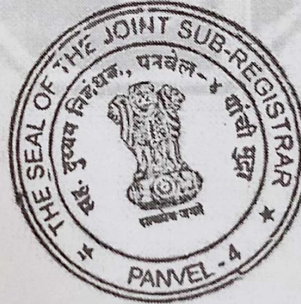


गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे)	2547022
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: अपार्टमेंट नं. 401, 4था मजला, प्राईड हेरीटेज, प्लॉट नं. 371, सेक्टर 17, उलवे, तालुका पनवेल, जिल्हा रायगड. क्षेत्रफळ - 25.728 चौ. मी. कारपेट एरिया. ((Plot Number : 371 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 25.728 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. प्राईड बिल्डर्स तर्फे भागीदार सहवेव एस. लखानी -- वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं. 104, 1 ला मजला, वर्धमान मार्केट, प्लॉट नं. 75, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AARFP2433P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ब्रेन्डा रेन्डल गोम्स -- वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं. 125, व्हिलेज वार्ड सी, फादर पीटर परेरा रोड, कोहिनुर सिटी जवळ, ओल्ड कुर्ला, कुर्ला वेस्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AWHPM8786G 2): नाव:- रेन्डल सीरील गोम्स -- वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं. 125, व्हिलेज वार्ड सी, फादर पीटर परेरा रोड, कोहिनुर सिटी जवळ, ओल्ड कुर्ला, कुर्ला वेस्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-ATKPG0503B
(9) दस्तऐवज करून दिल्याचा दिनांक	02/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11940/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



दस्तासोबतची सूची क्रमांक II

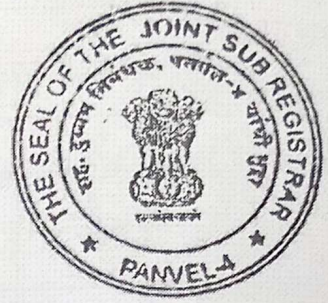
सह दुय्यम निबंधक वर्ग २,
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

99280 2028
4/60



AGREEMENT FOR SALE

THIS AGREEMENT made at Navi Mumbai on this 2nd day of July, in the year Two Thousand Twenty Four between **M/S. PRIDE BUILDERS**, a partnership firm duly registered under the provisions of Indian Partnership Act 1932 represented by its partner Mr. Shahdev Satramdas Lakhani, which firm is having place of business at Office No.104, 1st Floor, Vardhman Market, Plot No 75, sector 17, Vashi, Navi Mumbai referred to as "**the Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include existing partners of the firm for the time being, surviving partners and their respective legal heirs, executors, administrators and permitted assigns) of the One Part

AND

[1] Mrs. **BRENDA RANDAL GOMES**

[2] Mr. **RANDAL CYRIL GOMES**

BOTH Adults, Indian inhabitants, having address at House No.125, Village Ward C, Father Peter Pereira Road, Near Kohinoor City, Old Kurla, Kurla (west), Mumbai hereinafter referred "The Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/heirs, executors, administrators and permitted assigns) of the Other Part.

For **PRIDE BUILDERS**

PARTNER

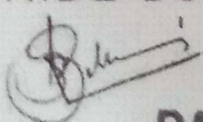
WHEREAS,

पवल - ४
1 The CITY AND
INDIANASHI ON LIMITED
Company wholly owned
under the Companies Act, 1956 (1 of 1956) and having its Registered Office at
Nirmal, 200/201, Nariman Point, Mumbai, 400021.

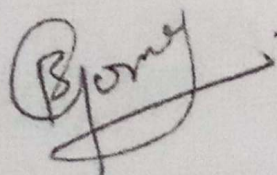
INDUSTRIAL DEVELOPMENT CORPORATION OF
INDIANASHI ON LIMITED, (hereinafter referred to as the CIDCO) is a Govt.
Company wholly owned by the State Govt. of Maharashtra and incorporated
under the Companies Act, 1956 (1 of 1956) and having its Registered Office at

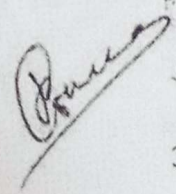
2. The CIDCO is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Govt. Of Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as the said Act).
3. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act acquired lands described therein and vested such lands along with the Govt. lands in the CIDCO for orderly development of Navi Mumbai.
4. The CIDCO has laid down at Ulwe, Navi Mumbai several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.
5. Accordingly lands held by 1) Vasant Damodar Patil, 2) Smt. Ganga Joma Patil, 3) Smt. Meenakshi Vilas Patil @ Meenakshi Narayaan Patil, 4) Narayan Kashinath Patil, 5) Amarnath Kashinath Patil, 6) Smt. Parvati Madhukar Thakur, 7) Smt. Jaywanti Hemant Gavand, 8) Kumari Priyanka Laxman Thakur, 9) Kumari Bhavika Laxman Thakur, 10) Vishal Ravindra Patil & 11) Omkar Ravindra Patil were acquired by the State Govt. for the above purpose.
6. As per scheme of the State Govt. 1) Vasant Damodar Patil, 2) Smt. Ganga Joma Patil, 3) Smt. Meenakshi Vilas Patil @ Meenakshi Narayaan Patil, 4) Narayan Kashinath Patil, 5) Amarnath Kashinath Patil, 6) Smt. Parvati Madhukar Thakur, 7) Smt. Jaywanti Hemant Gavand, 8) Kumari Priyanka Laxman Thakur, 9) Kumari Bhavika Laxman Thakur, 10) Vishal Ravindra Patil & 11) Omkar Ravindra Patil were entitled for an allotment of developed plot in lieu of their lands having been acquired by the State Govt. for the above project.
7. By their application dated 8-11-2011, 1) Vasant Damodar Patil, 2) Smt. Ganga Joma Patil, 3) Smt. Meenakshi Vilas Patil @ Meenakshi Narayaan Patil, 4) Narayan Kashinath Patil, 5) Amarnath Kashinath Patil, 6) Smt. Parvati Madhukar Thakur, 7) Smt. Jaywanti Hemant Gavand, 8) Kumari Priyanka Laxman Thakur, 9) Kumari Bhavika Laxman Thakur, 10) Vishal Ravindra Patil & 11) Omkar Ravindra Patil were entitled for an allotment of developed plot in lieu of their lands having been acquired by the State Govt. for the above project.

For PRIDE BUILDERS

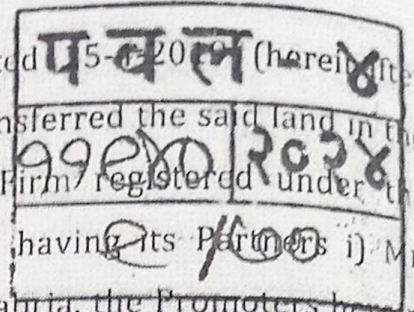


PARTNER

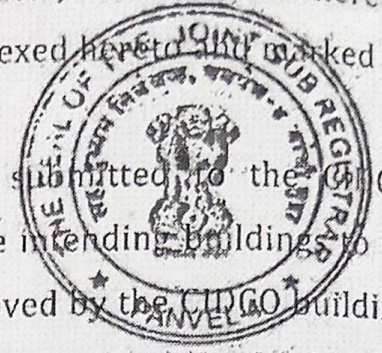




CIDCO/Estate/Satyo/Ulwe/212/2019/3575 dated 05-02-2020 (herein after referred to as the said letter), the CIDCO has transferred the said land in the name of M/s. Pride Builders, a Partnership Firm registered under the provisions of the Indian Partnership Act 1932 having its Partners i) Mr. Shahdev S. Lakhani, & ii) Mr. Sunil Vasudev Chhabria, the Promoters herein.



A copy of the said Final Order of the CIDCO is annexed hereto and marked as **ANNEXURE-A**.



14. The Promoters have, through their Architect, submitted to the CIDCO building plans and specifications in respect of the intending buildings to be erected on the said for approval and having approved by the CIDCO building plans and specifications, the CIDCO has, by or under its No CIDCO/BP-17379/TPO(NM&K)/2020/6696 dated 04.02.2020 issued Commencement Certificate/Development Permission in favour of the Promoters, copy whereof is annexed hereto as **ANNEXURE-B**.

15. Advocate N. N. Edate of Edate & Company has issued Title Certificate, a copy whereof is annexed hereto and marked as **ANNEXURE-C**.

16. The Promoters have appointed M/s. Atul Patel Architects having address at 1209, The Landmark, Sector-7, Kharghar, Navi Mumbai as an Architect who has been registered with the Council of Architect and has appointed M/s. B. S. Sukhtankar, having office at 412, Vardhaman Market, Sector-17, Vashi, Navi Mumbai as a Structural Engineer for the preparation of the structural designs and drawings of the building.

17. The Purchaser has requested the Promoters for sale of **Apartment bearing No.401** admeasuring carpet area of 25.728 square meters on the **fourth Floor** in the building known as "**PRIDE HERITAGE**" for the sale consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs only). A copy of the floor plan of fourth floor showing the said Apartment is annexed hereto and marked as **ANNEXURE-D**.

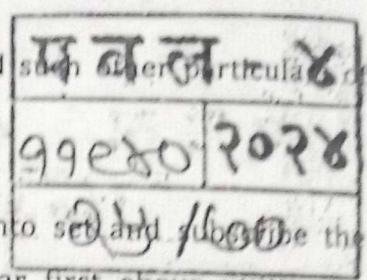
18. The Promoters have obtained from the Competent Authority appointed under the Real Estate [Regulation and Development] Act 2016 [for short, the RERA] certificate being No.P52000027172 for sale of Apartments in the Project known as "**PRIDE HERITAGE**" on the said land under the provisions of the RERA read with the Maharashtra Ownership Flats Act 1963. A copy of the RERA certificate is annexed hereto and marked as **ANNEXURE-E**.

19. The Promoters have agreed to sell and the Purchaser/s has/have agreed to

For PRIDE BUILDERS

PARTNER

which the Agreement is lodged for registration and
Lodgement.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed the
respective hands and seals on the day, month and year first above written as
hereinafter appearing.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCLE OF LAND being Plot No 372, about 349.46 square meters, situate, being and lying at Sector 17, Ulwe, Taluka Panvel, District Raigad under 12.5% Scheme, falling within the Registration Sub District Panvel and District Raigad and within the area of Taluka Panvel, District Raigad, Navi Mumbai and the land being bounded as follows that is to say:-

- On or towards the North by: - Proposed 9.00 Meters Wide Road
- On or towards the South by: - Plot No 361
- On or towards the East by:- Plot No 370
- On or towards the West by: - Plot No 372

SECOND SCHEDULE ABOVE REFERRED TO AMENITIES

Brief specifications of materials, amenities, fixtures and fittings of building known as PRIDE HERITAGE, situated at Plot No 371, sector 17, Ulwe, Navi Mumbai.

- ❖ R.C.C. framed structure founded on open foundation.
- ❖ Brick walls of 6" thickness externally and 3" thick brick internal partition walls.
- ❖ Sand faced cement plaster for external surfaces, and smooth finished cement plaster for internal surface.
- ❖ All internal and external doors of solid core commercial flush finished with oil paint and having wooden frames of adequate section for residential Apartments.
- ❖ All fittings of doors shall be aluminium anodized.
- ❖ All windows on aluminium track with sliding and having powder coating with plain glass.
- ❖ Aluminium louvered windows in Toilets.
- ❖ Colour glazed tiles in Toilets floor & 7' high Dado.
- ❖ European type white W.C. pan in each water closet with high/low plastic flushing tank.

For PRIDE BUILDERS

PARTNER

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.PRIDE BUILDERS, THROUGH ITS PARTNERS, MR.SHAHDEV S.LAKHANI AND MR.SUNIL V.CHHABRIA~~ OFFICE NO.22,VARDHAMAN MARKET,SECTOR-17,VASHI,NAVIMUMBAI, for Plot No. 371, Sector 17, Node Ulwe(New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Residential Bldg/Apartment] in 12.5 % Scheme Plot 1 Ground Floor + 4Floor Net Bulltup Area [Residential [Residential Bldg/Apartment] =520.82 Other [Others] =03.16 Total BUA = 523.98] Sq.m

Nos. Of Residential Units :- 18

- A. This Commencement Certificate is valid up to plinth level only. The further order 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.



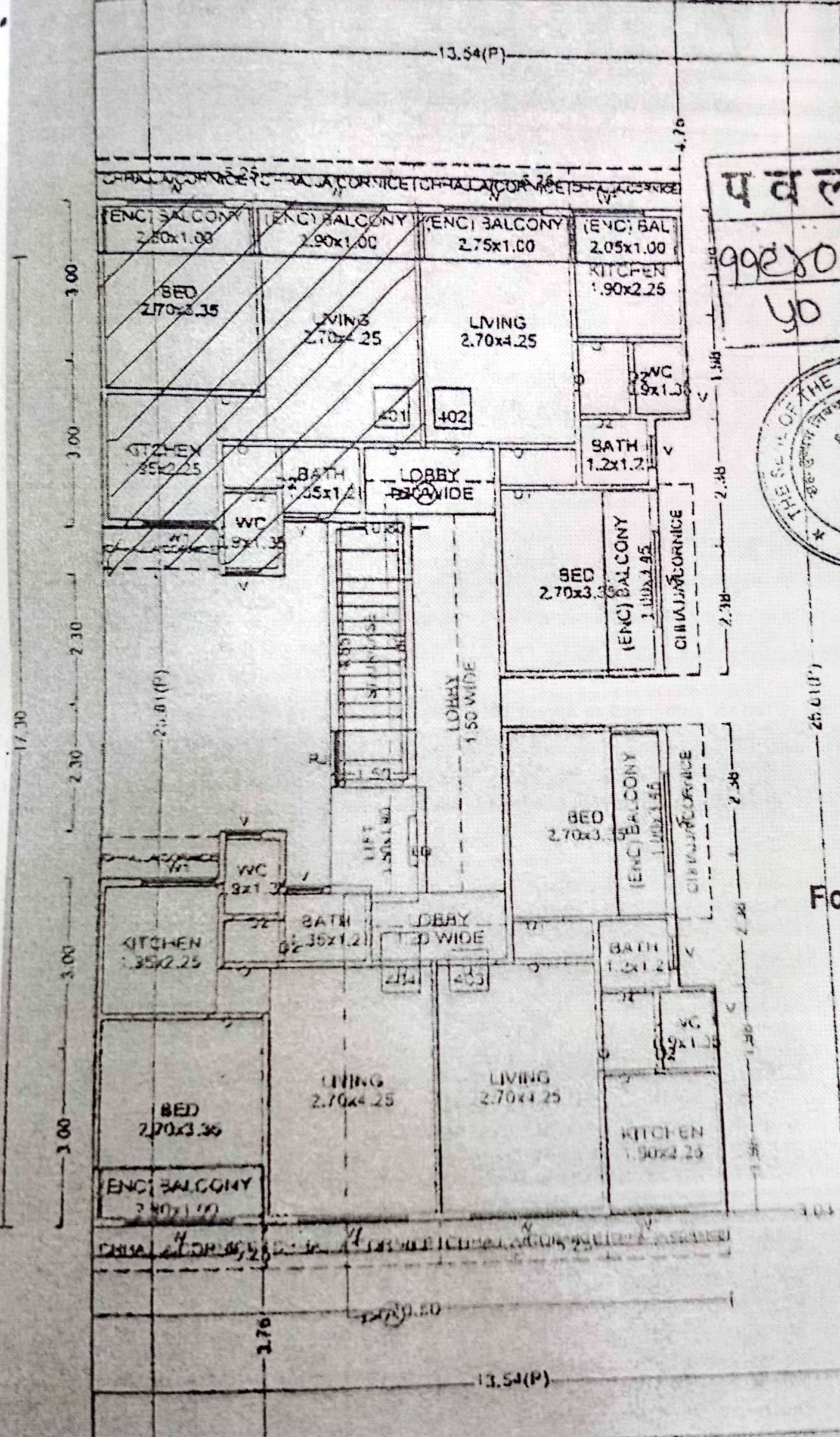
1. This Certificate is liable to be revoked by the Corporation if :-

- 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 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- 1966.

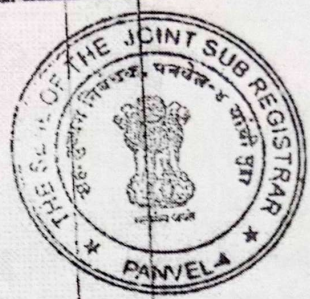
2. The applicant shall :-

Document certified by PATIL
MITHILESH JANARDHAN <>

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



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For PRIDE BUILDERS
 PARTNER

[Handwritten signatures]

FOURTH FLOOR PLAN
 FOURTH FLOOR PLAN



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

पवल - ४	
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This registration is granted under section 5 of the Act to the following project under project registration number :
P52000027172

Project: PRIDE HERITAGE, Plot Bearing / CTS / Survey / Final Plot No.: 371 at Ulawe, Panvel, Raigadh, 410206;

1. Pride Builders having its registered office / principal place of business at Tehsil, Thane, Dist. Thane, Pin: 400703.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 20/11/2020 and ending with 30/06/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 20-11-2020 10:58:07

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

Dated: 20/11/2020

Place: Mumbai



CIDCO OCCUPANCY COMPLETION CERTIFICATE

WE MAKE CITIES

Date : 06 October, 2022

CIDCO/BP-17379/TPO(NM & K)/2020/9630

Unique Code : 20200402102265101

To,

M/S.PRIDE BUILDERS., THROUGH ITS
PARTNERS., MR.SHAHDEV S.LAKHANI AND
MR.SUNIL V.CHHABRIA
OFFICE NO.22,VARDHAMAN MARKET,
SECTOR-17,VASHI,NAVI MUMBAI.
PIN - 400703

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५३ / ७०	

Sub : Occupancy Certificate for Residential [Residential Bldg/Apartment] Building on Plot
No. 371, Sector 17 at Ulwe 12.5 % Scheme Plot, Navi Mumbai
Ref : 1) Your architect's Online application dtd.04.07.2022
2) No dues vide letter No.CIDCO/Estate-2/2022/8000153858/dtd 10.05.2022



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential [Residential Bldg/Apartment] Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Name : BHOSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of Residential [Residential Bldg/Apartment]
Building G+4 [Total BUA = 523.98Sq.mtrs , Residential BUA = 520.82 Sq.mtrs
Commercial BUA = 0 Sq.mtrs , Any Other BUA = 3.16 Sq.mtrs Number of units = 18No. ,
No. of Residential Units = 18No. , Any Other Units = NilNo. Ground + No. Of Floors = G+4
] Plot No. 371 ,] , Sector - 17 at Ulwe 12.5 % Scheme Plot of Navi Mumbai completed
under the supervision of ATUL PATEL Architect has been inspected on 12 July, 2022 and I
declare that the development has been carried out in accordance with the General Development
Control Regulations and the conditions stipulated in the Commencement Certificate dated 28
January, 2020 and that the development is fit for the use for which it has been carried out.
The proposed chajjas over openings for protection from sun and rain and architectural features for
decoration/aesthetic purpose shall not be used for any habitable purpose.
This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3),
any of the Land Acquisition Act, 1894 for payment of enhanced compensation.

प. नं. ४
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१५/१००



Thanking you,

Yours faithfully,

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

