

HLC Code :- MUMHLC00452

Rs 30 lac

Old
file
25593



STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No. : 5012408/2027/33

Application Name : HARSHALI KAMALSINGH CHAVHAN

Co-Applicant Name : KAMALSING-V. CHAVHAN

CIF No.: 1) 86500140462 2) 90681040684

Contact Number (R) (O)

Loan Amount 30 lac	Tenure :
Interest Rate :	EMI :
Loan Type : TOP-up.	SBI LIFE : YES / NO NO.

~~RMPB's~~ : HLC :- MUMHLC00452

Name of ~~RMPB's~~ : MuZ ammil Beg Mirza

~~MPB's~~ : 9167051362

~~MPB's~~ :

MUMHLC00452

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	13/08	L.G. Naik
VALUATION	13/08	Vasudekald
SITE		
LOAN A/C		
T.D.		
D.E.		

RSHALI KAMALSING CHAVHAN Gender M F

Mr Mrs Ms Dr. Other Date of Birth 02 01 1985

Married Unmarried Other Name of Spouse KAMALSING Y CHAVHAN

Parents' Name: No. of Children 02 Name of Father BABARAO B RATHOD

Spouse Name: SUNITA B RATHOD Category SC ST OBC General

Indian Residential Status Resident NRI / PIO Religion HINDU

Photo Identification (ID): Type ADHAR CARD

Photo ID: Number 845180863297 Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No. AP4PR7185A Passport No. Passport Valid Upto

Qualification Attained Qualifying Year

Address: Staying at the present address for the past _____ Years and _____ Months. Residential Address

Apartment No. or Name E/1407 VINAY UNIQUE GARDENS HIDE PARK

Plot No. and Area/Location HDZL LAYOUT BLDG NO12 NEAR RUSTOMJI

CHIKHAL DONCARI ROAD GLOBAL CITY

VIRAR WEST District PALSHAR Pin Code 401303

MAHARASHTRA Country INDIA

Landline) Mobile (Primary) 7738001603 Mobile (Secondary) 8530536308

Email) deepd2011985@gmail.com

Permanent Address: is permanent address same as present address Yes No (To be filled if permanent address is different from present address)

Apartment No. or Name

Plot No. and Area/Location

District Pin Code

Country

Telephone (Landline 1) Telephone (Landline 2)

Business Address: Office / Business Address

Employer, Dept. & Floor ASH Eng SWH K/EAST WARD OFFICE ROOM N10

Plot No. and Area/Location GUNDAVALI GAOTHAN ROAD AZAD ROAD

ANDHERI EAST District MUMBAI Pin Code 400069

MAHARASHTRA Country INDIA

Landline) 022 22694725 Fax Mobile (Secondary)

Organizational)

Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

with the Bank Less than 1 year 1 - 3 years More than 3 years

Names and addresses of two referees who are not related to you):

Table with 2 columns for referee details: Name, Address, Email, Tel, Mob.



HARSHALI K. CHAVHAN

Adhar

PERSONAL DETAILS)

APPLICANT CO - APPLICANT GUARANTOR

KAMALSING VIJAYSING CHAVHAN Gender M F

Mr Mrs Ms Dr. Other Date of Birth 08 02 1986

Married Unmarried Other Name of Spouse HARSHALI K CHAVHAN

Children No. of Children 02 Name of Father VIJAYSING T CHAVHAN

Family Name ~~VIJAYSING~~ F VIMAL Category SC ST OBC General

INDIAN Residential Status Resident NRI / PIO Religion HINDU

SAWARGAON Photo Identification (ID) : Type ADHAR CARD

Adhaar (ID) : Number 883228731171 Photo ID: Valid Upto

Vehicle No. MH48 20130016275 Driving Licence Valid Upto 23 06 2023

Passport No. AKUPC2384H Passport Valid Upto

Qualification Attained MA MARATHI Qualifying Year 2022

Residential Address: Staying at the present address for the past 4 Years and 02 Months.

Department No. or Name I-1407 VINAY UNIQUE GARDENS HIDE PARK
No. and Area/Location HDIL LAYOUT BLDG NO 12 NEAR RUSTOMJI
CHIKHAL DONGARI ROAD GLOBAL CITY
VIRAR WEST District PALGHAR Pin Code 401303
MAHARASHTRA Country INDIA

Mobile (Primary) 8424030873 Mobile (Secondary) 7738001603

Email ID: KAMALSING100@GMAIL.COM

Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Department No. or Name
No. and Area/Location
District
Pin Code
Country

Telephone (Landline 2)

Office / Business Address

Employer, Dept, & Floor BHARATMATNA DR BABASAHEB AMBEDKAR MUN
No. and Area/Location GEN HOSPITAL 2ND FLOOR STORE OFFICE
NEAR POLICE STATION S V ROAD PAREKH NGR
KANDIVALI WEST District MUMBAI Pin Code 400067
MAHARASHTRA Country INDIA

Mobile (Secondary)

Official Email: SM001PHD.RDBAH@MCGM.GOV.IN

Mode of clearing: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
Tenure with the Bank: Less than 1 year 1 - 3 years More than 3 years

Names and addresses of two referees who are not related to you):



KAMALSING CHAVHAN

(Kharban)

4100

Lead - 05940746



STATE BANK OF INDIA

HLC-code-MUMHLC-00452

Checked By Sitara 4600
Date: 21/06/2021
Checked By

LOAN A/C. NO.: Collateral No.:

HOME / CAR /

R.B.O. No. Branch: HIRANANDANI BRANCH-POWAI Code: 4234.

LOS No. 21451559 Work Flow ID:

Applicant Name (1) : Harshali Kamal Singh Chavhan

Co-Applicant Name (2) : Kamal Singh Vijaysing Chavhan

Residential Address Vinay Unique Garden, 1407, I Wing HDIL Layout Sector 2 Global City Dongare road Virar (west) Palghar Maharashtra 401303

Contact : 1) 2)

Loan Amount: 4,00,000 Tenure : DMS

Interest Rate : EMI : 23 JUL 2022

Maxgain Term Loan : ✓ SBI LIFE : YES / NO SCAN

Take Over : YES NO

Moratorium : YES / NO ✓

CIF No. : 88500140462.

CIF No. : 90681040684. 35810651873.

AMT		
PROCESSING OFFICER		
RES/OFF	20/11/20	All Check
TIR	20/11/20	W/Check
VALUATION	20/11/20	S. Sudon
SITE	20/11/20	Done
LOAN A/C	1107/1220	20/11/20
T.D.		
D.E.		

Checked By
Date: 21/2/22
Concurrent Aud

25593

Checked By
Date: -
Concurrent Aud

Mobile : Home Loan Conseller

RMPB / CRO : Muzammel Beg Mirza HLC-code-MUM-HLC-00452

Mobile : 6378601603 HLC code - MUMHLC 00452

Remark : HLC-code-MUMHLC-00452

4100

22/11/2019



सूची क्र.2

दुय्यम निबंधक : सह.प.नि. वसई 2

दस्त क्रमांक : 15785/2019

नोंदणी :

Regn 63m

(1) विलेखाचा प्रकार	गावाचे नाव : डोंगरे
(2) मोबदला	करारनामा
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4861230 2939000
(4) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग 5, गाव मीजे डोंगरे, सर्वे नं 93,94,96, हिस्सा नं 2,1 ते 8,2,7ए,7बी, सदनिका क्र आय/1407, चौदावा मजना, एरिया 50.70 चौ मी कारपेट, विनय युनिक गार्डन्स, हार्डिड पार्क, सेक्टर 2, बिल्डींग नं. 12 ((Survey Number : 93,94,96 ;))
(5) क्षेत्रफळ	1) 50.70 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. विनय युनिक डेव्हलपर्स तर्फे भागीदार पियुष अशोक मेहता तर्फे कु. सु. गणेश पाटील - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 195, साहेब बिल्डींग, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAIFV/1391D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हर्षाली कमलसिंग चव्हाण - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी/502, वेद हार्डिस, पाटीलविहार कॉम्प्लेक्स, फुलपाडा रोड, गुरुदत्त नगर जवळ, विरार पु, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-APGPR7185A 2): नाव:-कमलसिंग विजयसिंग चव्हाण - - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी/502, वेद हार्डिस, पाटीलविहार कॉम्प्लेक्स, फुलपाडा रोड, गुरुदत्त नगर जवळ, विरार पु, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AKUPC2384H
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2019
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2019
(11) अनुक्रमांक, खंड व पृष्ठ	15785/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	291800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक
वसई क्र.-२ (विरार)

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



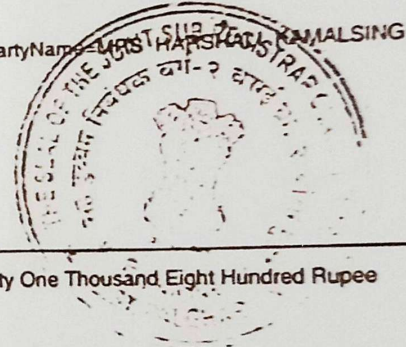
CHALLAN
MTR Form Number-6

चरार्ड-२
१५०८५ १२०१९
३१८५



RN	MH008584313201920E	BARCODE	Date 21/11/2019-11 38 14		Form ID	252
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		PAN No (If Applicable)	AAIFV1391D		
Location	PALGHAR		Full Name	MS VINAY UNIQUE DEVELOPERS		
Year	2019-2020 One Time		Flat/Block No.	FLAT NO 1407, 1 WING, VINAY UNIQUE		
Account Head Details			Premises/Building	GARDENS BLDG NO 12.		
	Amount In Rs.	Road/Street				
0030046401 Stamp Duty	291800.00	HDIL LAYOUT SECTOR NO 2, DONGRE VILLAGE.				
0030063301 Registration Fee	30000.00	Area/Locality				
		VIRAR WEST				
		Town/City/District				
		PIN				
		4 0 1 3 0 3				
Remarks (If Any)						
PAN2=APGPR7185A-SecondPartyName=MR SHARSHATA KAMALSING						
CHAVHAN-CA=4861230						
Total	3,21,800.00	Amount In Words	Three Lakh Twenty One Thousand Eight Hundred Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572019112118851	IK0AIFHCMO
Cheque-DD Details			Bank Date	RBI Date	21/11/2019-11:24:39	Not Verified with RBI
Cheque/DD No.			Bank-Branch			
Name of Bank			STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

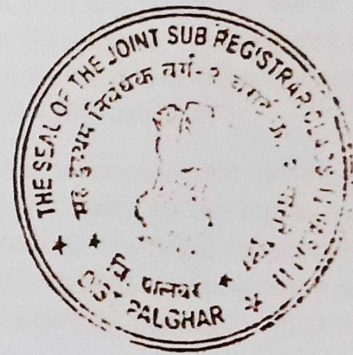
DEFACTED
₹321800.00
DEFACTED



Department ID : Mobile No. : 9322812242
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यादी चरार्ड कोडस दुयुयम सोरार्डक कोरार्डरार्ड नोदणी करार्डरार्ड दरार्डरार्डी लार्ड आरु. नोदणी न करार्डरार्ड दरार्डरार्डी रार्डर र्चरार्ड लार्ड आरु.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-80-15785	0004432250201920	22/11/2019-11:06:40	IGR134	30000.00



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at MIRAR on this 22nd day of NOV. Two Thousand and Nineteen BETWEEN M/S. VINAY UNIQUE DEVELOPERS, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at 4th Floor, Saheb Building, 195, D.N. Road, Fort, Mumbai-400 001, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to mean and include its successors and assigns) of the ONE PART

Mirar

Sikhandan

Firm

AND

946048
MRS. HARSHALI KAMALSING CHAVHAN AGE:- 34 YEARS

MR. KAMALSING VIJAYSING CHAVHAN AGE:- 33 YEARS

Adults, Indian Inhabitants of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited company registered under the provisions of the Companies Act, 1956 having their address for the purpose of these present FLAT NO.502, B.WING, VED HEIGHTS, PATILVIHAR COMPLEX, PHOOL PADA ROAD, NEAR GURUDATTA NAGAR, VIRAR (EAST), 401305. hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the OTHER PART:

The Promoter and the Allottee/s are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties' and individually as 'Party'.

WHEREAS:

A. One Housing Development and Infrastructure Limited ("HDIL") is the owner of and well and sufficiently entitled to several land parcels aggregately admeasuring 20,52,313.250 square Meters situate at Village Dongre, Bolinj, Chikhhal Dongare, Taluka Vasai, District Thane within the limits of Vasai-Virar Shahar Mahanagar Palika and within the Registration Sub-district of Thane (hereinafter referred to as "HDIL Land").

B. In or about the year 2009, HDIL had submitted a proposal for the development of Rental Housing Scheme ("Scheme") on HDIL Land and by letter dated 2nd February 2009, Mumbai Metropolitan and Road Development Authority ("MMRDA") has granted Location Clearance in respect of HDIL Land on the terms and conditions more particularly mentioned therein.

Further, City and Industrial Development Corporation of Maharashtra Limited ("CIDCO") by their letter dated 28th May, 2009 bearing reference no. CIDCO/VVSR/NAP&CC/BP-4486/W/4002 has granted No Objection Certificate for obtaining the required permission for the development of HDIL Land ("CIDCO NOC") and sanctioned the layout in respect of HDIL Land. The Larger Layout is sub divided into 10 (ten) different sectors being Sectors I to X. The Sectors I to X comprising of HDIL Land are more particularly depicted on the Larger Layout. The said Land (defined herein below) constitutes a portion of Sector II. The portion of Sector II constituting the said Land admeasuring 9856.94 square meters or thereabouts is delineated in black colour boundary line on the plan of the Larger Layout which is annexed hereto as Annexure "A"; and more particularly described in First Schedule hereunder written ("said Land").

D. CIDCO has further issued revised Development Permission and Commencement Certificate dated 5th July, 2010, bearing reference No. CIDCO/VVSR/CC/BP-4486/W/801 for the said Larger Layout ("Commencement Certificate"). Thereafter, the Vasai Virar City Municipal Corporation ("VVCMC") issued revised Development Permission dated 29th February, 2012 bearing reference No. VVCMC/TP/RDP/VP-0880/256 ("Revised Development Permission") for development of the Larger Layout.

E. By and under a Development Agreement dated December 31st, 2010 ("Development Agreement") executed between HDIL and the Promoter, and duly registered with the office of the Sub-Registrar of Assurances at serial no. VASAI-2/00059/2011 dated 03-01-2011 HDIL granted rights to the Promoter to develop the said land being a portion of Sector II admeasuring 9856.94 square meters or thereabouts and consume built up area of 456174 square feet equivalent to 42379.60 square meters or thereabouts including Balcony, Lift area, lobby and ota out of the total FSI of the Layout to be consumed on the said Land ("Built Up Area") for a consideration and on the terms and conditions more particularly specified therein.

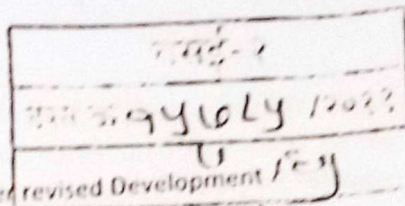
F. VVCMC has issued revised Development Permission dated 15th May, 2014 bearing ref. No. VVCMC/TP/RDP/VP-0880/037/2014-15 in respect of Sector II, III & VII property out of the said Larger Layout as more specifically detailed in the said Permission ("Further Revised Development Permission"). A copy of the further revised Sanctioned Plan dated 15th May, 2014 is

Handwritten signature

Handwritten signature

Handwritten signature

annexed hereto as Annexure "B" ("Sanctioned Plan") and a copy of further revised Development Permission dated 15/5/2014 is annexed hereto as Annexure "C" ("Further Revised Development Permission").



G. The plans, layout plans, proposed building plans for the said Land were initially submitted to CIDCO and CIDCO vide their letter dated 05/07/2010 had granted approval to the aforesaid plans, elevations, sections, details of the new building proposed to be constructed on the said Land on the terms and conditions as recorded in its letter. However, due to the change in regulating authority, the plans for the said Land were again submitted before VVCMC for their sanction and approval, which have been duly sanctioned vide their letter reference VVCMC/TP/CC/VP-OSSO/256/2011-12 dated 29th February, 2012. Thereafter, further amendment in plan occurred which was duly approved and sanctioned by the VVCMC bearing ref. No. VVCMC/TP/RDP/BP-4486/VP-OSSO/037/2014-15 under revised Development Permission dated 15/5/2014 in respect of Sector II, Sector III and Sector VII property out of HDIL Land in the manner as specifically detailed therein.

H. The Promoter proposes to construct residential known as "VINAY UNIQUE GARDENS" on the said Land, comprising of (i) Building No. 11 Wing "A" to Wing "E", Building No. 12 Wing "F" to Wing "J" being VINAY UNIQUE GARDENS Phase IV (collectively also referred to as "Hyde Park") alongwith common amenities and facilities, gardens, internal roads, club house, swimming pool, pathways, open spaces, etc. (hereinafter collectively referred to as "VINAY UNIQUE GARDENS"). The proposed layout plan of the said Land is annexed and marked as Annexure "D" hereto.

I. The details pertaining to the title/rights/entitlements of the Promoter to the said Land are envisaged in the Title Certificate dated 1st July, 2015 issued by K B KUMARE. Law firm, certifying the title of the Promoter inter alia to develop the said Land A copy of the aforesaid Title Certificate is collectively annexed and marked as Annexure "E" hereto.

J. The development of Vinay Unique Gardens comprising of development and construction of common ground floor partly for shipline and partly as stilt, plus part podium and part habitable floor on 1st floor plus 14 upper habitable floors on the land admeasuring 9856.94 sq. mtrs. or thereabouts out of the said Land is more particularly described in the Second Schedule hereunder written and shown in red boundary lines on the plan annexed and marked as Annexure "F" hereto ("Vinay Unique Gardens"). Development and construction of Hyde Park IV of Vinay Unique Gardens and proposed as "Real Estate Project" ("said Project/Real Estate Project") by the Promoter and will be registered as a '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 and interest and disclosures on website) Rules, 2017 ("RERA Rules").

K. The Allottee(s) shall upon issuance of the RERA Certificate by the Authority to the Promoters, be entitled to, examine the same in detail by his/her/its Advocates and Planning and Architectural consultants.

L. On the request of the Allottee the promoter has shown all documents and information pertaining to Vinay Unique Gardens and also of the future development and the Allottee has understood the documents and information in all respects.

M. The principal and material aspects of the development of Vinay Unique Gardens as disclosed by the Promoter are briefly stated below:

i. Building No.11 having Wing "A" to Wing "E" and Building No. 12 having Wing "F" to Wing "J" of Hyde Park comprises of partly stilt and partly shipline on the ground floor plus part podium and part habitable floor on 1st floor plus 14 upper habitable floors.

ii. The total FSI of 42379.60 sq. meters shall be consumed in completing development of Vinay Unique Gardens;

iii. Vinay Unique Gardens shall comprise of units/premises consisting of apartments, flat/s, shops.

iv. The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and podium levels of the Real Estate Project) for third party service

21/12/2023
21/12/2023 12:07?
No. 123

- O. The allottees of premises in (i) Brooklyn Park Building No.9, (ii) Brooklyn Park Building No. 123, (iii) Vinay Unique Homes (iv) Keent Park and (v) Ekta Parkville and allottees of the buildings to be constructed under further development on the Larger Layout shall be entitled to use club house and swimming pool being constructed in Vinay Unique Gardens & Ekta Parkville along with the allottees of Vinay Unique Gardens, shown in Proposed Layout Plan annexed and marked as Annexure "A-1" hereto. The Promoter has obtained/will obtain the necessary permissions and consents, if applicable or necessary, from the concerned authorities in that behalf and make the same available for inspection to the Allottee.
- P. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.
- Q. The Promoter has the right to sell the Flat/shop constructed/to be constructed in the said Project by the Promoter and, to enter into this Agreement with the Allotte/s of the said Flat/ shop to receive the sale consideration in respect thereof.
- R. On demand from the Allotte/s, the Promoter has given inspection to the Allotte/s of all the documents of title relating to the said Land, and the plans, designs and specifications prepared by the Promoter's Architects, Reza Kabul and of all other documents as are specified under the RERA and the Rules and Regulations made thereunder.
- S. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- T. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, and (ii) approvals and sanctions from other relevant statutory authorities are applied for and/or in process of being obtained and/or obtained by the Promoter.
- U. The Promoter has accordingly commenced construction of the Real Estate Project/said Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- V. The Promoter has agreed to sell to the Allottee and the Allottee has, being fully satisfied in respect of title of Promoter in respect of the Vinay Unique Gardens Land agreed to purchase and acquire from the Promoter, the said **FLAT No. 1407** admeasuring **50.70** square metres and Open Terrace admeasuring carpet area on the **FOURTEENTH** habitable floor of **Building No. 12 Wing. I** of Hyde Park in **Vinay Unique Gardens** (hereinafter referred to as "said Building") and more particularly described in the Third Schedule hereunder written and shown in red colour line on the floor plan annexed and marked as Annexure "G" hereto ("said Flat"), at or for the price of **Rs.4,861,230.00/- (Rupees FourtyEight Lakh SixtyOne Thousand Two Hundred Thirty Only)** and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs.700,000.00/- (Rupees Seven Lakh Only)**, being part payment of the Sale Consideration of the Flat/Shop agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge and of and from the same doth release and discharge the Allottee forever).
- W. The carpet area of the said Flat/Shop as defined under the provisions of RERA, is **50.70** square metres.
- X. The said Flat also has attached balcony/ies aggregately admeasuring square meters ("Balcony"). All balcony/ies attached to flats in the Project/ Vinay Unique Gardens shall be for the exclusive use of the occupants / owners of such flats and are being given without any consideration.

Markas

Chhannan

Handwritten mark

Date 29/07/2022
37/18

2.2 The Allottee/s is/are aware that occupants of (i) Vinay Unique Homes, (ii) Brooklyn Park Building No.8, (iii) Brooklyn Park Building No 9, (iv) Regent Park, (v) Ekta Parksville and occupants of the buildings to be constructed under further development on the Larger Layout (collectively referred to as "Adjoining Projects") shall be entitled to use club house and swimming pool forming part of Common Area and Amenities of Vinay Unique Gardens with other occupants of Ekta Parksville through a separate identified entrances as stated hereinabove. The allottees of Flats in Adjoining Projects shall have free ingress and egress to club house and swimming pool through identified access. The Allottee/s irrevocably agree(s), confirm(s) and covenant(s) that he/she/they shall not raise any objection or claim nor the Allottees shall hinder, obstruct and/or create nuisance for usage of use of club house and swimming pool by the occupants of Adjoining Projects. It is expressly agreed and understood by the Allottee/s that his/her/their rights (subject to payment of all amounts due and payable to the Promoter under these presents) are limited to the extent of the said Flat only and not otherwise.

2.3 The Allotte/s of Flats of the Adjoining Project shall pay the maintenance charges and outgoing towards swimming pool and club house to Apex Body (defined below) at same rate as paid by Allotte/s of Vinay Unique Gardens.

3. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION

3.1 The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the FLAT No. 1407 admeasuring 50.70 square metres, and Open Terrace admeasuring carpet area on the FOURTEENTH FLOOR Building No.12 Wing. I of Hyde Park in Vinay Unique Gardens, as more particularly described in the Third Schedule and as shown in red colour boundary line on the floor plan annexed and marked Annexure "G" hereto, at and for the consideration of Rs.4,861,230.00/- (Rupees FourtyEight Lakh SixtyOne Thousand Two Hundred Thirty Only) ("the Sale Consideration").

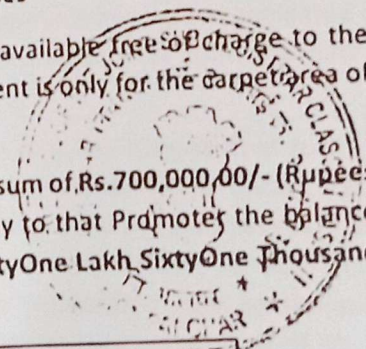
3.2 The said Flat has attached balcony/ies, aggregately admeasuring square meters ("Balcony").

3.3 The Promoter has agreed to permit the Allottee/s, the right to exclusive but limited right to use square meters usable area adjacent to the said Flat without any consideration (hereinafter referred to as "Usable Area"). All balcony/ies and usable area attached to flats in the Vinay Unique Gardens and Project shall be for the exclusive use of the occupants / owners of such flats.

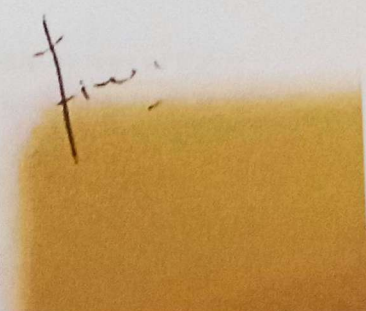
3.4 The Promoter has agreed to permit the Allottee/s, the right to exclusive use of Vehicle parking space/s in Parking No. - of said Building without any consideration (hereinafter referred to as "the Vehicle Parking Space/s"). The said Flat, Balcony, Usable Area and Vehicle Parking Space/s are hereinafter collectively referred to as "the said Premises"

3.5 The Balcony, Usable Area and Parking Space are made available free of charge to the Allottee(s) and the sale price agreed to be paid under this Agreement is only for the carpet area of the said Flat.

3.6 The Allottee has paid before execution of this Agreement, a sum of Rs.700,000.00/- (Rupees Seven Lakh Only) as advance payment and hereby agrees to pay to that Promoter the balance amount of Sale Consideration of Rs.4,161,230.00/- (Rupees FourtyOne Lakh SixtyOne Thousand Two Hundred Thirty Only) in the following manner:-



Activity	Consideration to be paid (in Rs)
On Booking	Rs. .00/-
On Registration of Agreement	Rs.272,246.00/-
On Completion of Plinth	Rs.486,123.00/-
On Completion of 1st Slab	Rs.97,224.60/-
On Completion of 2nd Slab	Rs.97,224.60/-
On Completion of 3rd Slab	Rs.97,224.60/-
On Completion of 4th Slab	Rs.97,224.60/-
On Completion of 5th Slab	Rs.97,224.60/-
On Completion of 6th Slab	Rs.97,224.60/-
On Completion of 7th Slab	Rs.97,224.60/-
On Completion of 8th Slab	Rs.97,224.60/-
On Completion of 9th Slab	Rs.97,224.60/-



On Completion of 10th Slab	Rs. 97,224.60/-
On Completion of 11th Slab	Rs. 97,224.60/-
On Completion of 12th Slab	Rs. 97,224.60/-
On Completion of 13th Slab	Rs. 97,224.60/-
On Completion of 14th Slab	Rs. 97,224.60/-
On Completion of 15th Slab	Rs. 97,224.60/-
On Completion of 16th Slab	Rs. 97,224.60/-
On Completion of Wall (Blockwork)	Rs. 194,449.20/-
On Completion of Internal Plaster	Rs. 194,449.20/-
On Completion of External Plaster	Rs. 194,449.20/-
On Completion of Flooring	Rs. 145,836.90/-
On Completion of Terrace Waterproofing	Rs. 145,836.90/-
On Completion of Door fitting	Rs. 145,836.90/-
On Completion of Windows fitting	Rs. 145,836.90/-
On Completion of External Plumbing	Rs. 145,836.90/-
On Completion of Internal Plumbing	Rs. 145,836.90/-
On Completion of Electricals Fittings	Rs. 145,836.90/-
On Possession	Rs. 243,061.50/-
Total	Rs. 4,161,230.00/-

Each of such instalment shall be paid by the Allottee within a period of 15 days from the date of intimation by the Promoter. Time for payment of each instalment is the essence of the contract.

3.7 The Allottee/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Allottee/s for non-payment of any amount or amounts.

It is clarified that Sale Consideration shall be payable by the Allottee/s in favour of M/S. VINAY UNIQUE DEVELOPERS, ACCOUNT NO. 911020066767030 maintained with AXIS BANK LTD, VIRAR WEST BRANCH, with IFSC CODE: UTIB0000023 ("the said Account"). In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Consideration due to the Promoter through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of the said Account immediately upon the relevant stage of construction being completed. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 30 (thirty) days from the date of such termination of the Agreement.

5. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Project is complete and the Occupation Certificate is granted by the VVCMC or such other concerned authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Flat shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date on which such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount proportionately from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the said Flat.

6. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

941014/2022
forming part of Sector II, lying being and situate at Village DONGARE (old Village NARINGI), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No.II (Virar) and within the jurisdiction of VASAI-VIRAR SHAHAR MAHANAGARPALIKA.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(description of the said Property)

Building No 11, Wing A, B, C, D, E and Building No.12, Wing F, G, H, I, J forming part of HDIL Layout Sector II, lying being and situate at Village DONGARE (old Village NARINGI), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No.II (Virar) and within the jurisdiction of VASAI-VIRAR SHAHAR MAHANAGARPALIKA.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Flat")

Bearing FLAT No.1407 admeasuring 50.70 square metres, Open Terrace admeasuring -square metres carpet area on the FOURTEENTH Floor attached balcony/ies, aggregately admeasuring square meters ("Balcony") and the Promoter has agreed to permit the Allottee/s, the right to exclusive but limited right to use square meters usable area adjacent to the said Flat without any consideration (hereinafter referred to as "Usable Area"). All balcony/ies and usable area attached to flats shall be for the exclusive use of the occupants / owners of such flats Building no. 12, Wing. I of HYDE PARK of the said Complex "VINAY UNIQUE GARDENS" to be / being constructed on the said Land described the First Schedule hereinabove .

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

(Common Areas and Amenities of Vinay Unique Gardens)

- Swimming Pool.
- Gazebo.
- Club House
- Playing Equipment.
- Benches.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO

(List of amenities and facilities in the said Flat)

LIVING & BEDROOM

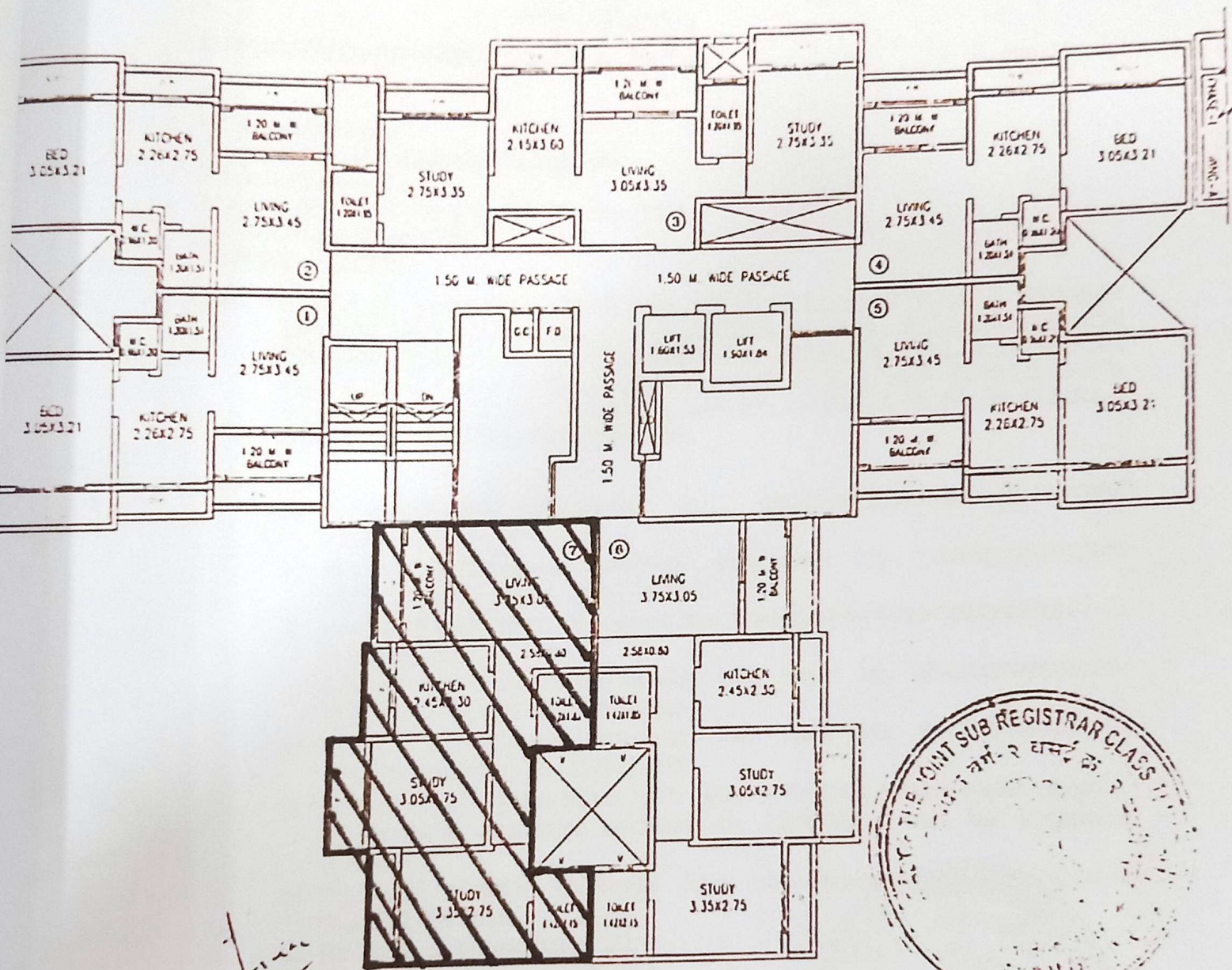
- Vitrified Flooring in Flat.
- Additional security door.
- Plastered smooth finished with CBD paint and POP cornices in living room.
- Provision for internet connection.
- Grand entrance door.

KITCHEN AMENITIES

- Modular kitchen with granite top with S.S. Sink and service platform.
- Loft for the storage.
- Ceramic tiles upto 2'height
- Electric light points and provision for washing machine.

BATHROOM AMENITIES

- Designer Bathroom with Tiles upto door heights
- Marble/Granite Door Frame in Bathrooms
- Premium sanitary fittings
- Instant Geyser
- Provision for water tank



WING 1
TYPICAL FLOOR PLAN



PROPOSED FLOOR PLAN OF FLAT NO. 1407, 14th FLOOR, IN WING "I" OF HYDE PARK AT "VIJAY UNIQUE GARDENS" IN JULLINGHAI 12 AGREED TO BE ACQUIRED BY ALLOTTEE

CARPET AREA: 50.70 SQ. MTR. (i.e. — SQ. FT., ENCLOSED BALCONY — SQ. MTR. (i.e. — SQ. FT.)

गावई-२
दिनांक: १५/०५/२०१९
३०/६५

मुख्य कार्यालय, विरार
विरार (पूर्व),
१. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५२०२ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0880/34/2019.20

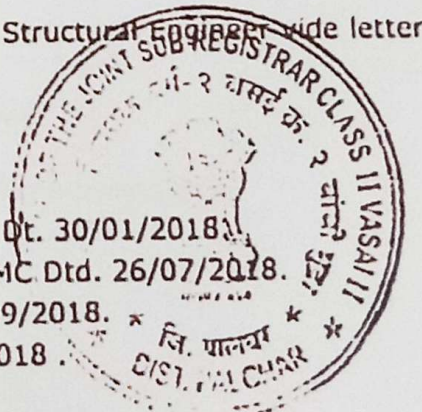
Dt. 3/06/2019.
7

To,
Mr. R.K.Wadhwan
Chairman of M/s. Housing Development
Infrastructure Ltd.,
Dneeraj Arma, 9th Floor, Anant Kanekar Marg,
Station Road, Bandra (E),
MUMBAI - 400 051.

Sub: Grant of Occupancy Certificate for the Residential with Shopline Building No.11 Wing-A,B, C, D & E (Stilt/Gr.+15) & Residential with Shopline Building No.12 Wing-F,G,H,I & J(Stilt/Gr.+15) in SEC-II as per As Built Plan on land bearing S.No.93, H.No.2(Old), S.No.5A(New), S.No.94 H.No.1,2,3,4,5,6,7,8 & S.No.96, H.No.1,2,7A,7B Of Village : Dongare, Tal.: Vasai, Dist.: Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4486/W/4002 Dt.28/05/2009.
- 2) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/256/2011-12 Dt. 29/02/2012
- 3) Revised Development Permission No. VVCMC/TP/RDP/VP-0880/22/2012-13 Dt.03/05/2012.
- 4) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/037/2014-15 Dt. 15/05/2014.
- 5) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/114/2015-16 Dt. 16/07/2015.
- 6) Receipt No.35634 Dtd.30/05/2019 from VVCMC for Potable Water Supply.
- 7) Development completion certificate dt. 22/02/2018 from the Registered Engineer's.
- 8) Structural stability certificate from your Structural Engineer vide letter dated 22/02/2018.
- 9) Plumbing certificate dated 22/02/2018.
- 10) NOC from Lift Inspector Dt. 17/05/2018.
- 11) NOC From Chief Fire Officer Dtd.28/08/2018.
- 12) Letter From Rain Water Harvesting Consultant Dt. 30/01/2018.
- 13) NOC from Tree Plantation Department of VVCMC Dtd. 26/07/2018.
- 14) Report from Composting Consultant Dtd. 22/09/2018.
- 15) Your License Engineer's letter dated 26/10/2018.



Contd.....2....

VVCMC/TP/OC/VP-0880/34/2013-20
: 2 :

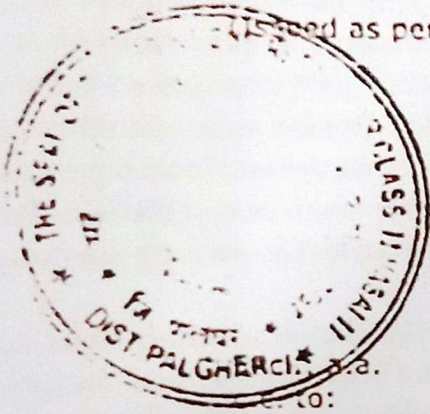
Dt. 3 /06/2019.

Sir/ Madam,

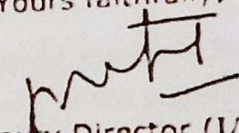
Please find enclosed herewith the necessary Occupancy Certificate for the Residential with Shopline Building No.11 Wing-A,B, C, D & E & Residential with Shopline Building No.12 Wing-F,G,H,I & J in SEC-II as per As Built Plan on land bearing S.No.93, H.No.2(Old), S.No.5A(New), S.No.94 H.No.1,2,3,4,5,6,7,8 & S.No.96, H.No.1,2,7A,7B Of Village : Dongare, Tal.: Vasal, Dist.: Palghar along with as built drawings.

You are required to submit revised DSLR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

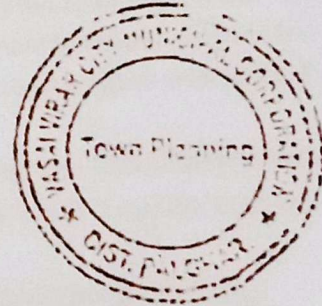
(As per approved by the Commissioner)



Yours faithfully,


Deputy Director (I/C)
Town Planning,

Vasai Virar City Municipal Corporation



- To:
- 1) M/s. Ajay Wade & Associates
A/6, Sal Tower, 1st Floor, Vasal (W)
Dist-Palghar -401 301.
 - 2) Asst. Commissioner
Ward Office-"A"
Vasai Virar City Municipal Corporation
 - 3) Tax superintendent
Ward Office-"A"
Vasai Virar City Municipal Corporation

For necessary action during taxation procedure.



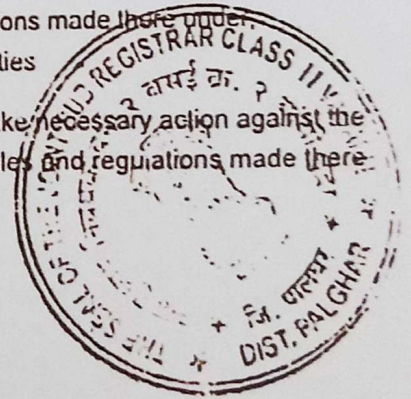
Maharashtra Real Estate Regulatory Authority

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 :
pg9000012052

Project: *Vinay Unique Gardens, Plot Bearing / CTS / Survey / Final Plot No.: 93-2, 94-1,2,3,4,5,6,7,8, 96-1,7A,7B at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;*

1. Vinayunique Developers having its registered office / principal place of business at Tehsil: *Mumbai City, District: Mumbai City, Pin: 400001.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 01/09/2017 and ending with 31/12/2019 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. Vasanti Preranand Prathu
(Secretary, MahaRERA)
Date: 01-09-2017 15:09:29

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

Dated: 01/09/2017

Place: Mumbai