

Receipt (pavti)

86/4870

Monday, June 24, 2024

1:40 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6701 दिनांक: 24/06/2024

गावाचे नाव: गिरवले

दस्तऐवजाचा अनुक्रमांक: पवल1-4870-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: फरान महमदअल्ली मुल्लाजी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

2:00 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL 17

बाजार मुल्य: रु.2194265.92 /-

मोबदला रु.4165000/-

भरलेले मुद्रांक शुल्क : रु. 249900/-

सह दुय्यम निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624245002543 दिनांक: 24/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004022052202425E दिनांक: 24/06/2024

बँकेचे नाव व पत्ता:

दस्त परत मिळाला
पुढकीरची सही
मूळ दस्त परत दिला

लिपिक,
निबंधक, पनवेल-१

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 4870/2024

नोंदणी :

Regn:63m

25/06/2024

गावाचे नाव : गिरवले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4165000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2194265.92
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र.5, दर 44800/-, सदनिका क्र.2007,20 वा मजला, ब्लॉक: 01, "योगक्षेमा रेसिडेन्सी फेज 2", सर्व्हे नं./हिस्सा नं.: 24/1, 24/2ए, 24/2बी, 40, 41, 42, 25/4, मौजे गिरवले, ता. पनवेल, जि. रायगड, क्षेत्र 38.92 चौ.मी. कारपेट एरिया + 2.75 चौ.मी. (वाल्कनी, ड्राय युटिलिटी, टेरस) (Survey Number : 24/1 & others ;)
(5) क्षेत्रफळ	1) 38.92 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. सुपर्ब मा इफ्रा अँड हौसिंग एल एल पी तर्फे अधिकृत स्वाधारी करता भागीदार सुगत जी. वाघमारे तर्फे क. ज. चे कु. मु. म्हणून संकेत शिरभाते - वय:-26; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी १११, परमार चेंबर्स, साधू वास्वानी चौक, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AEEFS3518M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- फरान महमदअल्ली मुल्लाजी वय:-35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नायशी, ता. चिपळूण, जि. रत्नागिरी., महाराष्ट्र, रत्नागिरी. पिन कोड:-415608 पॅन नं:-BALPM4670G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4870/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	249900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनामाठी 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 (), 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.



CHALLAN
MTR Form Number-6



GRN MH004022052202425E	BARCODE	Date 24/06/2024-11:22:04	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	BALPM4670G	
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR	Full Name	FARAN MAHAMADALLI MULLAJI	
Location RAIGAD	Flat/Block No.	FLAT NO 2007, 20 TH FLOOR BLOCK C	
Year 2024-2025 One Time	Premises/Building	YOGAKSHEMA RESIDENCY	
Account Head Details	Amount In Rs.	Road/Street	PHASE 2, SURVEY NO.24/2A AND OTHERS, MOUJE GIRAVALE
0030046401 Stamp Duty	249900.00	Area/Locality	TAL.PANVEL DIST.RAIGAD
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	SecondPartyName=MS SUPERB MAA INFRA AND HOUSING LLP-
		Amount In	Two Lakh Seventy Nine Thousand Nine Hundred Rupees
		Words	Only 9/900
Total	2,79,900.00		
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	691003202406241200028875400432
Cheque/DD No.	Bank Date	RBI Date	24/06/2024 11:23:15 Not verified with RBI
Name of Bank	Bank-Branch		
Name of Branch	Scroll No. , Date		

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8260 2024
9/900

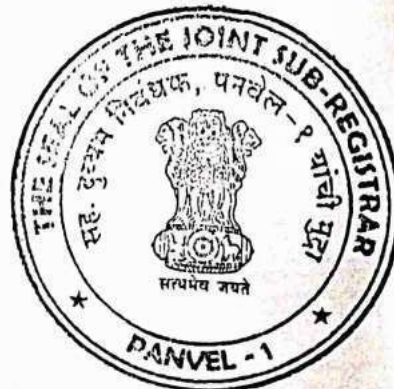


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
www/mtr.maha.gov.in
9819009010

Falke

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624245002543	Date 24/06/2024
Received from , Mobile number 7249777777, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 24/06/2024
Bank CIN 10004152024062402379	REF No. 2911183642
This is computer generated receipt, hence no signature is required.	

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४८६० २०२४
२ / १००





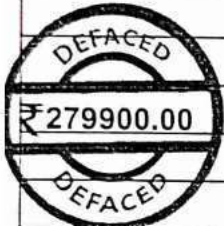
CHALLAN
MTR Form Number-6



GRN	MH004022052202425E	BARCODE	Date		24/06/2024-11:22:04	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	BALPM4670G			
Location	RAIGAD		Full Name	FARAN MAHAMADALLI MULLAJI			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 2007, 20 TH FLOOR BLOCK C			
			Premises/Building	YOGAKSHEMA RESIDENCY			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	249900.00	PHASE 2, SURVEY NO.24/2A AND OTHERS, MOUJE GIRAVALE	TAL.PANVEL DIST.RAIGAD		4 1 0 2 0 6
0030063301 Registration Fee	30000.00				

Remarks (If Any)
SecondPartyName=MS SUPERB MAA INFRA AND HOUSING LLP-



Total 2,79,900.00
Amount In Words Two Lakh Seventy Nine Thousand Nine Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024062412098	2875400432
Cheque/DD No.		Bank Date	RBI Date	24/06/2024-11:23:15	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9819009010
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-86-4870	0002205143202425	24/06/2024-13:40:37	IGR 48	30000.00

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8600 2028
3 / 900

Print Date 24-06-2024 01:44:10



Valuation ID	202406244453	मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)					24 June 2024,01:34:12 PM
मूल्यांकनाचे वर्ष	2024						पवला
जिल्हा	रायगड						
तालुक्याचे नांव	पनवेल						
गांवाचे नांव	गिरवले						
क्षेत्राचे नांव	Rural						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		सर्व्हे नंबर /न. भू क्रमांक :					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	चौ मीटर	
3950	44800						
बांधीव क्षेत्राची माहिती							
मिळकतीचे क्षेत्र -	45.562 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव		
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.3950/-		
उद्घाटन सुविधा -	आहे	मजला -	11th to 20th Floor				
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 - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
		= (((44800-3950) * (100 / 100)) + 3950)					
		= Rs.44800/-					
मजला निहाय घट/वाढ		= 1.075 of 44800 = Rs.48160/-					
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
		= 48160 * 45.562					
		= Rs.2194265.92/-					
Applicable Rules :	3,18,19						
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बात्कनी - स्वयंचलित वाहनतळ					
		= A + B + C + D + E + F + G + H + I + J					
		= 2194265.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
		= Rs.2194266/-					
		= २ एकवीस लाख चौऱ्याणव हजार दोन शें सहासष्ट /-					

Home Print

(Signature)

सह दुय्यम निबंधक, पनवेल-१

प व ल
४८६० २०२४
५ / १००

THE JOINT SUB-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Panvel, Navi Mumbai this 24th Day of JUNE, Two Thousand and Twenty Four.

BETWEEN

M/s Superb Maa Infra and Housing LLP, a LLP incorporated under the provisions of Limited Liability Partnership Act, 2008 having LLPIN AAS-7868 and PAN No. AEEFS3518M and having its registered office address at B 111, Parmar Chambers, Sadhu Waswani Centre, Pune - 411001, represented through its Authorized Signatory Sugat G. Waghmare hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**;

AND

MR. FARAN MAHAMADALLI MULLAJI, About Age 35 Years, PAN No. : BALPM4670G Adult/s, Indian Inhabitant/s of Mumbai having their address for the purpose of these presents at- A/P - Nayashi, Tal- Chiplun, Dist- Ratnagiri, Maharashtra- 415608; hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

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

WHEREAS:

- प व ल**
- A. Yogakshema Residency Co-operative Housing Society Ltd. (Proposed) having PAN NO. AAAAY4949H having their correspondence address at Sanjay Kumar, At- Flat No. 11, Wing -A, Bldg No. 16, Mahant Krupa Co-Op Housing Society, J.P. Road, Marish Nagar, Behind Marish Market, Four Bungalow, Andheri (West), Mumbai- 400053, Vijay Kumbhare, At- A-15, Jeevan Vikas, LIC quarters, VP Road, Behind Arya Samaj Mandir, Santacruz-West, Mumbai-400054, hereinafter called "Society" is formed by a group of members, employees and ex-employees of Life Insurance Corporation of India (LIC) and all sister concerns, subsidiaries etc (LICHEF, LIC Mutual Funds etc). The Society has been causing to construct building/s in Panvel and all of the Flats herein exclusively to its members. The Allottee/s is/are member/s of the Society. The Allottee/s has/have paid membership fees and also deposited 5% (Five Percent) of the Sale Consideration with the Developers, as booking amount.
- B. The Society has entered into and executed a Memorandum of Understanding dated 4th March 2017, and 17th April 2022 with the Developer wherein various obligations for construction of the building/s to accommodate its members, are cast upon the Developer. The Allottee has duly read and understood this Memorandum of Understanding and Agreement
- C. The Developer is undertaking development of all those pieces and parcels of land admeasuring approximately 6.73 Acres bearing the following Survey Numbers / Hissa Numbers, lying, being and situate at Village Giravale, Taluka Panvel and within District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA, ("the Larger Land"), in accordance with applicable laws (as amended / modified from time to time), including the provisions of the Unified Development Control Regulations ("UDCPR") as applicable from time to time, in the manner as stated herein:

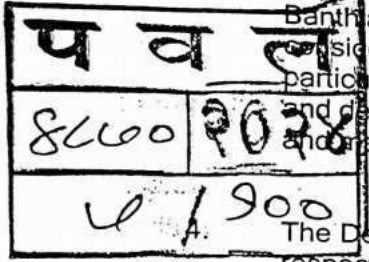
1. Survey No. 24 Hissa No. 1 (admeasuring approximately 1620 square meters),
2. Survey No. 24 Hissa No. 2/A (admeasuring approximately 6340 square meters),
3. Survey No. 24 Hissa No. 2/B (admeasuring approximately 3200 square meters),
4. Survey Nos. 25 Hissa Nos. 4 (admeasuring approximately 4930 square meters),

5. Survey No. 40, (admeasuring approximately 3540 square meters),
6. Survey No. 41, (admeasuring approximately 6020 square meters),
7. Survey No. 42, (admeasuring approximately 1300 square meters),

The Larger Land is more particularly described in the **Part A** of the **First Schedule** hereunder written and delineated with Black color boundary line on the Plan annexed hereto and marked as **Annexure "1"**.

D. The rights, title and interest of Larger Land are in the following manner:

1. The Developer has acquired Development Rights in respect of Survey No. 24 Hissa No. 1 in pursuance of Development Agreement dated 03.06.2021 against monetary consideration as well as allotment of constructed area to the Owner, Shri. Narayan Mahadu Bhomkar hereinafter referred to as the **First Land**. This is more particularly described in the **Part B** of the **First Schedule** hereunder written and delineated with Orange color boundary line on the Plan annexed hereto and marked as **Annexure "1"**;
2. The Developer has acquired Development Rights in respect of Survey No. 24 Hissa No. 2/A in pursuance of Development Agreement dated 24.05.2021 and Supplementary Agreement dated 04.06.2021 against monetary consideration as well as allotment of constructed area to the Owner, Shri. Narayan Mahadu Bhomkar hereinafter referred to as the **Second Land**. This is more particularly described in the **Part C** of the **First Schedule** hereunder written and delineated with Green color boundary line on the Plan annexed hereto and marked as **Annexure "1"**;
3. The Developer has purchased land bearing Survey No. 24 Hissa No. 2/B in pursuance of Sale Deed dated 27.10.2021 from the Sellers Mr. Anuj Bantia, Mr. Tanuj Bantia and Mr. Akash Bantia, solely against monetary consideration, hereinafter referred to as the **Third Land**. This is more particularly described in the **Part D** of the **First Schedule** hereunder written and delineated with Green color boundary line on the Plan annexed hereto and marked as **Annexure "1"**;



4. The Developer has acquired Development Rights of 3010 square meter in respect of Survey No. 41 in pursuance of Development Agreement dated 08.11.2021 against monetary consideration as well as allotment of constructed area to the Owner, Mr. Ram Bhalu Bhomkar, hereinafter referred to as the **Fourth Land**. This is more particularly described in the **Part E** of the **First Schedule** hereunder written and delineated with Grey boundary line on the Plan annexed hereto and marked as **Annexure "1"**;
5. The Developer has acquired Development Rights in respect of Survey No. 42 in pursuance of Development Agreement dated 14.03.2022 against monetary consideration as well as allotment of constructed area to the Owner, Shri. Janardan Narayan Takle, hereinafter referred to as the **Fifth Land**. This is more particularly described in the **Part F** of the **First Schedule** hereunder written and delineated with Orange color boundary line on the Plan annexed hereto and marked as **Annexure "1"**;

6. The Developer has purchased land bearing Survey No. 40, in pursuance of Sale Deed dated 20.04.2022 from the Sellers Mr. Manohar Mayappa Kolekar and Mr. Annasaheb Narayan Kabugade, solely against monetary consideration, hereinafter referred to as the **Sixth Land**. This is more particularly described in the **Part G** of the **First Schedule** hereunder written and delineated with Blue color boundary line on the Plan annexed hereto and marked as **Annexure "1"**;

7. The Developer has purchased land bearing Survey No. 25/4, in pursuance of Sale Deed dated 17.06.2022 from the Sellers Mrs. Shobha Damodar Hatmode, Mr. Naresh Damodar Hatmode, Mr. Bhushan Damodar Hatmode, Mr. Rajiv Damodar Hatmode, Mrs. Smita Damodar Hatmode (Mrs. Yogini

Handwritten signature/initials

Yogesh Mali), solely against monetary consideration hereinafter referred to as the Seventh Land. This is more particularly described in the Part H of the First Schedule hereunder written and delineated with Black color boundary line on the Plan annexed hereto

and marked as Annexure "1";

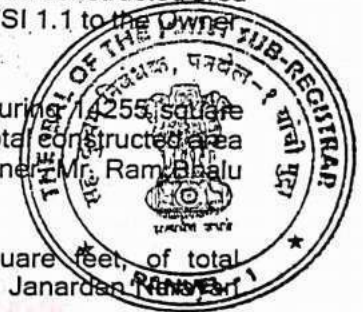
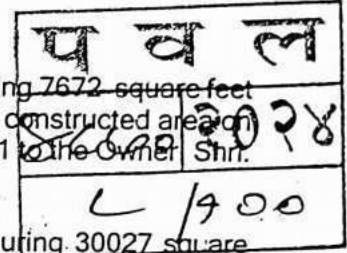
8. The Developer has acquired Development Rights of 3010 square meter in respect of Survey No. 41 in pursuance of Development Agreement dated 25.04.2023 against monetary consideration as well as allotment of constructed area to the Owner, Mrs. Manjula Baban Bhomkar, Mrs. Bhagyashri Bhagwan Kondilkar, Mr. Aniket Balam Mhatre, Mrs. Ankita Balam Mhatre, Mrs. Asha Rajkumar Thakur, Mrs. Rajashree Ravindra Patil, Mrs. Asmita Baban Bhomkar, Mrs. Vaijyanti Dipak Pawar hereinafter referred to as **the Eighth Land**. This is more particularly described in the **Part E** of the **First Schedule** hereunder written and delineated with Grey color boundary line on the Plan annexed hereto and marked as **Annexure "1"**

E. The manner in which the Developer has purchased / acquired the ownership / development rights of the Larger Land is duly set out in the said Title Certificate (as defined below/attached).

F. There are no pending litigation with respect to the Larger Land (or part thereof)

G. Details of covenants affecting the Larger Land:

1. The Developer has to allot constructed area admeasuring 7672 square feet being 40% (forty percent) constructed area out of total constructed area on Survey No. 24 Hissa No. 1 on the basis of Base FSI 1.1 to the Owner, Shri. Narayan Mahadu Bhomkar;
2. The Developer has to allot constructed area admeasuring 30027 square feet being 40% (forty percent) constructed area out of total constructed area on Survey No. 24 Hissa No. 2/A on the basis of Base FSI 1.1 to the Owner, Shri. Narayan Mahadu Bhomkar;
3. The Developer has to allot constructed area admeasuring 14255 square feet being 40% (forty percent) constructed area out of total constructed area on Survey No. 41 on basis of Base FSI 1.1, to the Owner, Mr. Ram Bhalu Bhomkar;
4. The Developer has to allot admeasuring 4560 square feet, of total constructed area of Survey No. 42, to the Owner, Mr. Janardan Takle.
5. The Developer has to allot constructed area admeasuring 18112 square feet of total constructed area of Survey No. 41, to the Owner, Mrs. Manjula Baban Bhomkar, Mrs. Bhagyashri Bhagwan Kondilkar, Mr. Aniket Balam Mhatre, Mrs. Ankita Balam Mhatre, Mrs. Asha Rajkumar Thakur, Mrs. Rajashree Ravindra Patil, Mrs. Asmita Baban Bhomkar, Mrs. Vaijyanti Dipak Pawar;



H. The land owners in total shall be allotted constructed area of 74628 Square feet. As per the Development Agreement, this area share shall be allotted anywhere in the larger land, within the prescribed time of 60 months from the date of execution of the Development Agreements.

I. Details of illegal encroachment on the Larger Land: - There is no kind of encroachment on the Larger Land.

J. All the permissions required from the Government Authorities relating to the title & building permission the Larger Land have been obtained.

K. **Details of mortgage(s) on the land parcels forming part of Phase 2 are as follows:**

1. Survey Number 25 Hissa Number 4 admeasuring approximately 4930 sq.mts, has been mortgaged to Aditya Birla Finance Limited.

2. Survey Number 40 admeasuring approximately 3540 sq.mts, has been mortgaged to Aditya Birla Finance Limited.
3. Survey Number 41 admeasuring approximately 6020 sq.mts, has been mortgaged to Aditya Birla Finance Limited.

L. The Developer is vested with the right to develop the Larger Land in the manner stated hereinabove inter-alia by constructing new buildings ("the New Buildings").

M. Save and except the area mentioned in Recital G above, the Developer is entitled to sell the premises in the New Buildings to be constructed on the Larger Land, in accordance with the terms and conditions of the sanctions and approvals obtained / being obtained in relation to the same.

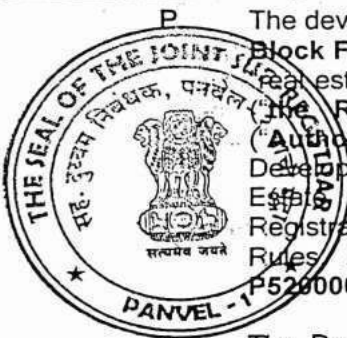
O. The Developer is undertaking the development of the Larger Land in a **phase-wise manner** for a residential/mixed-use project and in constructing a residential/mixed-use project thereon in a **phased manner** in the following manner:

1. The Developer has already registered Phase-I of the project on part of larger land and the registration certificate number P52000034419 has been issued by Maha RERA Authority.

2. On a portion of Larger Land admeasuring 14763.52 square meters, ("the said Land"), the Developer is constructing ("Phase-II") of the said real estate project. In Phase 2, The Developer is constructing four buildings called '[Block C, Block D, Block E & Block F]', (Block C, Block D, Block E & Block F, hereinafter for the sake of brevity, together shall be referred to as "the said Buildings" AND individually shall be referred to as "the said Building". The said Land is shown in Green Color Border on the Plan annexed hereto and marked as **Annexure "1"**.

On the balance portion of the Larger Land, the Developer proposes to construct other building/s which will inter-alia comprise a mixed use of residential and/or commercial and/or retail unit/s, in the manner the Developer deems fit.

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P. The development of the said Buildings known as "[Block C, Block D, Block E & Block F]" is Phase 2 of the Whole Project (as defined below) and proposed as a "Real Estate Project" by the Developer and is registered as a 'real estate project' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules") by the Developers, having RERA NUMBER P52000053597.

Q. The Developer is entitled to construct New Buildings on the Larger Land in accordance with the Recitals herein.

R. The Allottee/s is/are desirous of purchasing residential premises bearing Flat No. 2007 on the 20th floor of the said Building/Block "C" Outer view (hereinafter referred to as the "said Premises") has / have approached the Developers and requested the Developers to allot to him/her/it/them the said Premises in the said Building more particularly described in the **Second Schedule** hereunder written.

S. The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

1. The said Building is a part of the New Buildings.

2. By and under its Letter dated 10th August, 2023, the **Special Planning Authority of the Maharashtra State Road Development Corporation (SPA - MSRDC)** has issued a Revised *Commencement Certificate* of the buildings known as "[Block C, Block D, Block E & Block F]" on a portion of the Larger Land. Copy of the Revised Commencement Certificate dated 10th August, 2023 is hereto annexed and marked as **Annexure "2"**.

JMS

- II. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- JJ. The Developer has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to purchase and acquire from the Developer, the said Premises, or for an aggregate price of Rs. 41,65,000/- (Rupees FORTY ONE LAKHS SIXTY FIVE THOUSAND only) ("Sale Consideration") and upon the terms and conditions mentioned in this Agreement. Prior to the execution of these presents, the Allottee/s has / have paid to the Developer / Society a sum of Rs. 2,08,250/- (Rupees TWO LAKHS EIGHT THOUSAND TWO HUNDRED FIFTY Only), being part payment of the Sale Consideration of the said Premises agreed to be sold by the Developer to the Allottee/s as advance payment (the payment and receipt whereof the Developer doth hereby admit and acknowledge and of and from the same doth forever release and discharge the Allottee/s forever).
- KK. Under Section 13 of RERA, the Developers are required to execute a written agreement for sale of the said Premises with the Allottee/s, i.e., this Agreement, and are also required to register this Agreement under the provisions of the Registration Act, 1908.
- LL. In accordance with and subject to the terms and conditions set out in this Agreement, the Developers hereby agree to sell and the Allottee/s hereby agree/s to purchase and acquire the said Premises

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- The Developer shall, at the behest of the Society, construct the Real Estate Project being the said Building known as "[Block C, Block D, Block E & Block F] on the said Land, in accordance with the plans, designs and specifications as referred hereinabove and as approved by the MSRDC SPA and/or the other competent authorities from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s and which are listed in the **Third Schedule** hereunder written.

PROVIDED THAT the Developer shall have to obtain the prior consent, in writing, of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s.

3. **Purchase of the said Premises and Sale Consideration:**

The Allottee/s hereby agree/s to purchase and acquire from the Developer and the Developer hereby agrees to sell to the Allottee/s the **Premises No. 2007 of the Block "C" (Outer view) admeasuring Premises is 38.92 square meters, equivalent to approximately 418.93 square feet. carpet area** as per RERA, as more particularly described in the Second Schedule and as shown on the Floor Plan annexed and marked Annexure "6" hereto, at and for the consideration of Rs. 41,65,000/- (Rupees FORTY ONE LAKHS SIXTY FIVE THOUSAND only) ("the said Consideration"). The said Premises shall contain any amenities within it as set out in the Fifth Schedule hereto.

In addition, the said premises also has appurtenant balconies, dry utility area & exclusive terraces **admeasuring 2.75 Square meter equivalent to 29.60 square feet area**, which shall be for exclusive use of the Allottee/s.

- (i) The Allottee/s hereby agrees to abide by the following payment Schedule:

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Sr. No.	Work Completion	Percentage	Amount
1.	Booking Amount	5.00%	2,08,250/-
2.	On execution of this Agreement	15.00%	6,24,750/-
3.	On Completion of Plinth	20.00%	8,33,000/-
4.	On Completion of the 2 nd Slab	10.00%	4,16,500/-
5.	On Completion of the 5 th Slab	4.00%	1,66,600/-
6.	On Completion of the 10 th Slab	4.00%	1,66,600/-
7.	On Completion of the 15 th Slab	3.00%	1,24,950/-
8.	On Completion of the 20 th Slab	3.00%	1,24,950/-
9.	On Completion of the 25 th Slab	3.00%	1,24,950/-
10.	On Completion of the 29 th Slab	3.00%	1,24,950/-
11.	On Completion of the Brick Work & Internal Plaster of the said premises	5.00%	2,08,250/-
12.	On completion of Flooring, Doors & Windows of the said Premises	5.00%	2,08,250/-
13.	On completion of staircase, Liftwalls, Lobbies of the floor and Sanitary Fittings of the said Premises	5.00%	2,08,250/-
14.	On Completion of External Plaster, Plumbing & Elevation	5.00%	2,08,250/-
15.	On completion of Electrical Fittings and Lift Works	5.00%	2,08,250/-
16.	On Possession	5.00%	2,08,250/-
	Total	100%	41,65,000/-

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- (ii) The Developer shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Real Estate Project as detailed in the Clause 3(ii) above (the payment at each stage is individually referred to as the "Installment" and collectively referred to as the "Installments"). The payment shall be made by the Allottee/s within 7 (seven) days of the Developer making a demand for the payment of the Installment, time being the essence of the contract.
- (iii) The payment by the Allottee/s in accordance with Clause 3(ii) is the basis of the Sale Consideration and is one of the principal, material and fundamental terms of this Agreement (time being the essence of the contract). The Developer has agreed to allot and sell the said Premises to the Allottee/s at the Sale Consideration inter-alia because of the Allottee/s having agreed to pay the Sale Consideration in the manner more particularly detailed in the Clause 3(ii) here above written. All the

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that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and

references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

(m)

where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.



WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness, signing as such on the day first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

Part A

(Description of the Larger Land)

All those pieces and parcels of land admeasuring approximately 24000 square meters bearing Survey Nos. 24/1, 24/2A, 24/2B, 40, 41, 42, 25/4 situate, lying and being at Village Giravale, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded as follows:

- On or towards the East by : Village Road
- On or towards the West by : Survey No 39 & Wide 45 Mtrs. Road
- On or towards the North by : Survey No. 46
- On or towards the South by : Wide 60 Mtrs. Road

Part B

(Description of the First Land)

All those pieces and parcels of land admeasuring approximately 1620 square meters bearing Survey No. 24 Hissa No. 1 situate, lying and being at Village Giravale, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded as follows:

- On or towards the East by : Village Road
- On or towards the West by : Survey No. 42
- On or towards the North by : Survey No. 46
- On or towards the South by : Survey No. 24/2/A

Part C

(Description of the Second Land)

All those pieces and parcels of land admeasuring approximately 6370 square meters bearing Survey No. 24 Hissa No. 2/A situate, lying and being at Village Giravale, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded as follows:

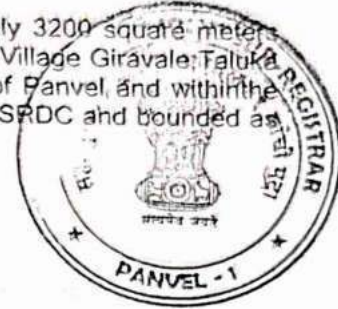
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- On or towards the East by : Village Road
 On or towards the West by : Survey No 40 & 41
 On or towards the North by : Survey No 42 & 24/1
 On or towards the South by : Survey No 24/2/B

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Part D
(Description of the Third Land)

All those pieces and parcels of land admeasuring approximately 3200 square meters bearing Survey No. 24 Hissa No. 2/B situate, lying and being at Village Giravale, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel, and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC and bounded as follows:



- On or towards the East by : Village Road
 On or towards the West by : Survey no. 25/4
 On or towards the North by : Survey no. 24/2/B
 On or towards the South by : Wide 60 Mtrs Road

Part E
(Description of the Fourth Land)

All those pieces and parcels of land admeasuring approximately 6020 square meters bearing Survey No. 41 situate, lying and being at Village Giravale, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA bounded as follows:

- On or towards the East by : Survey no. 42 & 24/2/A
 On or towards the West by : Survey No. 39 & Wide 45 Mtrs. Road
 On or towards the North by : Survey NO. 43
 On or towards the South by : Survey NO. 40

Part F
(Description of the Fifth Land)

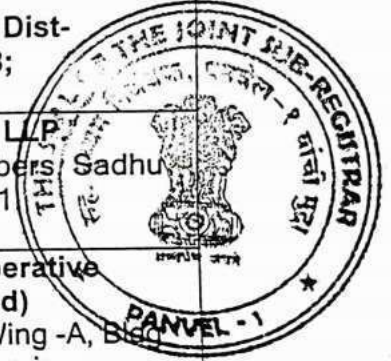
All those pieces and parcels of land admeasuring approximately 1300 square meters bearing Survey No. 42 situate, lying and being at Village Giravale, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded as follows:

- On or towards the East by : Survey NO. 24/1
 On or towards the West by : Survey NO. 43 & 41
 On or towards the North by : Survey NO. 44 & 46
 On or towards the South by : Survey NO. 24/2/A

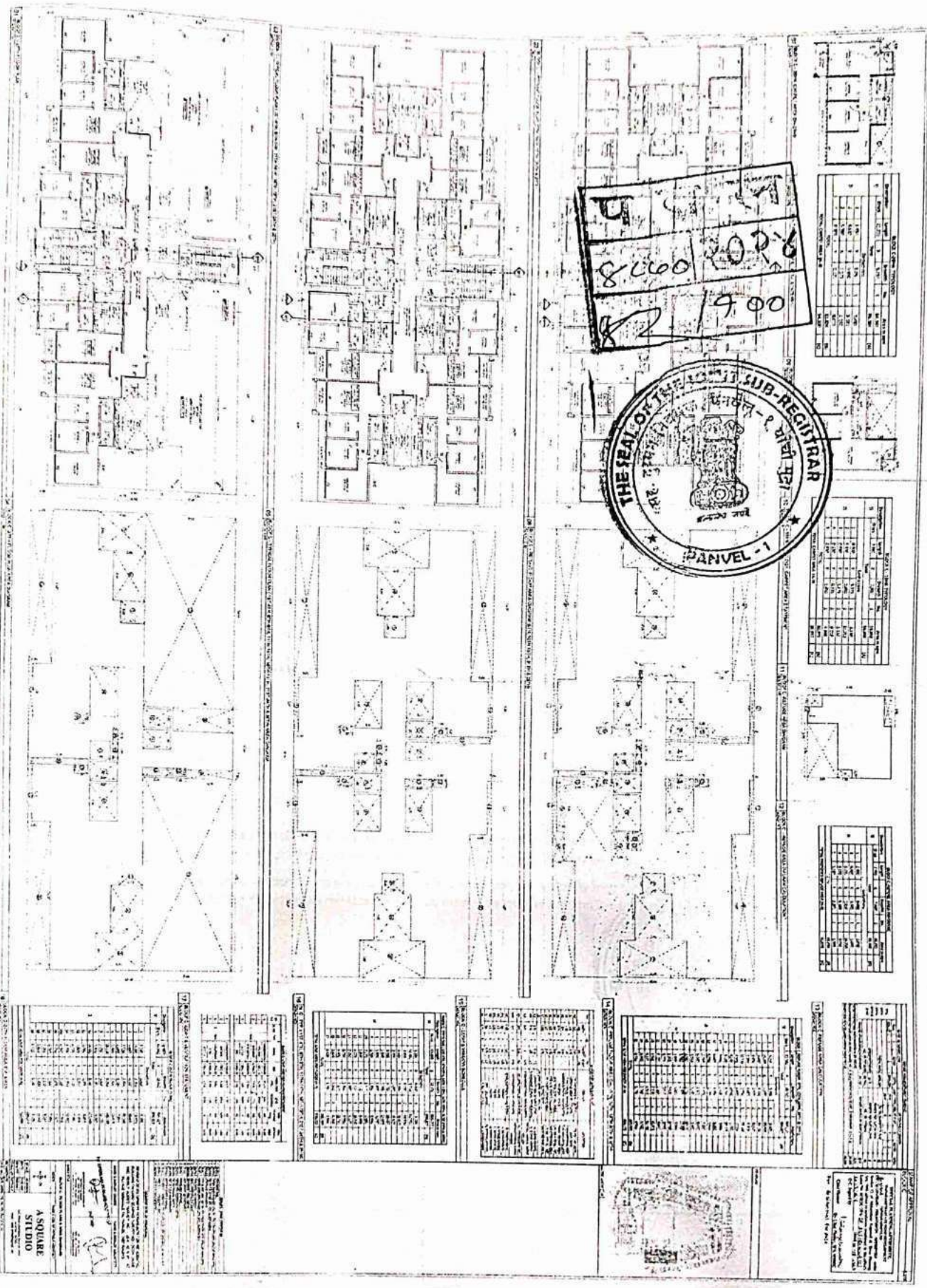
(Meaning of the Terms and Expressions)

Serial No.	Terms and Expressions	Meaning
1.	The said Premises	Block "C" Flat No. 2007 (Outer view) admeasuring about 38.92 square meters equivalent to approximately 418.93 square feet carpet area as per RERA on the 20 th Floor, of the Real Estate Project.
2.	Car Parking Location (if Allotted under these presents)	Will be Allotted by the Society.
3.	The Sale Consideration	Rs. 41,65,000/- (Rupees FORTY ONE LAKHS SIXTY FIVE THOUSAND only)
4.	Name of the Account for the Payment of the Sale Consideration	("Superb Maa Infra and Housing LLP
5.	The said Nominee	Name: MRS. AISHABI MOHAMMED ALI MULLAJI, At- A/P - Nayashi, Tal- Chiplun, Dist- Ratnagiri, Maharashtra- 415608;
6.	Name, Address and E-mail of the Allottee/s for the Purposes of this Agreement	MR. FARAN MAHAMADALLI MULLAJI, At- A/P - Nayashi, Tal- Chiplun, Dist- Ratnagiri, Maharashtra- 415608; faranmullaji89@gmail.com,
7.	Name, Address and E-mail of the Developer for the Purposes of this Agreement	Superb Maa Infra and Housing LLP Office at - B 111, Parmar Chambers, Sadhu Waswani Chowk, Pune - 411001
8.	Name, Address and E-mail of the Society for the Purposes of this Agreement	Yogakshema Residency Co-operative Housing Society Ltd. (Proposed) Sanjay Kumar, At- Flat No. 11, Wing -A, Block No. 16, Mahant Krupa Co-Op Housing Society, J.P. Road, Manish Nagar, Behind Manish Market, Four Bungalow, Andheri (West), Mumbai- 400053, Vijay Kumbhare, At- A-15, Jeevan Vikas, LIC quarters, VP Road, Behind Arya Samaj Mandir, Santacruz-West, Mumbai-400054,
9.	Permanent Account Number	Developer's PAN: [AEEFS3518M] Society's PAN: (AAAAY4949H) Allottee/s' PAN: (BALPM4670G)
10.	Architects for the Development of the said Land	VAO ARCHITECTS RESEARCH & DESIGN STUDIO
11.	RCC Consultants	MAHIMTURA CONSULTANTS
12.	Possession Date As Per RERA	31 st December, 2026
13.	Bank of Details	Superb Maa Infra and Housing LLP Collection Account Bank Name - ICICI BANK

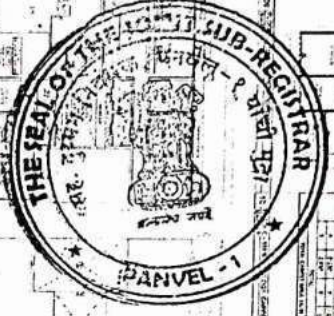
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Maharashtra Real Estate Regulatory Authority

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 P52000053597

Project: *Yogakshema Residency Phase-II*, Plot Bearing /CTS / Survey / Final Plot No.: 25/4, 40 & 41 at Glravale, Panvel, Ralgarh, 410221;

1. *Superb Maa Infra And Housing Llp* having its registered office / principal place of business at Tehsil: *Pune City*, District: *Pune*, Pin: *411001*.

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

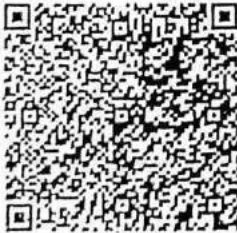
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 10/11/2023 and ending with 31/12/2026 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.



Dated: 10/11/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 10-11-2023 18:53:43

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

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Maharashtra State Road Development Corporation Limited



**Azadi Ka
Amrit Mahotsav**

NO. MSRDC/SPA/BP-347/Revised CC/2023/1416,
Date: 10 AUG 2023



REVISED COMMENCEMENT CERTIFICATE

To,
M/s. Superb Vastu and Housing LLP,
Mr. Sugat G. Waghmare (Partner),
B-111, Parmar Chember,
Sadhu vaswani Chowk, Pune- 411 001.
Owner/Developer/ POA (holder)

With reference to your Application dated 10/08/2022 & revised application dated 03/05/2023 for granting of 'Revised Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction for Proposed Residential Building on land bearing Survey No. 24/2/A & 24/2/B & Newly added Survey No. 25/4, 40 & 41 village- Giravale, Tal. Panvel, Dist. Raigad.

The Revised Commencement Certificate/Building Permit.. for Residential cum Commercial Building purpose is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) This Revised Commencement Certificate is issued for the purpose of obtaining Environment Clearance, Consent to Establish from MPCB. The Project Proponent shall obtain Environment Clearance Certificate as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dt. 14/09/2006 and its subsequent amendments. All terms and conditions laid down in Environment Clearance and Consent to Establish shall be followed scrupulously. The Applicant/Developer shall submit the copy of said Environment Clearance, Consent to Establish to this office before Commencement of any work on the above land.
- 2) This Revised Commencement Certificate supersedes earlier all Commencement Certificate.
- 3) The conditions stipulated in approvals/ NOC's from various Authorities shall be strictly adhered to. The Project Proponent shall apply for revised permission, if this approval is in contravention to any condition stipulated in approvals/ NOC's from any other department.
- 4) This revised commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this Revised Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.

Handwritten signature

Page 1 of 5

Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D, Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

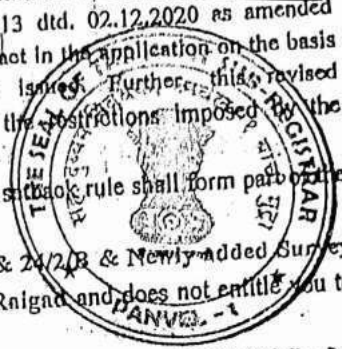
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- 5) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 745 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA) UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this revised Commencement Certificate is issued. Further, this revised Commencement Certificate shall be revoked, if any of the conditions imposed by the MSRDC are contravened or not complied with.
- 6) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 7) This permission is limited to only for Survey No. 24/2/A & 24/2/B & Newly added Survey No. 25/4, 40 & 41 village- Girvade, Tal. Panvel, Dist. Raigad and does not entitle you to develop any other land.
- 8) This revised commencement certificate is issued for total built up area of 61,863,236 Sq. M. (Residential- 61551.255 Sq. M. & Commercial- 311.976 Sq. M.) as mentioned in the approved plan attached to this Revised Commencement Certificate. However, applicant is allowed to construct the buildings in phased manner as applicant has to restrict built up area in each phase as below.
Phase 01: Applicant shall restrict the built up area to 41,376.205 Sq. M. till the completion of the process of handing over of the land towards reservation and Amenity space to this authority.
Phase 02: After handing over of reservations (area under existing road widening & area under MSRDC DP Roads) and amenity space, applicant shall further construct the remaining built up area 20487.031 Sq. M.
The Applicant shall intimate this authority on successfully completion of milestones before starting up the work of phases mentioned above. In case of failure, appropriate action shall not be limited to revocation of this Revised Commencement Certificate.
- 9) The Applicant/Developer shall strictly adhere the Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA) UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 10) This Revised Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Revised Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same, at his own cost & risk.
- 11) The applicant shall pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same.
- 12) The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.



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