if any, being the amount payable towards GST as

(Signature of the Developer)

(Signature of the Purchaser)

29 PAN:

The permanent account number details of the Parties are as follows:

NAME OF THE PARTY	PERMANENT ACCOUNT NUMBER DETAILS.
Developer -	AAACS9943H.
Purchaser-	BDEPP2541P / ABGPW3380C.

**FIRST SCHEDULE ABOVE REFERRED TO:
LAY OUT PROPERTY**

All that pieces and parcels of land lying being and situate at village Panchpakhadi, within Taluka and District Thane in Maharashtra State and within the limits of the Thane Municipal Corporation admeasuring about 15164.00 sq.mtrs. and bearing Survey Nos. 81/1P, 83/2P, 83/5P, 85/1P, 85/2P, 85/3, 85/4P, 85/5.

**SECOND SCHEDULE ABOVE REFERRED TO:
(The Flat)**

Flat No. 504 admeasuring 73.13 square meters carpet area (as per presently applicable development norms) and 70.86 square meters carpet area (as per ACT) along with - square meters of balcony on the 5th floor in the Building No. Tower 3, known as "Sheth Zuri" to constructed and situated in the Layout Project out of the Larger Property.

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दस्तावेज ५८३५ / २०१८
४६ १९२९



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Thane (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DECLARED BY
the withinnamed "Owner"

M/S. VOLTAS LTD through POA Holder
M/S. Sheth Developers Pvt. Ltd through Director
by the hand of its authorized signatory
Mr. Ashwin N. Sheth
in the presence of

- 1.
- 2.

SHETH DEVELOPERS PVT. LTD

MAULIK A. SHETH
(CONSTITUTED ATTORNEY)



SHETH DEVELOPERS PVT. LTD.

MAULIK A. SHETH
(CONSTITUTED ATTORNEY)

SIGNED AND DECLARED BY
the withinnamed "Developer"

M/S. Sheth Developers Pvt. Ltd through Director
by the hand of its authorized signatory
Mr. Ashwin N. Sheth
in the presence of

- 1.
- 2.

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SIGNED AND DELIVERED by
the withinnamed "Purchaser/s"

AMOL SHANKAR PAWAR
VRUSHALI AMOL PAWAR

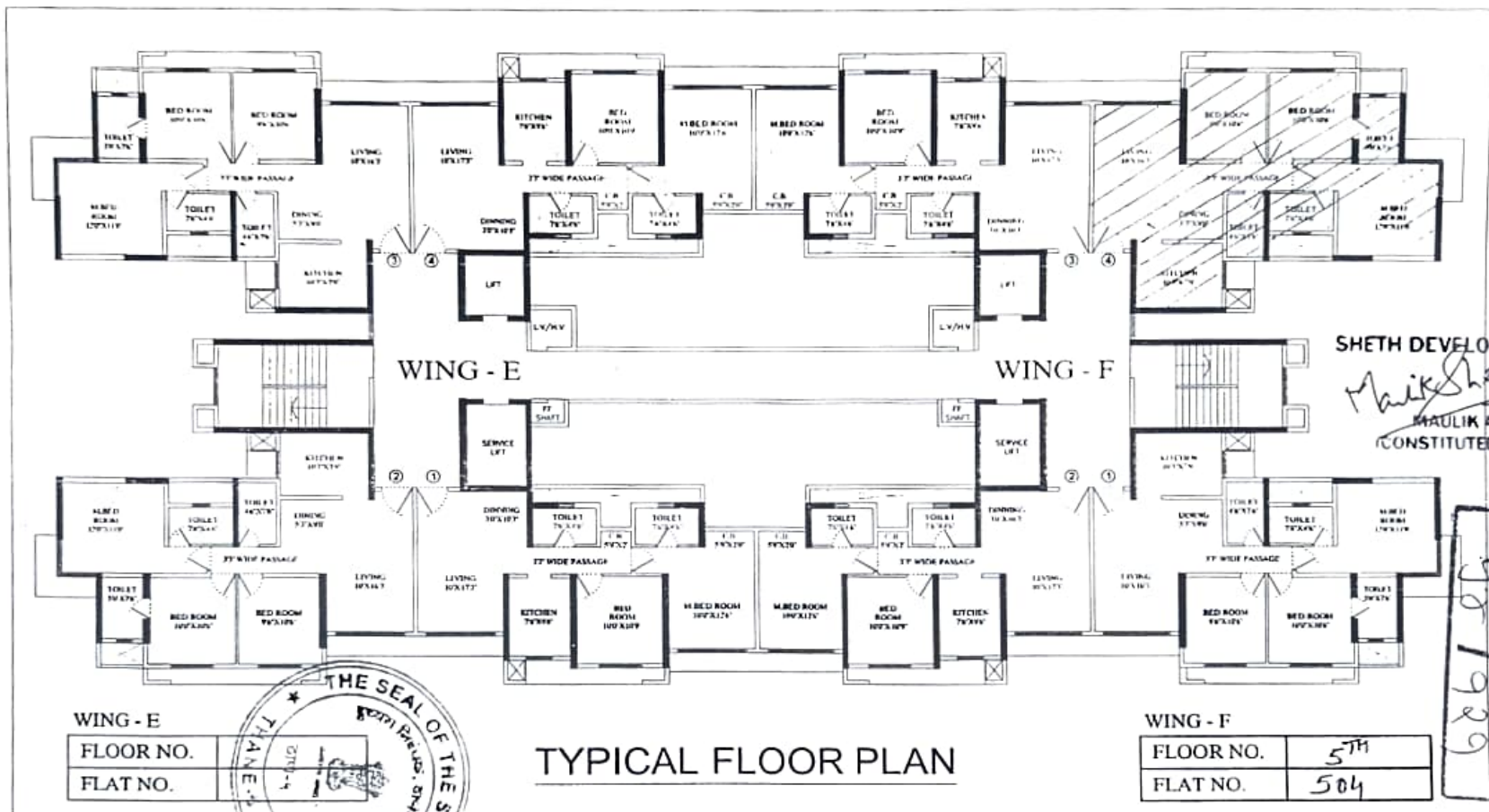
in the presence of

- 1.
- 2.



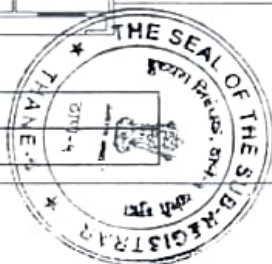
(Signature of the Developer)

(Signature of the Purchaser)



SHETH DEVELOPERS PVT. I

MAULIK A. SHETH
(CONSTITUTED ATTORNEY)



96/1929
96/34/2076
96/34-4

ANNEXURE 'B'

Original Receipt & LOI Hand Over to H.O.



ठाणे महानगरपालिका

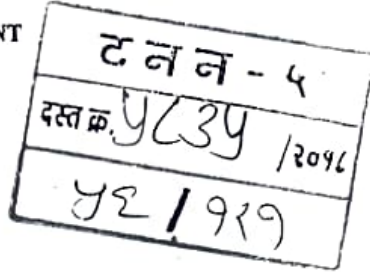
महानगरपालिका भवन, डॉ. अल्फ्रेड रोड, चंदनवाडी, पायपाखाडी, ठाणे-४०० ६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र. / का. म. पा. / २०१६ / १२३६
Ref. / T. M. C. /

दिनांक २३/३/२०१६
Date 1/12/200

LETTER OF INTENT

To,
Archetype Consultants (I) Pvt. Ltd,
A-701, Dev Corpora,
Off. Eastern Express Highway,
Cadbury Junction., Khopat,
Thane (w) - 400601.



Subject : Letter of Intent for MOEF Clearance for proposed development on plot bearing S.No. 85/1(pt.), 85/1(pt.), 85/1(pt.), 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4(pt.), 85/5 at village Panchpakhadi, Tal. & Dist. Thane for M/s. Sheth Developers Pvt. Ltd. (Sector IV) (V.P. No. S04/0090/16).

With reference to your application No.11845 dated 04/08/2016 for the issue of Letter of Intent for advance ruling as per DCR for permissible potential (Basic F.S.I. + 90% DR/TDR + 0.30 Premium FSI) in Development Proposal on property bearing S.No. 85/1(pt.), 85/1(pt.), 85/1(pt.), 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4(pt.), 85/5 at village Panchpakhadi, Tal. & Dist. Thane for M/s. Sheth Developers Pvt. Ltd. (Sector - 4). The proposal submitted by you is scrutinized through Auto DCR. This letter of Intent along Auto DCR with following approvability parameters is issued for applying Environment Clearance or for realizing actual potential of the subjected property.

Details of submitted documents and approvable plans as per TMC, D.C. Regulations are as follows :

A	Name of Owner	M/s. Voltas Ltd.
B	Name of Developers	Mr. Ashwin Sheth Director of M/s. Sheth Developers (P.O.A.H.)
C	Property Details	85/1(pt.), 85/1(pt.), 85/1(pt.), 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4(pt.), 85/5 at village Panchpakhadi, Tal. & Dist. Thane (Sector - 4)
D	Area Statement	
1.	Area of plot considered (minimum)	15164.45 sq.mt.
2.	Deductions	
a.	Area under D.P. Road	---
3.	Balance area of plot (1-2)	15164.45 sq.mt.
4.	Less : 15% R.G.	---



ANNEXURE 'B'

5.	Net area (3-4)	15164.45 sq.mt.	
6.	Plot Area -- १	Sale Component	Municipal House Component
	यस.क. ५८३५ / २०९८	60% of the Plot Area = 9098.67	40% of Plot Area = 6065.78
7.	Permissible Area for Sale Component	15164.45 sq.mt.	50% of Built Up Area to be handed over to TMC
8.	Permissible FSI	1.00	15164.45 X 50% = 7582.22sq.mt.
9.	Addition for		
n)	As per G.R. dated 29/01/2016 & 02/05/2016 TDR Permissible is 140% of Net Plot area 15164.45 X 120% = 18197.34 Sq.mtr. 20% Slum TDR 15164.45 X 20% = 3032.89 Sq.mtr. B-Up Area of Municipal Housing Building to be handed over to TMC = 7600.90 Sq.mtr. Construction Area of M.H. Building = 11381.72 Sq.mtr. As per G.R. dated 29/01/2016 (4.2) Constructed TDR = A/B X 1.25 Constructed TDR = 22000/51200 x (11381.72 x 1.25) = 6103.43 Sq.mtr. TDR to be purchased from Open Market, 18197.34 - 6103.43 = 12093.91 Sq.Mtr.	3032.89 6103.43 12093.91	
b)	As Per G.R. Dated 28/08/2015 30% Additional FSI On Payment Of Premium 9098.67 X 30% = 2729.60 Sq.mtr.	2729.60	
c)	Total (a + b)	23959.83	
10.	Total Permissible B-Up Area (7 + 9c)	39124.28	7582.22
11.	Total Proposed B-Up Area	31543.11	7600.90
E.	<p>Built up area (FSI) : (sq.mt.) Sale Building : Building No.1 Wing 'A' & 'B' : 9644.14 Building No.2 Wing 'C' & 'D' : 9131.15 Building No.3 Wing 'E' & 'F' : 12767.82 Municipal Housing Building Building No.4 : 7600.90 Total FSI Area : 39144.01 (A)</p> <p>Built up area under free of FSI : (sq.mt.) Sale Building : Building No.1 Wing 'A' & 'B' : 5654.85 Building No.2 Wing 'C' & 'D' : 5961.50 Building No.3 Wing 'E' & 'F' : 6733.79 Municipal Housing Building Building No.4 : 3780.62 MISC. Base Area : 8068.82 Platform Lvl Area : 3894.14 Platform Lvl Area 5 : 16230.68 Platform Lvl Area : 4392.72 Silt Area : Total Non FSI Area : 54717.12 Total FSI Area (A + B)</p>		

ANNEXURE 'B'

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	39144.01 + 54717.12 = 93861.13			
F	Open Space Table : Details of the open spaces for the Proposed buildings in the layout of the subjected property are given in Auto DCR generated Report & the same are as per the regulations.			
H.	R.G. area			
	i.	Required R.G. (25%)	3791.11 Sq.mt.	
	ii.	Proposed R.G.	3866.69 Sq. mt.	
I.	Parking statement			
			Sale Component	Municipal Housing Component
	i.	Required 4 wheeler parking	681	127
	ii.	Proposed 4 wheeler parking	869	127
	iii.	Required 2 wheeler parking	568	115
	iv.	Proposed 2 wheeler parking	738	115
J.	Proposed no. of tenements		554	115

Disclaimer : The above letter is issued on your request with clear understating that "This letter of Intent is issued for obtaining Environment Clearance for SEIAA as per their Circular No.SEIAA-2014/CR.02/TC3 Dated 13/01/2014 or as per your request to prima facie appreciated development of plot. This letter is not a development permission granted under MRTP Act 1966. It is further clarified that this letter of intent does not be construed to be actual approval to commence the construction or to create any third party interest. Also, if while processing final permission for sanction under DC Regulation, if any discrepancy is found in calculation of potential FSI, approvability of any plan as per D.C. Regulation, arising either due to some misrepresentation or withholding of any information or due to any other reason that so ever, in such event D.C. Regulation shall prevail. This letter cannot be taken as basis for any claim of compensation, grant of right or otherwise. This LOI also is as per D.C. Regulations in operation today and cannot overrule effect of any subsequent changes in D.C. Regulation, if any. This LOI is valid for year from the date of issue.



Assistant Director of Town Planning,
Thane Municipal Corporation, Thane



ANNEXURE 'C'

पुणारीत परवानगी खातील प्रमाणे :

विक्री इमारती : इमारत क्र.१ विंग ओ व सी : बेकमेट + तळ (पार्ट) + डिस्ट (पार्ट) + पोटिंग - १ ते ५ + १ ते ८ मजले.

इमारत क्र.३ विंग ओ व सी : बेकमेट + डिस्ट + पोटिंग १ ते ५ + १ ते ९ मजले.

इमारत क्र.३ विंग ई व एफ : बेकमेट + डिस्ट + पोटिंग १ ते ५ + १ ते ९ मजले.

Municipal Housing कारीता इमारती :

इमारत क्र.४ टॉप D : डिस्ट + १ ते २८ मजले

मंगल इमारत क्र.१ व २ : तळ + १ मजले



Certificate No.

3628

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

सी.सी. खातील प्रमाणे :

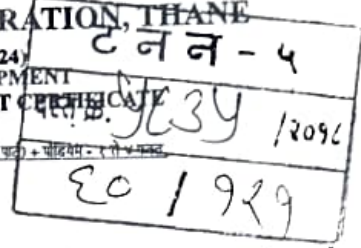
विक्री इमारती : इमारत क्र.१ विंग ओ व सी व इमारत क्र.२ विंग ओ व सी : बेकमेट + तळ (पार्ट) + डिस्ट (पार्ट) + पोटिंग - १ ते ५ मजले.

इमारत क्र.३ विंग ई व एफ : बेकमेट + तळ (पार्ट) + डिस्ट (पार्ट) + पोटिंग - १ ते ३ मजले.

Municipal Housing कारीता इमारती :

इमारत क्र.४ टॉप D : डिस्ट + १ ते २४ मजले.

मंगल इमारत क्र.१ व २ : तळ + १ मजले



V. P. No. S04/0090/16

TMC / TDD / 2404/17

Date: 18/11/2017

To, Shri / Smt. १० फ्रील्ड्स आर्किटेक्ट्स अण्ड कन्सल्टंट्स (Architect)

Shri मे. शेठ डेव्हलपर्स प्रा.लि. (कु.मु.) (Owners)

With reference to your application No. ८७३ dated २४/१०/२०१७ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village पाचपाखोडी Sector No. ४ Situated at Road / Street खातील प्रमाणे S.No. / C.S.T. No. / F.P. No. खातील प्रमाणे

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

स.क्र.८१/१/अ, ८३/२, ८३/५, ८५/१/ड, ८५/२, ८५/३, ८५/४ व ८५/५.

- ५) ठामपा/शिविवि/१९३१/१६ दि.३०/०९/२०१६ रोजीच्या परवानगीमध्ये सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- ६) विक्री इमारतीच्या उर्वरीत मजल्यांच्या सी.सी. पुर्वी पर्यावरण सेल (Environment Cell) कडील नाहरकत दखला सादर करणे आवश्यक.
- ७) मा.जिल्हाधिकारी यांचे दि.१२/१०/२०१० रोजीच्या आदेशामधील नमुद अटी/शर्ती विकसक यांनावर बंधनकारक व त्यानुसार अटीची पूर्तता करणे आवश्यक राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWNE PLANNING ACT. 1966



Yours faithfully,

कार्यवाही अधिकारता,
शहर विकास विभाग
Municipal Corporation of
the city of, Thane.

नगरपालिका कार्यालय, ठाणे
Office Station
विकसित विकास विभाग, ठाणे
परवानगी व विकास विभाग, ठाणे
प्रादेशिक व नगरपालिका
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी पारलौकिक
आहता ३ वर्षे कैद व रा. ५०००/- दंड होऊ शकतो.





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 :
P51700007274

Project: **Sheth Zuri, Plot Bearing / CTS / Survey / Final Plot No.: OUT OF SURVEY NO 85/1P, 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4P, 85/5 at Thane (M Corp.), Thane, Thane, 400601;**

- Sheth Developers Private Limited** having its registered office / principal place of business at **Tehsil: Borivli, District: Mumbai Suburban, Pin: 400097.**
- 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 **17/08/2017** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature and Seal
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 8/11/2017 5:50:28 PM

Dated: 17/08/2017

Place: Mumbai

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

[Handwritten signatures]

FORM - A (PERSONAL DETAILS)

☐ APPLICANT

☐ CO-APPLICANT

☐ GUARANTOR

Existing Customer ☒ Yes ☐ No

CIF No/ Account No.

Name

AMOL SHANKAR PAWAR

Salutation

☐ Mrs ☐ Ms ☐ Dr. ☐ Other

Gender ☒ M ☐ F ☐ Transgender

Marital Status

☐ Single ☒ Married ☐ Other

Date of Birth

Name of Spouse

KRUSHALI PAWAR

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father

SHANKAR KESHAV PAWAR

Aadhaar / UID No.

856653941778

PAN No.

BDEPP2541P

Passport No.

Driving License No.

Voter ID No.

MGNREGA Job Card No.

Residential Status

☐ Resident ☐ NRI / CIO

Citizenship

Religion

☒ Hindu ☐ Islam ☐ Christian ☐ Sikh ☐ Jain ☐ Buddhist ☐ Zoroastrian ☐ Bahaist ☐ Judaist ☐ Agnosticist ☐ Others

Category

☐ SC ☐ ST ☐ OBC ☒ General

Signature

Residential Address

Present Address: Years at current address

Months at current address

Residence Type ☐ Owned ☐ Rented ☐ Company Lease

Address 1

FLAT NO-602 RAKESH PARK FRIENDS (P) LTD

Address 2

1107 NO-30, SECTOR-17 - AIROLI

Address 3

Pincode

400108

Village

City NAVI MUMBAI

District

THANE

State

MAHARASHTRA

Country

INDIA

Mobile No.

Email ID

NMOLEARLY@GMAIL.COM

Is the Permanent Address Same as Present Address? ☒ Yes ☐ No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode

Village

City

District

State

Country

Mobile No.

Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? ☐ Yes ☐ No

Designation ☐ Chairman ☐ Managing Director ☐ Other Director

Name of the Chairman/ MD or other director

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

☐ Spouse (Dependent)

☐ Daughter (including step daughter) (Independent)

☐ Spouse (Independent)

☐ Daughter's husband

☐ Father

☐ Brother (including step brother)

☐ Mother (including step mother)

☐ Brother's wife

☐ Son (including step-son) (Dependent)

☐ Sister (including step-sister)

☐ Son (including step-son) (Independent)

☐ Sister's husband

☐ Son's wife

☐ Brother (including step brother) of spouse

☐ Daughter (including step daughter) (Dependent)

☐ Sister (including step-sister) of spouse

FORM - A (PERSONAL DETAILS)

☐ APPLICANT

☐ CO-APPLICANT

☐ GUARANTOR

Existing Customer ☐ Yes ☐ No

CIF No/ Account No.

Name VIRUSHALI AMOL PAWAR

Salutation ☒ Mrs ☐ Ms ☐ Dr. ☐ Other

Gender ☐ M ☒ F ☐ Transgender

Marital Status ☐ Single ☒ Married ☐ Other

Date of Birth

Name of Spouse AMOL PAWAR

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father NAVANATH JAGANNATH WAGHMARE

Aadhaar / UID No. 952309874114

PAN No.

ABGPW3380C

Passport No.

Driving License No.

Voter ID No.

MGNREGA Job Card No.

Residential Status ☒ Resident ☐ NRI / CIO

Citizenship

INDIAN

Religion ☒ Hindu ☐ Islam ☐ Christian ☐ Sikh ☐ Jain ☐ Buddhist ☐ Zoroastrian ☐ Bahaist ☐ Judaist ☐ Agnosticist ☐ Others

Category ☐ SC ☐ ST ☐ OBC ☒ General



Wapawar

Residential Address

Present Address: Years at current address

Months at current address

Residence Type ☐ Owned ☐ Rented ☐ Company Lease

Address 1 FLAT NO-602 RAKESH PARK FRIENDS CHS LTD

Address 2 PLOT NO-30 SECTOR-7 AZOLI NAVE MUMBAI

Address 3

Pincode 400708 Village City NAVI MUMBAI

District THANE State MAHARASHTRA Country INDIA

Mobile No. Email ID VIRUSHU.WAGHMARE@REDIFFMAIL.COM

Is the Permanent Address Same as Present Address? ☒ Yes ☐ No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? ☐ Yes ☐ No

Designation ☐ Chairman ☐ Managing Director ☐ Other Director

Name of the Chairman/ MD or other director

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Spouse (Dependent) | <input type="checkbox"/> Daughter (including step daughter) (Independent) | <input type="checkbox"/> Spouse (Independent) | <input type="checkbox"/> Daughter's husband |
| <input type="checkbox"/> Father | <input type="checkbox"/> Brother (including step brother) | <input type="checkbox"/> Mother (including step mother) | <input type="checkbox"/> Brother's wife |
| <input type="checkbox"/> Son (including step-son) (Dependent) | <input type="checkbox"/> Sister (including step-sister) | <input type="checkbox"/> Son (including step-son) (Independent) | <input type="checkbox"/> Sister's husband |
| <input type="checkbox"/> Son's wife | <input type="checkbox"/> Brother (including step brother) of spouse | <input type="checkbox"/> Daughter (including step daughter) (Dependent) | <input type="checkbox"/> Sister (including step-sister) of spouse |