

<sup>NO Valuation</sup>  
**SBI HLC**

**1393**

Home Loan Center - Belapur 14677

PAL/Take Over/New/Resale/Topup/LAP

RAAS ID: AAASHL20247009229712  
RLMS ID:  
Saving A/C No.:  
CIF NO 1 91837723476  
2  
3

**CREDIT INSURANCE**  
  
**PRTECTED**  
  
**UNPROTECTED**

Applicant Name **Maresh Shankar Janta**  
Co-Applicant Name  
Co-Applicant / Guarantor Name  
Contact No **Mobile 9834476748**

Loan Amount **40 Lakh** Tenure **360** (Months)  
Interest Rate **EMI**  
SBI LIFE  YES / NO Rs Moratorium - YES / NO  (Months)  
Loan Type **Term Loan**

Property Location **ULWE**  
Property Cost **50, Lakh**  
Name of Developer / Vendor

**Branch Kankanbhavan (Code No.) 06240**  
Corporate / Individual HLC Code & Name  
HLC Executive - Name **Navnath Patil** Email ID :  
HLC Mobile No **8976591204** Email ID :  
AMT  I /  II /  III

	Name	Sent On	Recd. Date	<b>BK Branch</b>	Agency Name	By Date
SEARCH - 1	Anil Gairwad			RESIDENCE VERIFICATION	} samarth	
SEARCH - 2				OFFICE VERIFICATION		
VALUATION - 1	S.D. Thakre			SITE INSPECTION -	27/07/2024	
VALUATION - 2				ITR VERIFICATION		
Co-ordination				SELLER R/O VERIFICATION		

**Mortgage Buddy PRIVATE LIMITED MUMHLC03147**  
Name: **Navnath Patil**  
Phone: **8976591204**  
Email:

NO  
C EXECUTION REG. NO  
I DONE BY  
DONE  
CH / SI  
COLLATERAL NO.

CERSAI NO. : ASSET ID :  
SI ID :  
FILE NO. COMPACTOR NO.

**1393**



MR. RAJU B. CHAUDHARI  
Mob. No.: 9892782892  
Office No.: 8104216136

Purchaser Name : **MR. MAHESH S.**  
**GANTA**

Cont. No.: \_\_\_\_\_  
Owner Name : **M/s. AADAR**  
Builders Name : **DEVELOPERS**

**PROPERTY ADDRESS**

FLAT NO. **406**, PLOT NO. **B/65, B/66**  
SECTOR: **16**, NODE: **ULWE**  
TAL.: **PANVEL**, DIST: **RAIGAD**

- \* Stamp Duty
- \* Registration
- \* CIDCO Transfer
- \* Society Registration
- \* Conveyance Deed
- \* Adjudication



**SAI KRUPA**  
**ENTERPRISES**

606, Satra Plaza Building, Plot No. 19/20,  
Sector 19D, Vashi, Navi Mumbai - 400703.  
Mob.: 8104216136  
Email : saikrupaentp2007@yahoo.in

Receipt (pavt)

398/14470	पावती	Original/Duplicate
Tuesday, July 16, 2024		नोंदणी क्र.: 39M
11:22 AM		Regn.: 39M

पावती क्र.: 15854 दिनांक: 16/07/2024

गावाचे नाव: उलवे  
दस्तऐवजाचा अनुक्रमांक: पवल3-14470-2024  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: महेश शंकर गंटा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1700.00
पृष्ठांची संख्या: 85	
एकूण:	रु. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:42 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

बाजार मूल्य: रु. 2673000 /-  
मोबदला रु. 4400000 /-  
भरलेले मुद्रांक शुल्क : रु. 264000 /-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1700 /-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724150010728 दिनांक: 16/07/2024  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000 /-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005226113202425E दिनांक: 16/07/2024  
बँकेचे नाव व पत्ता:

*6 Jayk*

L. 40

9834476748



16/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 14470/2024

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) बिलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2673000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 27/27/1, दर- 82500/- प्रती चौ. मी.,सदनिका क्र.406,चौथा मजला,आदर हाईट्स,प्लॉट नं. बी-65-, बी-66,सेक्टर 16,उलवे,ता. पनवेल,जि. रायगड,क्षेत्रफळ 27.00 चौ. मी कारपेट एरिया( ( Plot Number : बी-65, बी-66 ; ) )
(5) क्षेत्रफळ	1) 27 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:-मेसर्स आदर डेव्हलपर्स तर्फे भागीदार सूरज राजाराम जगदाळे - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं 7,तेजस हाईट्स, प्लॉट नं 19,सेक्टर 17,उलवे ता पनवेल जि रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगड(ं:). पिन कोड:-410206 पॅन नं:-ABBFA7167Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश शंकर गंटा वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बोरमपल्ली,पो. टेकड तल्ला ता सिरोचा,हनुमान मंदिर जवळ,बोरमपल्ली माल,जि गडचिरोली , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, चंद्रपुर. पिन कोड:-442504 पॅन नं:-AYTPG3701F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	14470/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

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.

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.





CHALLAN  
MTR Form Number-6



GRN	MH005226113202425E	BARCODE			Date	15/07/2024-14:32:14	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	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AYTPG3701F			
Location	RAIGAD			Full Name	MAHESH SHANKAR GANTA			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 406,4TH FLOOR,AADAR HEIGHTS			
Account Head Details		Amount In Rs.		Premises/Building	FLAT NO 406,4TH FLOOR,AADAR HEIGHTS			
0030046401 Stamp Duty		264000.00		Road/Street	PLOT NO B-65/B-66,SECTOR 16,ULWE			
0030063301 Registration Fee		30000.00		Area/Locality	PANVEL RAIGAD			
				Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	SecondPartyName=AADAR PANVEL OFFERS			
				Amount In	Two Lakh Ninety Four Thousand / 14			
				Words	3 / 14			
Total	2,94,000.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	6910333202401151541628990672				
Cheque/DD No.		Bank Date	RBI Date	15/07/24-15/08/24 Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified					

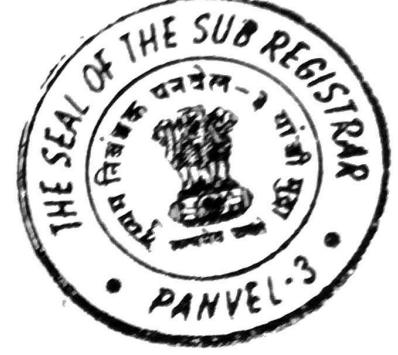
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१४४०० २०२४  
३ / १४



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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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५ / ८५



**AGREEMENT FOR SALE**

**ARTICLES OF AGREEMENT** made and entered into at Ulwe, Navi Mumbai, on this 16 day of JULY 2024 BETWEEN M/S. AADAR DEVELOPERS (PAN NO.ABBFA7167Q), a partnership firm, through its Partners 1) MR. DADASAHEB MADHAVRAO INGALE, 2) MR. AVINASH CHAUDAPPA CHILA, 3)MR.ASHOK RAWATAPPA BANNATI, 4)MR.SURAJ RAJARAM JAGADALE, AND 5) MR. AMAR ARUN WANKHEDE having their office at Shop No. 7, Tejas Heights, Plot No. 19, Sector- 17, Ulwe, Navi Mumbai 410206, hereinafter referred to as "the DEVELOPERS"(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partner or partners for the time being of the said firm the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner(s) and his/her/ their assigns ) of the ONE PART

..2

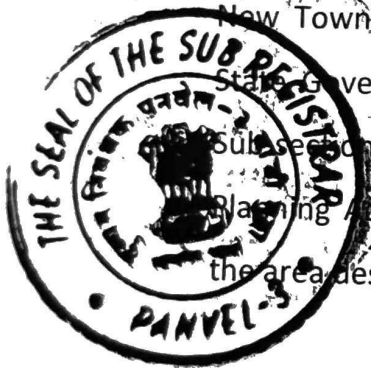
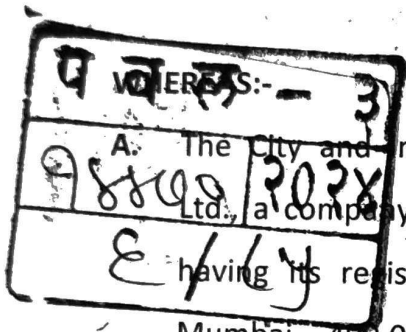
For AADAR DEVELOPERS

  
Partner



AND

MR. MAHESH SHANKAR GANTA (PAN NO. AYTPG3701F) (AADHAR NO. 3252 3064 6276) Adult(s), Indian Inhabitant(s), residing at Borampalli Post, Tekada Talla Ta Sironcha Near Hanuman Temple, Borampalli, Mal District Gadchiroli, Maharashtra-442 504, hereinafter referred to as "the Purchaser(s)" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the **SECOND PART**



B. By a Deed of Partnership dated 29<sup>th</sup> January 2015 entered between 1) Mr. Dadasaheb Madhavrao Ingale, 2) Mr. Avinash Chaudappa Chila, 3) Mr. Ashok Rawatappa Bannati, 4) Mr. Suraj Rajaram Jagadale, and 5) Mr. Amar Arun Wankhade, the aforesaid formed a partnership firm by the name M/s. Aadar Developers (hereinafter referred to as "Develoners") for carrying on development of the said Plots (defined in sub-paragraph (M) below). The Developers are not registered under the Indian Partnership Act, 1932, however, they have applied

For AADAR DEVELOPERS

Partner

for registration of the Developers with the Registrar of Firms, Mumbai The present partners of the Developers are as mentioned above


- C. By Allotment Letter dated 8<sup>th</sup> December 2011 addressed by the Corporation to 1) Mr.Pandharinath Bama Patil alias Thakur, 2)Smt. Anandi Harichandra Gaikar, 3)Smt.Barsubai Somnath Naik, 4) Smt. Mahadubai Maruti Patil, 5) Smt. Sitabai Raman Kadu, 6) Smt. Gangabai Motiram Patil, 7)Smt.Vatsala Avinash Patil alias Thakur, 8)Kum.Aditi Avinash Pail alias Thakur (minor) through her guardian Smt. Vatsala Avinash Patil alias Thakur (hereinafter referred to as "the Original Licensees of Plot No. B-65"), the Corporation agreed to allot to the Original Licensees of Plot No.B-65 all that piece and parcel of land bearing Plot No.B-65, admeasuring about 449.82 sq. mtrs. lying being and situate at Sector-16, Ulwe, ~~Mumbai~~ <sup>Mumbai</sup> particularly described in the First Schedule hereto and written (hereinafter referred to as "the said Plot No. B-65") under the 12.5% GES Scheme of the Corporation (hereinafter referred to as "the 12.5% Scheme")

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- D. By an Agreement to Lease dated 6<sup>th</sup> March 2012 entered between the Corporation of the One Part and the Original Licensees of Plot No.B-65 of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No. PVL-3-02540-2012 on 9<sup>th</sup> March 2012, the Corporation agreed to grant a lease to the Original Licensees of Plot No.B-65 of the said Plot No.B-65 under the 12.5% Scheme for the consideration and upon terms and conditions contained therein

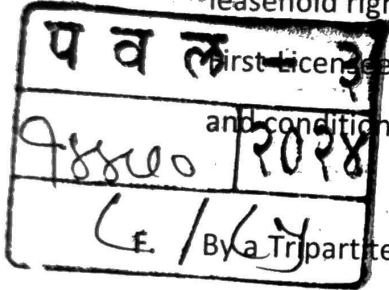
For AADAR DEVELOPERS

 Partner

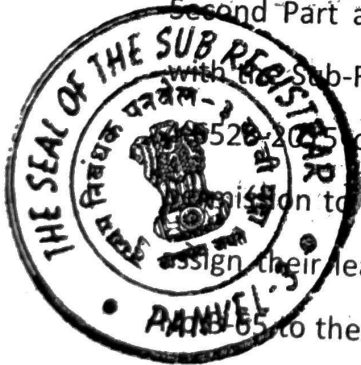




E. By a Tripartite Agreement dated 1<sup>st</sup> August 2013 entered between the Corporation of the First Part, the Original Licensees of Plot B-65 of the Second Part and M/s. SM Developers a Partnership Firm through its Partners 1) Mr. Shahaji Anandrao Patil and 2) Mr. Manohar Laxman Owalekar (hereinafter referred to as "the First Licensee of Plot B-65"), duly registered with the Joint Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL-2-4914-2013 on 1<sup>st</sup> August 2013, the Corporation inter alia granted permission to the Original Licensees of Plot No.B-65 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot No.B-65 to the first Licensee of Plot No.B-65 for the consideration and upon terms and conditions contained therein



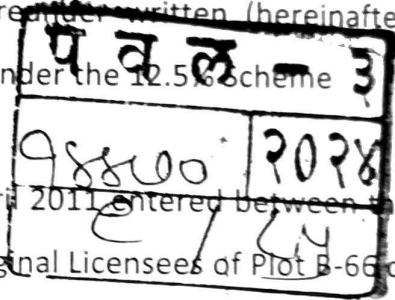
By a Tripartite Agreement dated 27<sup>th</sup> May 2015 entered between the Corporation of the First Part, the First Licensee of Plot B-65 of the Second Part and the Developers of the Third Part, duly registered with the Sub-Registrar of Assurances, Panvel-4, under Serial No. PVL-528-2015 on 27<sup>th</sup> May 2015, the Corporation inter alia granted permission to the First Licensee of Plot No.B-65 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot No.B-65 to the Developers for the consideration and upon terms and conditions contained therein



G. By letter dated 29<sup>th</sup> May 2015 addressed by the Corporation to the Developers, the Corporation has informed the Developers that it has recorded the name of the Developers as licensees of the said Plot No.B-65.

For AADAR DEVELOPERS

H. By an undated allotment letter addressed by the Corporation to 1)Smt. Mahadubai Shankar Gosavi, 2) Mr. Keshav Shankar Gosavi, 3)Mr. Krushna Shankar Gosavi, 4) Smt. Shanu Shankar Gosavi, 5) Smt. Lila Shankar Gosavi, 6) Smt. Rukhmini Shankar Gosavi, 7) Mrs. Dharmubai Namdev Gaikwad (hereinafter referred to as "the Original Licensees of Plot No.B-66"), the Corporation agreed to allot to the Original Licensees of Plot No.B-66 all that piece and parcel of land bearing Plot No.B-66, admeasuring about 449.82 sq. mtrs. lying being and situate at Sector-16, Ulwe, Navi Mumbai more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said Plot No.B-66") under the 12.5% scheme



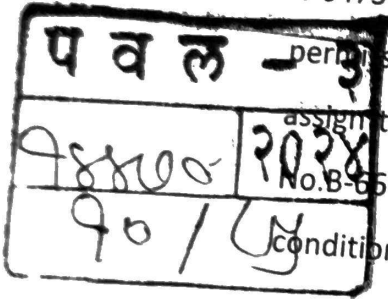
I. By an Agreement to Lease dated 6<sup>th</sup> April 2011 entered between the Corporation of the One Part and the Original Licensees of Plot B-66 of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL-2-03295-2011 on 6<sup>th</sup> April 2011, the Corporation agreed to grant to the Original Licensees of Plot B-66 a lease of the said Plot No.B-66 under the 17% scheme for the consideration and upon terms and conditions contained therein



J. By a Tripartite Agreement dated 9<sup>th</sup> June 2011 entered between the Corporation of the First Part, the Original Licensees of Plot B-66 of the Second Part and M/s. Satosha Enterprises a Partnership Firm through its Partners 1) Mr.Sunil Ganpat Gethe, 2) Mr.Sagar Dynandev Kolhatkar, 3) Mr. Shirish Nanashaheb Pandhare, and 4) Mr. Vinod Shivaji Pandhare (hereinafter referred to as "the First Licensee of Plot No.B-66"), duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No. PVL-3-05892-2011 on 10<sup>th</sup> June 2011, the

Corporation inter alia granted permission to the Original Licensees of Plot No.B-66 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot No.B-66 to the First Licensee of Plot B-66 for the consideration and upon terms and conditions contained therein

- K. By a Tripartite Agreement dated 26<sup>th</sup> May 2015 entered between the Corporation of the First Part, the First Licensee of Plot No.B-66 of the Second Part and the Developers of the Third Part, duly registered with the Sub-Registrar of Assurances, Panvel-4, under Serial No. PVL-4-6473-2015 on 26<sup>th</sup> May 2015, the Corporation inter alia granted permission to the First Licensees of Plot No.B-66 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot No.B-66 to the Developers for the consideration and upon terms and conditions contained therein



- L. By letter dated 29<sup>th</sup> May 2015 addressed by the Corporation to the Developers, the Corporation has informed the Developers that it has registered the name of the Developers as licensees of the said Plot No.B-66 upon an application made by the Developers to the Corporation for developing the said Plot No.B-65 and the said Plot No.B-66 jointly (the said Plot No.B-65 and the said Plot No.B-66 are hereinafter collectively referred to as "the said Plots"), the Corporation has by its letter dated 17<sup>th</sup> August 2015 inter alia granted permission to the Developers to jointly develop the said Plots, subject to the terms and conditions contained therein



Plots and in respect thereof demanded from the Developers and the Developers have given to the Purchaser/s inspection of all the documents of title relating to the said Plots and the plans, designs and specifications prepared by the Architect **DESSIN 2000** and Title Certificate issued by the Advocates and Solicitors **GP LAW & ASSOCIATES** and all such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Real Estate Act") and the Rules and Regulations made there under as also the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale and Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA Act") and the rules made there under and the Purchaser/s has satisfied

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himself/herself about the right of the Developers to develop the said Plots. The Purchaser/s hereby declares that he/she has satisfied himself/herself about the nature of the title of the Developers to the said Plots and declares that he/she shall not be entitled to raise any objection or requisition to the same or any matter relating thereto or otherwise whatsoever.



himself/herself/themselves about the nature of title of Developers in the said Plot, the plans and specifications and the amenities being offered by the Developers, the Purchaser(s) offered developers to sell to her/him/them Flat No.406, on the 4<sup>th</sup> Floor, without Stilt Parking of the building being constructed by them on the said Plot in the building project to be known as "AADAR HEIGHTS" admeasuring about 27.00 sq.mtrs. carpet area and more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the said Unit") for the consideration of

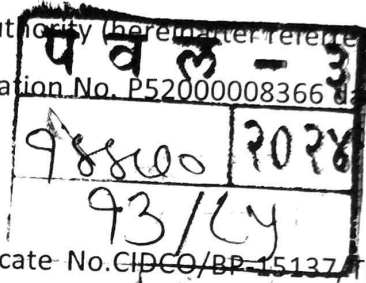
For AADAR DEVELOPERS

*[Signature]*  
 Partner

*[Signature]*

Rs.44,00,000/- (Rupees Forty Four Lakhs Only) which offer has been accepted by the Developers. The authenticated copies of the plans and specifications of the said Unit agreed to be purchased by the Purchaser/s as sanctioned and approved by the Corporation are annexed and marked as **Annexure "D" hereto**. A List of Amenities to be provided by the Developers in the said Unit are set out in **Annexure "E" hereto**

U. The Developers have registered the said Project under the Real Estate Act with the Real Estate Regulatory Authority (hereinafter referred to as **"the said Authority"**) under Registration No. P52000008366 Dated 18.8.2017.



V. AND WHEREAS by its Occupancy Certificate No. CIDCO/BP-15137/TPO (NM & K) /2016/10844 Dated 9.6.2023, Unique Code No. 20160302102021201 the Corporation has inter alia recorded that the development of the said Plot has been carried out in accordance with the General Development Control Regulation and the conditions stipulated in Commencement Certificate dated 17.2.2016 and the development is fit for which it has been carried out.



W. Under Section 13 of the Real Estate Act, the Developers are required to execute a written Agreement for Sale in respect of the said Unit with the Purchaser/s being in fact these presents and also to register the said Agreement under the Indian Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement for Sale and as mutually agreed upon by and between the parties, the Developers hereby agree to sell and the Purchaser/s hereby agree/s to purchase the said Unit.

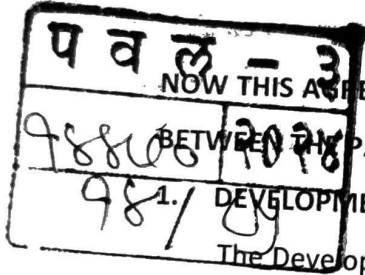
For AADAR DEVELOPERS

  
Partner



X. The carpet area of the said Unit means net usable floor area of the said Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the said Unit.

Y. The parties hereto are desirous of recording the terms and conditions of the sale of the said Unit by the Developers to the Purchaser/s in the manner hereinafter appearing.



The Developers shall construct a building on all that piece and parcel of land bearing Plot No. B-65 and B-66, admeasuring about 449.82 sq. mtrs. each aggregating to 899.64 sq.mtrs. lying being and situate at Sector No.16, Ulwe, Navi Mumbai and more particularly described in the First Schedule and the Second Schedule herein under written respectively (hereinafter collectively referred to as "the said Plots") in accordance with the plans, designs and specifications approved and sanctioned by the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "the Corporation") and as specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Real Estate Act") and the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 (hereinafter



For AADAR DEVELOPERS

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Partner

referred to as "the Ownership Flats Act").and which the Purchaser/s herein has seen and approves with only such variations and modifications as the Developers may consider necessary or as may be required by the Corporation or any other authority. The Purchaser/s hereby further agrees and consents for any other variation or modification which the Developers may consider necessary provided the same is approved by the Corporation /competent authority.

**2. THE SAID PROJECT/ THE SAID UNIT:**

The Purchaser(s) hereby agrees to purchase and acquire Flat No. 400, on 4<sup>th</sup> Floor, with Stilt Parking Nil of the building being constructed by the Developers on the said Plots and to be known as "AADAR HEIGHTS", admeasuring 27.00 sq.mtrs carpet area and more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the said Unit") for a total consideration of Rs.44,00,000/- (Rupees Forty Four Lakhs Only) and on the terms and conditions hereinafter appearing. The internal design of the unit is as per the drawings of plans shown and verified by the Registrar which are annexed herewith. It is clarified that the dimensions indicated in plans are the area of the unfinished dimensions between all the walls of the unit, including notional balcony area, the door jamb area in the approval plan, which is hereby redefined as the carpet area.

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**3. APPLICABILITY OF THE PROVISIONS OF RERA/ MOFA:**

3.1 This Agreement for Sale shall always be subject to the provisions contained in the Real Estate (Regulation and Development) Act, 2016

For AADAR DEVELOPERS

 Partner

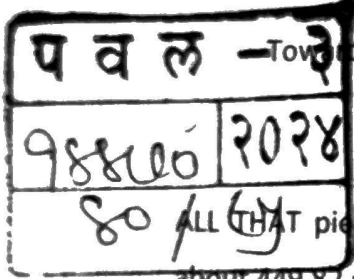


IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land known as Plot No.B-65, admeasuring about 449.82 sq mtrs. each lying being and situate at Sector-16, Ulwe, Navi Mumbai within the jurisdiction of Registration District Raigad, Taluka Panvel and which is bounded as follows:-

Towards the North by :- Plot No. B-66  
 Towards the South by :- Plot No. B-64  
 Towards the East by :- Plot No. B-73, Plot No.B-74,  
 Plot No.B-88  
 Towards the West by :- 11.00 mtrs wide road



THE SECOND SCHEDULE ABOVE REFERRED

ALL THAT piece or parcel of land known as Plot No.B-66, admeasuring about 449.82 sq. mtrs. each lying being and situate at Sector No.16, Ulwe, Navi Mumbai within the jurisdiction of Registration District Raigad, Taluka Panvel and which is bounded as follows:-

Towards the North by :- Plot No. B-67  
 Towards the South by :- Plot No. B-65  
 Towards the East by :- Plot No. B-69, Plot No.B-70, Plot No.B-71,  
 Plot No.B-72 & Plot No.B-73  
 Towards the West by :- 11.00 mtrs wide road



THE THIRD SCHEDULE ABOVE REFERRED TO

Flat No.406 on 4<sup>th</sup> Floor, with Stilt Parking NIL, of the Building being constructed by the Developers and to be known as "AADAR HEIGHTS", admeasuring about 27.00 sq.mtrs. carpet area, lying being and situate on the land more particularly described in the First Schedule hereinabove written being Plot No. B-65 & B-66, Sector No.16, Ulwe, Navi Mumbai

For AADAR DEVELOPERS

  
 Partner

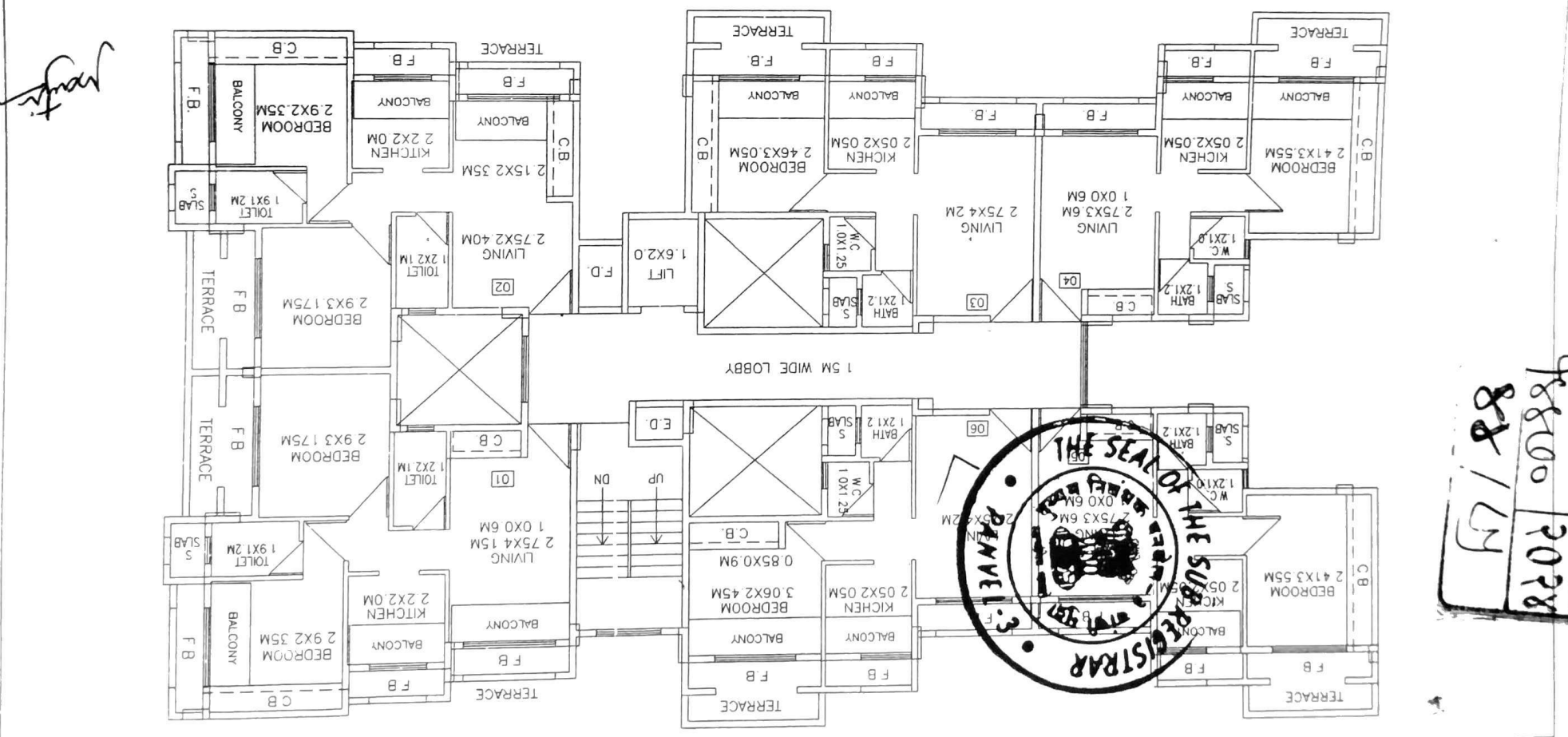






<b>DESSIN 2000</b> ARCHITECTS & INTERIOR DESIGNERS 220, VARDHMAN CHAMBERS, PLOT-84, SECTOR-17, VASHI, NAVI MUMBAI, TEL:- 27896864 E-MAIL: dessin2000@gmail.com		<b>CLIENT</b> M/S. AADAR DEVELOPERS		AADAR HEIGHTS			
SIGN OF PURCHASER For AADAR DEVELOPERS		SIGN OF VENDOR For AADAR DEVELOPERS		PROPOSED RESIDENTIAL BUILDING ON PLOT-B65 & B66 SECTOR-16, ULWE, NAVI MUMBAI		FLOOR NO. 4th FLAT NO. 206	
Partner		Partner		TERRACE AREA		TOTAL	

TYPICAL FLOOR PLAN  
(2ND, 4TH)



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Date : 09 June, 2023

CIDCO/RP-15137/TPO(NM & K)/2016/10844

Unique Code : 20160302102021201

## OCCUPANCY COMPLETION CERTIFICATE



the development of Residential [ Residential Bldg/Apartment ]  
 Building with BUA = 1347.57Sq.mtrs , Residential BUA = 1314.32 Sq.mtrs ,  
 Commercial BUA = 0 Sq.mtrs , Any Other BUA = 33.25 Sq.mtrs Number of units = 42No.  
 , No. of Residential Units = 42No. , Any Other Units = NANo. Ground+No. Of Floors =  
 4+7 [ Plot No. B65/B66 ] , Sector - 16 at Ulwe 12.5 % Scheme Plot of Navi Mumbai  
 completed under the supervision of VINOD MOHAN TANDON Architect has been inspected on  
 30 May, 2023 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 01 June, 2023 and that the development is fit for the use for which it has been  
 carried out.

This Occupancy Certificate is granted based on the Order of Hon'ble High Court dated 02.12.2022  
 in WP 14585 of 2022. The Occupancy Certificate shall subject to the final outcome of PIL No.154 of  
 2016 and PIL Nos. 121 and 122 of 2019. The Orders passed by Hon'ble Court in these PILs shall be  
 binding on all the parties concerned. The lessee/developer or any of the flat purchasers or any  
 person shall not be entitled to claim any equities whatsoever in the event the decisions/orders in  
 PIL No. 154 of 2016 and/or PIL Nos. 121 and 122 of 2019 are adverse to the interest of the  
 lessee/developer or petitioner or the person claiming through the petitioner or to that of the flat  
 purchasers.

This Occupancy certificate is issued subject to the condition that pending SCS 335/2015 and order  
 passed by Honble Court in the said suits shall be binding on you

The terms and conditions mentioned in Final Fire NOC Issued vide letter no.  
 CIDCO/FIRE/HQ/66515/2021 dated 12.10.2021 shall be binding on you.

This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if  
 any of the Land Acquisition Act, 1894 for payment of enhanced compensation.

Thanking you

GP LAW & ASSOCIATES  
ADVOCATES & SOLICITORS

Partners  
Onkar Gupte  
Ambika Gupte  
Nilesh Pawar

Office:  
271-272, Atrium, Satra Plaza,  
Sector 19D, Vashi, Navi  
Mumbai 41 No.: 2703064

Ref.: OG/AG/02/2017

TITLE CERTIFICATE

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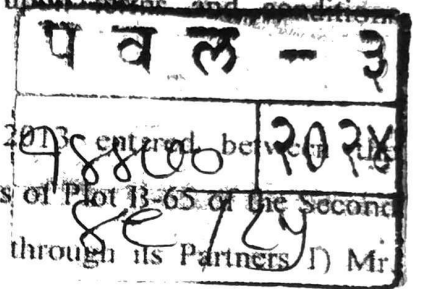
Re:- Plot No. B-65 & B-66 both admeasuring about 449.82 sq. mtrs. each aggregating to 899.64 sq. mtrs. lying being and situate at Sector-16, Ulwe, Navi Mumbai

- At the request of M/s. Aadar Developers, a partnership firm, presently having their office at Shop No. 7, Tejas Heights, Plot No. 19, Sector-16, Ulwe, Navi Mumbai 410206, to issue to them a Title Certificate. We have called 30 copies of search to be made in the offices of the Sub-Registrar of Assurances, Panel-1, 2, 3, 4 and 5 in respect of the captioned Plot as also the Registrar of Firms. On the basis of search report and notes of inspection submitted to us in respect of the aforesaid searches and upon perusal of the original and/or copies of original documents provided to us for inspection, we have to state as under.
- We state as under:-
  - The City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation") is a New Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Sub-sections (1) and (3-A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act") for the area designated as a site for the new town of Navi Mumbai:

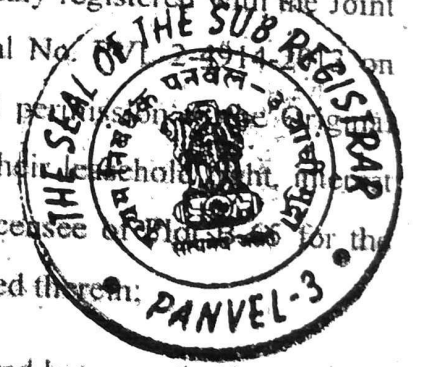


Handwritten signature or initials.

(d) By an Agreement to Lease dated 6<sup>th</sup> March 2012 entered between the Corporation of the One Part and the Original Licensees of Plot B-65 of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No. PVL-3-02540-2012 on 9<sup>th</sup> March 2012, the Corporation agreed to grant a lease to the Original Licensees of Plot B-65 of the said Plot B-65 under the 12.5% Scheme for the consideration and upon terms and conditions contained therein:



(e) By a Tripartite Agreement dated 1<sup>st</sup> August 2013 entered between the Corporation of the First Part, the Original Licensees of Plot B-65 of the Second Part and M/s. SM Developers a Partnership Firm through its Partners 1) Mr. Shahaji Anandrao Patil and 2) Mr. Manohar Laxman Owalekar (hereinafter referred to as "the First Licensee of Plot B-65"), duly registered with the Joint Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL-2-24914-2013 on 1<sup>st</sup> August 2013, the Corporation inter alia granted permission to the Original Licensees of Plot B-65 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot B-65 to the First Licensee of Plot B-65 for the consideration and upon terms and conditions contained therein:

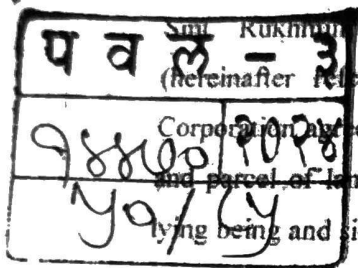


(f) By a Tripartite Agreement dated 27<sup>th</sup> May 2015 entered between the Corporation of the First Part, the First Licensee of Plot B-65 of the Second Part and the Developers of the Third Part, duly registered with the Sub-Registrar of Assurances, Panvel-4, under Serial No. PVL-4-6528-2015 on 27<sup>th</sup> May 2015, the Corporation inter alia granted permission to the First Licensee of Plot B-65 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot B-65 to the Developers for the consideration and upon terms and conditions contained therein:

(g) By letter dated 29<sup>th</sup> May 2015 addressed by the Corporation to the Developers, the Corporation has informed the Developers that it has recorded the name of the Developers as licensees of the said Plot B-65;

PLOT NO. B-66

(h) By an undated allotment letter addressed by the Corporation to 1) Smt. Mahadubai Shankar Gosavi, 2) Mr. Keshav Shankar Gosavi, 3) Mr. Krushna Shankar Gosavi, 4) Smt. Shanu Shankar Gosavi, 5) Smt. Lila Shankar Gosavi, 6)



Smt. Rukmini Shankar Gosavi, 7) Mrs. Dharmubai Namdev Gaikwad (hereinafter referred to as "the Original Licensees of Plot B-66"), the Corporation agreed to allot to the Original Licensees of Plot B-66 all that piece and parcel of land bearing Plot No. B-66, admeasuring about 449.82 sq. mtrs. lying being and situate at Sector-16, Ulwe, Navi Mumbai (hereinafter referred to as "the said Plot B-66") under the 12.5% Scheme;



(i) By an Agreement to Lease dated 6<sup>th</sup> April 2011 entered between the Corporation of the First Part and the Original Licensees of Plot B-66 of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-2, under Serial No. 2-0-1295-2011 on 6<sup>th</sup> April 2011, the Corporation agreed to grant to the Original Licensees of Plot B-66 a lease of the said Plot B-66 under the 12.5% Scheme for the consideration and upon terms and conditions contained therein;

(j) By a Tripartite Agreement dated 9<sup>th</sup> June 2011 entered between the Corporation of the First Part, the Original Licensees of Plot B-66 of the Second Part and M/s. Satosha Enterprises a Partnership Firm through its Partners 1) Mr. Sunil Ganpat Gethi, 2) Mr. Sagar Dynandev Kolhatkar, 3) Mr. Shirish Nanashaheb Pandhare, and 4) Mr. Vinod Shivaji Pandhare (hereinafter referred to as "the First Licensee of Plot B-66"), duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No. PVL-3-05892-2011 on 10<sup>th</sup> June 2011, the Corporation inter alia granted permission to the Original Licensees of Plot B-66 to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot B-66 to the First Licensee of Plot B-66 for the consideration and upon terms and conditions contained therein;