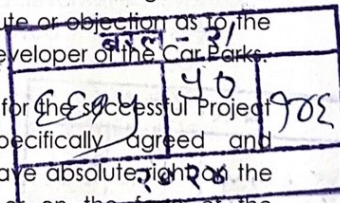
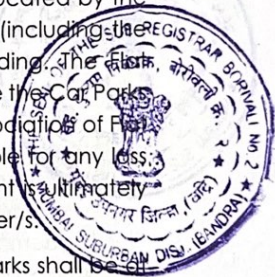
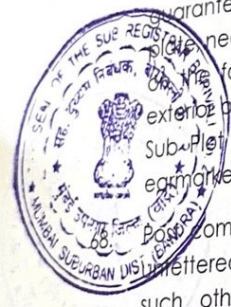


65. The Flat Holder/s are aware that as a part of the common areas and amenities, the Developer will be providing of the Car Parking in the basement/ground/podium and/or still levels of the said Building for use by the owners/occupiers of the premises in the said Building. At the request of the Flat Holder/s , the Developer has allocated exclusively to the Flat Holder/s the Car Parks at no additional cost/charge for the exclusive use of the Flat Holder/s . The Flat Holder/s undertakes not to raise any objection in that regard and the rights of the Flat Holder/s to raise any such objection shall be deemed to have been waived. The Flat Holder/s hereby confirms warrants and undertakes to use the Car Parks for the purpose of the parking of car(s) only and not otherwise. The Developer hereby warrants and confirms to the Flat Holder/s that upon formation of the Association of Flat Holder/s and execution of conveyances/ assignments/ transfers as contemplated under **Clause No. 45**, the Developer shall endeavour to cause such Association of Flat Holder/s to confirm and ratify the allocation of the Car Parks in favour of the Flat Holder/s and the Flat Holder/s also hereby agree/s and confirm/s to provide all the necessary assistance to the Developer to cause the Association of Flat Holder/s not to alter or change the allocation of car parking spaces (including the Car Parks) in the manner allocated by the Developer to the various other owners/occupiers (including the Flat Holder/s herein) of premises in the said Building. The Flat Holder/s is aware that the allotment and right to use the Car Parks will ultimately be subject to the decision of the Association of Flat Holder/s and will not hold the Developer responsible for any loss, suffered or inconvenience caused if such allotment is ultimately cancelled or varied by the Association of Flat Holder/s.
66. The exact location and demarcation of the Car Parks shall be at the sole discretion of the Developer and the same shall be intimated to the Flat Holder/s at the time of handing over of possession of the said Flat. The Flat Holder/s agree/s that he/she/its/they shall not raise any dispute or objection as to the location and/or demarcation by the Developer of the Car Parks.
67. In view of the importance of signage for the successful Project development, Flat Holder/s has specifically agreed and understood that the Developer shall have absolute right on the signage inside/outside/near, with in or on the face of the building/said Project and the Developer may determine at its own discretion and allow the usage by the Flat Holder/s of such signage. The Developer shall have absolute right to identify,



DEVELOPER	FLAT HOLDER(S)
 	 S. A. Gamm

earmark and allot the places for affixing signage on the exterior/interior of the said Building/Building Land/Sale Sub Plot Land/Entire Land. The Flat Holder/s shall be responsible for installing and maintaining such signage within the space allotted by the Developer, in a well-lit, legible and in a proper manner at its/his/her own cost. The Flat Holder/s shall specifically agree that the said allotted space for affixing signage etc. shall be increased, decreased or modified in any manner at the sole discretion of the Developer from time to time. The Developer may issue such guidelines/directions including but not limited to color scheme, style and manner of the signage, proper maintenance and upkeep by the Flat Holder/s, responsibility of identifying, earmarking and allotment of space for signage to its nominees/assigns or to such agency as may be appointed by it at its sole discretion. Upon such transfer, the Developer shall be released and discharged from all obligations and responsibilities under this clause in respect of affixing signage. The Flat Holder/s further undertakes, assures and guarantees that he/she/it would not put any sign-board/names in neon-light, publicity material or advertisement material on the face/face of the said Building or anywhere on the exterior of the said Building or common areas or in the said Sub Plot Land or Entire Land except at the places specifically earmarked and allotted by the Developer.



After completion of the Building, the Developer shall have the right to permanently display its Logo and/or Name and such other name being the Developer's Brand Name and Trademark to the said Building on any conspicuous part of the said Building/Sale Sub Plot Land/Entire Land at the sole discretion of the Developer and the Flat Holder/s shall not claim any more or compensation for the same. The said name and logo shall never be removed by the Society at any time. Any maintenance fees charged, payable to the municipal authorities, and expenses required for such a display of name/logo would be paid by the Developer. The Developer shall pay compensation of Rs. 1,00,000 per annum for such benefits in perpetuity to Society.

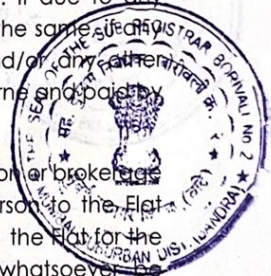
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All notices to be served on the Flat Holder/s as contemplated in this Agreement, shall be deemed to have been duly served, if served to the Flat Holder/s by Registered post with A/D, and/or accompanied by certificate of posting and/or Speed Post at his/her/their address/es specified against the names above, and shall be deemed to have been served on the Flat Holder/s.



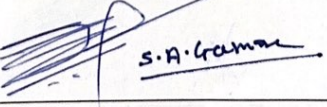
DEVELOPER  	FLAT HOLDER(S)  S.A. Gamm
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and effectually discharge the Developer, and shall be deemed to have been received by the said Flat Holder/s . The Flat Holder/s agrees to inform the Developer in writing of any change in the mailing addresses as mentioned herein. In the case of joint Flat Holder/s all the communications shall be sent by the Developer to the first named Flat Holder/s under this Agreement.

70. Any correspondence from or on behalf of the Flat Holder/s address to the Developer shall be considered as duly served and acceptable only if such correspondence or communication has been done through or by Registered post with A/D, and/or under certificate of posting and/or Speed Post sent to the address of the Developer as specified under this Agreement. It is further informed that save and accept correspondence or communication done in the manner as stated herein, no other mode of communication or correspondence like electronic mail, Facsimile shall be considered as legally binding between the parties, unless it is addressed to **sales@thefortunegroup.in** and not any other email ID.
71. All stamp duty, registration charges, out of pocket costs, such other charges and expenses incidental to this Agreement and any taxes whatsoever which are levied or become leviable, shall be borne and paid by the Flat Holder/s alone. If due to any changes in government policy and by virtue of the same, additional stamp duty, registration charges and/or any other taxes / rates are levied, the same shall also be borne and paid by the Flat Holder/s alone.
72. In case the Flat Holder/s has to pay any commission or brokerage to any person or services rendered by such person to the Flat Holder/s whether in or outside India for acquiring the Flat for the Flat Holder/s the Developer shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of sale price/consideration to be payable to the Developer for the Flat.
73. The Flat Holder/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the said Plot /said Building and have expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Flat Holder/s relying solely on the Flat Holder/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and



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DEVELOPER  	FLAT HOLDER(S)  S.A. Gram
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conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Flat Holder/s to be observed, performed and fulfilled and complied with and therefore, the Flat Holder/s hereby jointly and severally (as the case may be) agree/s, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Flat Holder/s any injury to any properties) or persons(s); or death of person(s); or damages to any properties) howsoever arising related to the use and/ or occupation of the said Flat and directly or indirectly as a result of the negligence, act and/ or omission of the Flat Holder/s or his / her/ its agents, servants, agents, guests, invitees and/ or any person or entity under his/its control and Flat Holder's non-compliance with any of the restrictions regarding the use and/or occupation of the said Flat.



The terms and conditions of this Agreement shall be binding on all transferees / assignee/s, from time to time, of the said Premises, which the respective Flat Holder/s may sell, transfer / assign and shall be enforceable against all such transferees.

That all disputes and differences or claims arising out of, or in connection with, or relating to this Agreement, or in the interpretation of any provisions of this Agreement, or the breach, termination, or invalidity hereof and the respective rights and obligations of the parties, between the Flat Holder/s and the Developer ("Dispute"), shall be resolved between them through mutual discussions and amicable settlement.

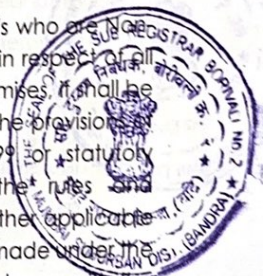
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If such Dispute is not resolved through such mutual discussions within [30 (Thirty)] days after any Party has served a written notice on the other Party requesting the commencement of discussions, any Party may refer such Dispute to arbitration. The arbitration proceedings shall be under the Arbitration and Conciliation Act, 1996 and any statutory amendments/ modification thereto by a sole

DEVELOPER 	FLAT HOLDER(S)  S.A. Gammu
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arbitrator who shall be mutually appointed by the Parties or if unable to be mutually appointed, then to be appointed by the Court. The Arbitrator shall be guided by the provisions of RERA and the Rules and Regulations made thereunder. The decision of the Arbitrator shall be final and binding on the parties.

- iii. The arbitration proceedings shall be conducted in English language and the venue of arbitration shall be at Mumbai and only for the reason of interim relief the courts at Mumbai shall have the jurisdiction.
 - iv. The Parties acknowledge and agree that both parties have intentionally agreed and chosen this mode of dispute resolution in order to obtain an amicable and speedier resolution of any dispute that may arise between themselves.
75. Except as stated above in **Clause No. 74** (arbitration clause), this Agreement shall be governed by the laws as applicable in India and any disputes in relation to this Agreement, shall be subject to the exclusive jurisdiction of courts at Mumbai, Maharashtra, India.
76. It is abundantly made clear to all the Flat Holder/s who are Resident / foreign nationals of Indian origin, that in respect of all remittances, acquisitions / transfer of the said Premises, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Flat Holder/s understands and agrees, that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they /it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Developer accepts no responsibility in this regard and the Flat Holder/s agrees to indemnify and keep the Developer



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DEVELOPER  	FLAT HOLDER(S)  S.A. Game
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indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

81.

77. This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements, whether written or oral, if any, between the Parties in regard to said apartment/plot/building, as the case may be.

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78. This Agreement may only be amended through written consent of the Parties.

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79. If any provision of this Agreement shall be determined to be void, unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as they are reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



80. This Agreement is executed in duplicate. It is agreed that both the copies of the agreement are original, one of which is retained by the Flat Holder/s and another by the Developer. Each page is signed by the Parties.

Handwritten text in a box: 'बराबर' (Barabar) at the top, '२८१५ ५५ १०९' in the middle, and '२०२४' at the bottom.

DEVELOPER [Signature] FORTUNE ACRES PRIVATE LIMITED MUMBAI FLAT HOLDER(S) [Signature] S.A. Gannu

81. The Flat Holder/s shall lodge the original agreement here off or registration with the Sub-Registrar of Assurances within one month from the date hereof and intimate to the Developer the serial number under which it is lodged and thereupon, the Developer shall admit execution thereof.
82. The Developer states that the Permanent Account Number allotted to it is AADCF3892M.
83. The Flat Holder/s states that the Permanent Account Number allotted to them is ABBPG3200C & ALWPG5458P.



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DEVELOPER  	FLAT HOLDER(S)  S.A. Gamm
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FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land and ground bearing Survey No 111, Hissa No 1 (pt), CTS No 179/A admeasuring about 11,569.90 square meters situate, lying and being at Village Magathane, Taluka Borivali Mumbai Suburban District and in the Registration Sub-District of Borivali and within the limits of Municipal Corporation of Greater Bombay bounded as follows:

- On or towards EAST by: CTS No. 179/B
- On or towards WEST by: CTS Nos. 173, 175 & 177 & W.E. Highway
- On or towards SOUTH by: CTS Nos. 170, 171 & 172
- On or towards NORTH by: CTS Nos. 180, 181 and 182B




THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land and ground bearing Survey No 110 (pt) and 111, Hissa No 1 (pt), corresponding to C.T.S. No 178, 178(1), to 178(4) and 179/B [formally known as 179 (part)], admeasuring about 16,947 square meters situate, lying and being at Village Magathane, Mumbai Suburban District and in the Registration Sub-District of Borivali and within the limits of Municipal Corporation of Greater Bombay bounded as follows:

- On or towards EAST by : C.T.S. No. 17711
- On or towards WEST by : C.T.S. No. 179A
- On or towards SOUTH by : C.T.S. No. 172
- On or towards NORTH by : C.T.S. No. 180



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	DEVELOPER 	FLAT HOLDER(S)  S.A. Gama
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THIRD SCHEDULE HEREINABOVE REFERRED TO

Plot A and Plot B have been amalgamated into one Larger Plot bearing Plot No. 179/A & 179B admeasuring 28,516.90 square meters out of which all that piece and parcel of land and ground admeasuring 4456.39 square meters together with the service plot on the same CTS No situated at Village – Magathane, Taluka – Borivali, Mumbai Suburban, the above-mentioned project is to be constructed.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the "said Premises")

Residential Flat bearing Flat No. **A-1504** admeasuring **68.90 sq. mtrs** carpet area as per RERA and Terrace/Flower Bed/Encl. Balcony area of **1.89 sq. mtrs** [which is a part of Floor Space Index (FSI)], aggregating to a total area of **70.79** square mtrs on the 15th floor of the building known as '**FORTUNE FLORENCE**'- Wing A and right to use 01 (One) car parking space/s on the ground/podium/stilt level of the said Building situated at Borivali (E) at the total consideration of the Flat would be INR **Rs. 1,58,32,250/- (RUPEES ONE CRORES FIFTY EIGHT LAKH THIRTY TWO THOUSAND TWO HUNDRED FIFTY ONLY)**.



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DEVELOPER  	FLAT HOLDER(S)  S. A. Ganga
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AND WITNESS WHEREOF the Parties have executed this Agreement by the hand of their authorized signatories the day and year first hereinabove written.

SIGNED AND DELIVERED by the within named **DEVELOPER, FORTUNE ACRES PRIVATE LIMITED** by the hand of its Director / Authorized Representative duly authorized under the Resolution of the Board of Directors passed at its meeting held on 1st day of September 2023 Through Mr. Faizan Malik Rozani



Faizan

in the presence of

1. *[Signature]*

2. *R S Shetty*



SIGNED AND DELIVERED by the within named Flat Holder/s

1. Mr. Anil Kashiram Gamre

[Signature]



2. Mrs. Shilpa Anil Gamre

S.A. Gamre



in the presence of

1. *[Signature]*

2. *R S Shetty*

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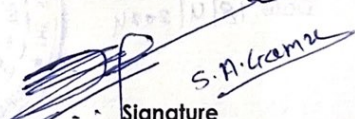
DEVELOPER <i>[Signature]</i> 	FLAT HOLDER(S) <i>[Signature]</i> <i>S.A. Gamre</i>
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Important instructions to the Flat Holder/s

Prospective Flat Holder/s of an Apartment (the said "Apartment") is required to execute the Agreement for Sale in duplicate for each Apartment desired to be purchased. The Agreement for Sale sets forth in detail the terms and conditions of sale with respect to the said Apartment and should be read carefully by each Flat Holder/s . A draft Agreement for Sale with all its annexure is made available to all Flat Holder/s , so that he can read each and every clause there of carefully and also understand the legal implications thereof, its / his / her rights, obligations and liabilities and the Developer obligations and rights as set forth in the Agreement for Sale. As the Agreement for Sale is a legal document, it is suggested that the Flat Holder/s should take advice of competent legal counsel /advocate to understand the provisions of the Agreement for Sale. The Flat Holder/s shall, thereafter, if he/she so decides to enter into the Agreement for Sale, shall execute a proper Agreement for Sale in duplicate by making payments of all amounts due and payable assets forth in the Agreement for Sale. The Flat Holder/s shall within Seven (7) days from the date of payment of holding amount enter into Agreement for Sale or withdraw from his/her request for holding of the Apartment, failing which request made by him/her/it for holding the Apartment/Apartment shall stand cancelled on expiry of a period of seven days from the date of such request without any notice or intimation to the Flat Holder/s and holding amount paid by the Flat Holder/s shall be refunded after adjusting mutually agreed liquidated damages. The Flat Holder/s in such an event shall have no right whatsoever in the said Apartment which was withheld by the Developer at the request of the Flat Holder/s . The Developer reserves the right to make inquiry regarding identification, financial and other information as it may so desire concerning any Flat Holder/s . The Developer reserves the right to reject and/or refuse to execute the Agreement for Sale as the case may be which shall not be challenged by the Flat Holder/s . In such an event the entire amount paid as holding amount shall be refunded by Developer.

Dated this 18th day of April 2024.

Apartment Flat Holder/s


Signature

I/We confirm that I/We have read and understood the above instructions and each and all clauses of the Agreement for Sale, its annexures etc. and have taken legal advice. I/We now execute the Agreement for Sale being fully conscious of my/our rights and obligations and the rights and authority of the Developer and undertake to faithfully abide by all the terms and conditions of the Agreement for Sale.

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<p>DEVELOPER</p>  	<p>FLAT HOLDER(S)</p> 
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We, Mr. Anil Kashiram Gamre, residing at B-101, Green Garden, Akurli Shree Riddhi Siddhi CHS Ltd, Mhada Layout, Lokhnwala Township, Kandivali East, Mumbai, Maharashtra 400101 having Aadhar No. 3607 9873 6443, PAN No. ABBPG3200C and Mrs. Shilpa Anil Gamre, residing at B-101, Akurli Shree Riddhi Siddhi CHS, Green Garden Building, Lokhnwala Township, Mhada Layout, Kandivali East, Mumbai, Maharashtra 400101, Aadhar No. 2387 0925 2474, Pan No. ALWPG5458P, do here by state and declare on solemn affirmation that although I/we conduct my/our affairs and follow English language, I/We have read out and understood each and every terms and conditions of the above Agreement for Sale and all other documents which are required to be signed by me in support thereof, in my/our own language. I/We have understood my obligations and duties under the Agreement for Sale, and I shall abide by the same at all times. I/We hereby acknowledge, confirm and declare that I/We have understood and agree to the terms and conditions of this Agreement for Sale and all other documents signed by me/us in support thereof.


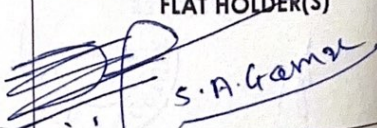

Mr. Anil Kashiram Gamre

S.A. Gamre
Mrs. Shilpa Anil Gamre

Date: 18/4/2024



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	 S.A. Gamre
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Fortune Acres PVT LTD

Regd. Office : Office no. 5, 1st Floor, Dahisar Gulistan CHS LTD SV

RD, Dahisar East, Mumbai - 400068

Project : Fortune Florence

Email : accounts@thefortunegroup.in

GST No : 27AADCF3892M1Z3

CIN No : U70102MH2016PTC272119

ANNEXURE-A



Payment Details

Customer Name : Mr. Anil Kashiram Gamre

Phone No : +91 9867791726

Receipt Date : 15, Apr 2024

Flat No : A - 1504

Co Applicant Name :
Mr. Anil Kashiram Gamre
Mrs. Shilpa Anil Gamre

Date	Particulars	Credit	Balance
25 Sep, 2023	Collection of Part Payment for Said Unit , by cheque from Union Bank Of India, Kandivali East through 003486 from customer	300000	Rs. 300000
27 Sep, 2023	Collection of Part Payment for Said Unit , by cheque from ICICI Bank, Borivali through 060709 from customer	200000	Rs. 500000
17 Oct, 2023	Collection of Part Payment for Said Unit , by cheque from ICICI Bank , Borivali East through 060710 from customer	800000	
17 Oct, 2023	Collection of Part Payment for Said Unit , by cheque from ICICI Bank, Borivali West through 060707 from customer	283225	
30 Nov, 2023	Collection of Part Payment for Said Unit , by cheque from State Bank Of India, Nariman Point through 141452 from customer	4000000	
5 Feb, 2024	Collection of Part Payment for Said Unit , by cheque from State bank of India, NarimanPoint through 141453 from customer	1541287	Rs. 7124512
0 Sep, 2023	GST Amount, by cheque from ICICI Bank, Borivali through 060708 from customer	25000	Rs. 7149512
2 Nov, 2023	GST Amount, by cheque from ICICI Bank, Borivali West through 060711 from customer	54161	Rs. 7203673
Total :		Rs. 7203673	Rs. 7203673



For, Fortune Acres PVT LTD.

Kaish Chaudhary

Authorised Signatory

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ANNEXURE - B

LIST OF AMENITIES

(List of Fittings, Fixtures, Amenities & Facilities, Common Areas & Specifications')

INTERNAL AMENITIES:

1. LIVING/DINING/PASSAGE/LOBBY

Flooring: Vitrified tiles 800 x 1600
Walls: Gypsum plaster & paint
Ceiling: Gypsum plaster & paint

2. BEDROOMS

Flooring: Vitrified tiles 800 x 1600
Ceiling & Walls: Gypsum plaster & paint

3. KITCHEN

Flooring: Vitrified tiles 800 x 1600
Fittings/ Fixtures: Stainless steel sink with sink mixture
Fixtures Kitchen Platform: Engineered stone
Walls: vitrified tiles 600 x 1200



4. TOILETS

Walls: Vitrified tiles 600 x 1200
Floor: vitrified tiles matt 600 x 600
FITTINGS/ FIXTURES
Toilet: Wall hung W.C., Countertop basin, 2 way shower mixture, o/h shower, spot, health faucet, basin mixture

5. DOORS & WINDOWS

Internal door: Laminate finished flush door with T.w. frame.
Entrance door: Laminate finished flush door with T.w. frame.
Windows: Aluminum anodized system windows sliding fitting

6. Electricals: modular switches

7. Security System: CCTV, Intercom, video door phone

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ANNEXURE - B

LIST OF AMENITIES

(List of Fittings, Fixtures, Amenities & Facilities, Common Areas & Specifications')

INTERNAL AMENITIES:

1. LIVING/DINING/PASSAGE/LOBBY

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2. BEDROOMS

Flooring: Vitrified tiles 800 x 1600

Ceiling & Walls: Gypsum plaster & paint

3. KITCHEN

Flooring: Vitrified tiles 800 x 1600

Fittings/ Fixtures: Stainless steel sink with sink mixture

Fixtures Kitchen Platform: Engineered stone

Walls: vitrified tiles 600 x 1200

4. TOILETS

Walls: Vitrified tiles 600 x 1200

Floor: vitrified tiles matt 600 x 600

FITTINGS/ FIXTURES

Toilet: Wall hung W.C., Countertop basin, 2 way shower mixture, o/h shower, spot, health faucet, basin mixture

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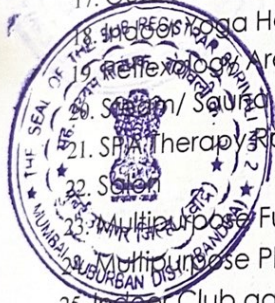
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LIST OF AMENITIES

ANNEXURE

EXTERNAL AMENITIES:

1. Elegantly Designed Grand Entrance Lobby
2. Lobby arrival drop off point with landscape & water features
3. Entry level seating lounge with landscape
4. CCTV surveillance in common area's
5. RFID based vehicle monitoring.
6. High Speed Elevators
7. Kids Play Area with Modern Play Equipment's
8. Sit-outs for Senior Citizens
9. Fitness Centre
10. Elevated infinity lap pool
11. Kids Splash Pool
12. SPA Pool
13. Covered party area with barbeque & Screening.
14. Multipurpose Lawn
15. Jogging Track
16. Outdoor Gymnasium
17. Outdoor Yoga Deck
18. Indoor Yoga Hall
19. Reflexology Area (Acupressure Foot Stretch)
20. Steam/ Sauna with Shower & locker
21. SPA Therapy Room
22. Salon
23. Multipurpose Function Hall
24. Multipurpose Play Court
25. Indoor Club game room
26. Internationally Designed Landscape
27. Pets Park
28. Security at the Gate
29. Society Office
30. Building Maintenance System – BMS Office
31. Sewage Treatment Plan
32. OWC
33. Solar Lighting in common area



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ANNEXURE - C
PAYMENT SCHEDULE

- (i) **CUSTOMER ID** : Aadhar No. 3607 9873 6443
: Aadhar No. 2387 0925 2474
- (ii) **Correspondence Address of Purchaser** : B-101, Green Garden, Akurli
Shree Riddhi Siddhi CHS Ltd,
Mhada Layout, Lokhnwala
Township, Kandivali East,
Mumbai, Maharashtra 400101
- (iii) **Email ID of Purchaser** : **anil.gamre@sbi.co.in**
- (iv) **Flat Details** :
i) Project : **'Fortune Florence'**
ii) Building Name : **'Fortune Florence'**
iii) Wing : **Wing A**
iv) Flat No. : **1504**
v) Use : Residential
vi) Area : 763 Sq.ft



	Sq. Ft.	Sq. Mtrs.
RERA Carpet Area	741.74	68.90
EBVT Area	20.45	1.89
Net Area Carpet Area + EBVT Area	763.00	70.79

- (v) Car Parking Space allotted 01 (One) nos.
- (vi) **Total Consideration Value (CV)** : Rs. 1,58,32,250/-
(RUPEES ONE CRORES FIFTY EIGHT LAKH THIRTY TWO THOUSAND TWO HUNDRED FIFTY ONLY)

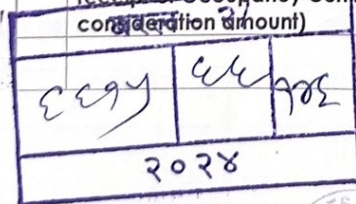
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- (vii) **Payment Schedule for the Consideration Value (CV)** :




SN	MILESTONES	% OF PAYMENT DUE	AMOUNT
1	Booking Amount (not exceeding 10% of total consideration amount)	10.00%	15,83,225
2	On execution of Agreement (not exceeding 30% of total consideration amount)	20.00%	31,66,450
3	Plinth Completion (not exceeding 45% of total consideration amount)	15.00%	23,74,838
4	RCC Slab (Recovery not exceeding 70% of the total consideration amount)	25.00%	

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a	2nd Podium slab Commencement with UG Tank	2.50%	3,95,806
b	5th Podium slab Commencement	2.25%	3,56,226
c	5th Floor slab Commencement	2.53%	4,00,556
d	10th Floor slab Commencement	2.53%	4,02,139
e	15th Floor slab Commencement	2.53%	4,00,556
f	20th Floor slab Commencement	2.53%	4,00,556
g	25th Floor slab Commencement	2.53%	4,00,556
h	30th Floor slab Commencement	2.53%	4,00,556
i	35th Floor slab Commencement	2.53%	4,00,556
j	38th Floor slab Commencement	2.53%	4,00,556
5	Brick Masonary/Block Masonary/ Internal Plumbing Commencement of the said apartment (not exceeding 72.50% of total consideration amount)	2.50%	3,95,806
6	Internal Plaster commencement of the said apartment (not exceeding 75% of total consideration amount)	2.50%	3,95,806
7	Internal Waterproofing of the said apartment (not exceeding 77.50% of the total consideration amount)	2.50%	3,95,806
8	Flooring, & Doors & Window Fitting Commencement of the said apartment (not exceeding 80% of the total consideration amount)	2.50%	3,95,806
9	Internal Painting Commencement of the said apartment (not exceeding 83% of the total consideration amount)	3.00%	4,74,968
10	Internal Wiring / Electrical Fittings Commencement of the said apartment (not exceeding 85.5% of the total consideration amount)	2.50%	3,95,806
11	Terrace waterproofing / OHT/ Terrace Parapet wall Commencement (not exceeding 87.50% of the total consideration amount)	2.00%	3,16,645
12	External Plumbing, Fire Fighting Commencement of the said apartment & premises (not exceeding 90.00 % of the total consideration amount)	2.50%	3,95,806
13	External Painting Commencement of the said apartment & premises (not exceeding 92.50% of the total consideration amount)	2.50%	3,95,806
14	Installation of Lift (not exceeding 95% of the total consideration amount)	2.50%	3,95,806
15	At time of Possession of the Apartment or/after receipt of Occupancy Certificate (100% of the total consideration amount)	5.00%	7,91,613
TOTAL		100%	1,58,32,250



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The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.


(i) **MAINTENANCE AND OTHER RELATED AMOUNTS**

- (i) INR Rs. 25,000/- (**Rupees Twenty-Five Thousand Only**) towards payment of legal charges.
- (ii) INR Rs. 65,000/- (**Rupees Sixty-Five Thousand Only**) towards deposits to be paid to the concerned authorities/private companies towards supply of water, electricity, telephone connection or any other service connection in relation to the said Building.
- (iii) INR Rs. 600/ Sqft (i.e., $763.00 \times 600 = 4,57,800$)/- (**RUPEES FOUR LAKH FIFTY SEVEN THOUSAND EIGHT HUNDRED ONLY**) towards Development charges / Betterment Charges.
- (iv) INR Rs. 620/- (**Rupees Six Hundred Twenty Only**) towards Share Money.
- (v) INR Rs 25,000/- (**Rupees Twenty-Five Thousand Only**) towards Municipal taxes and outgoings (i.e., Water Tax / Sewerage Tax etc.).
- (vi) INR Rs. _____ (To be charged on adwans), towards Advance maintenance Charges and INR Rs. 50,000/- (**Rupees Seventy-Five Thousand Only**) towards corpus fund and management charges to be deposited with the Developer / service provider, as the case may be, as directed by the Developer, for the purpose of management and maintenance of the said Building and its vicinity areas.
- (vii) INR Rs.50,000/- (**Rupees Fifty Thousand Only**) towards club-house membership.
- (viii) Thus aggregating to INR 6,98,420/- (**RUPES SIX LAKH NINETY EIGHT THOUSAND FOUR HUNDRED TWENTY ONLY**) plus 18% GST over & above the aggregating charges.



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All amounts stated hereinabove are exclusive of Indirect Taxes (including

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but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Developer.

(ii) **Date of Offer of Possession is 31st May 2027**, subject to additional grace period of 3 (Three) months as per the provisions of Clause 1.

(iii) **Project Details:**

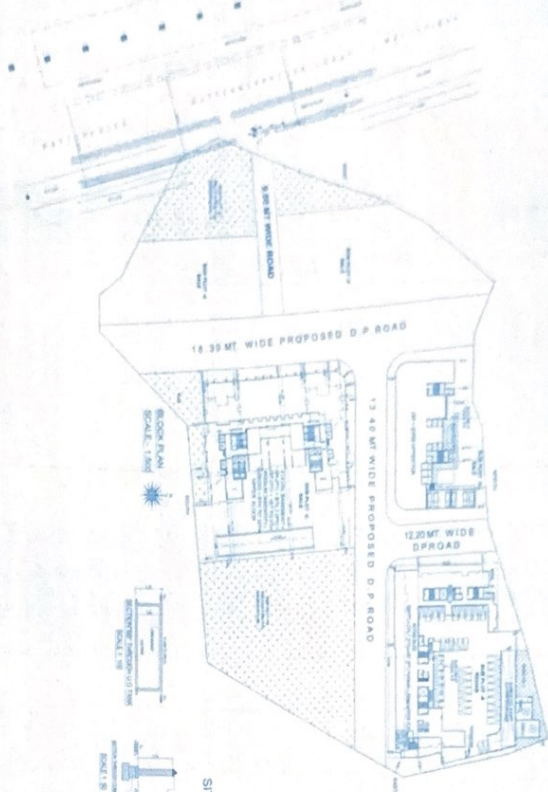
- 1) Project Name: **Fortune Florence**
- 2) RERA Registration Number: **P51800052043**



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QUALITY OF AIR AND STATEMENT OF PROPOSED DUST & BUILDING

Sl. No.	Particulars	Value
1	Area of Site	10000 Sq. Mts.
2	Area of Building	5000 Sq. Mts.
3	Area of Road	1000 Sq. Mts.
4	Area of Open Space	3000 Sq. Mts.
5	Area of Water Body	0 Sq. Mts.
6	Area of Green Space	1000 Sq. Mts.
7	Area of Hard Space	1000 Sq. Mts.
8	Area of Soft Space	1000 Sq. Mts.
9	Area of Unutilized Space	1000 Sq. Mts.
10	Area of Utilized Space	1000 Sq. Mts.

PROPOSED BLOCK - PLAN FOR AERIAL STATEMENT

SOIL BULKING CAPACITY STATEMENT

Sl. No.	Particulars	Value
1	Area of Site	10000 Sq. Mts.
2	Area of Building	5000 Sq. Mts.
3	Area of Road	1000 Sq. Mts.
4	Area of Open Space	3000 Sq. Mts.
5	Area of Water Body	0 Sq. Mts.
6	Area of Green Space	1000 Sq. Mts.
7	Area of Hard Space	1000 Sq. Mts.
8	Area of Soft Space	1000 Sq. Mts.
9	Area of Unutilized Space	1000 Sq. Mts.
10	Area of Utilized Space	1000 Sq. Mts.

LOCATION PLAN (SCALE 1:4000)



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FORM 1

Sl. No.	Particulars	Value
1	Area of Site	10000 Sq. Mts.
2	Area of Building	5000 Sq. Mts.
3	Area of Road	1000 Sq. Mts.
4	Area of Open Space	3000 Sq. Mts.
5	Area of Water Body	0 Sq. Mts.
6	Area of Green Space	1000 Sq. Mts.
7	Area of Hard Space	1000 Sq. Mts.
8	Area of Soft Space	1000 Sq. Mts.
9	Area of Unutilized Space	1000 Sq. Mts.
10	Area of Utilized Space	1000 Sq. Mts.


SLUM REHABILITATION AUTHORITY
 Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai: 400051
Intimation of Approval under Sub regulation of Regulation 2.3 of Appendix IV of

No R-C/PVT/0003/20040220/AP/S 2

Sale Bldg No 2

Date:

21 OCT 2022

To,
 M/s Imprint Construction Pvt Ltd
 12/A, Yusuf Building, 1st floor,
 49 Veer Nariman Road, Fort
 Mumbai 400 001.

With reference to your Notice, letter u/no. 6753 dated 18/8/2022 and delivered 23/8/2022 and the Plans Sections Specifications and Description and further particulars and details of your building at Plot Bearing CTS No 179/A & 179/B (Previous CTS no 179) of village Magathane Tal. Borivali (E), Mumbai -400 066 For " Shiv Shambho SRA CHS LTD.

Furnished to me under your letter, dated 23/8/2022 I have to inform you that the proposal of construction of the building work proposed to be erected or executed is hereby approved under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate under section 44/69 (1) of Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work under DCPR - 2034 Regulation No. 37 (24).
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.



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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at any time before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval

pan 21.10.2022

Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO
- (2) BUILD UPON LAND WHICH IS NOT YOUR PROPERTY
- (3) Section 1 & 152 of M.R & T.P. Act 1966, as amended the Chief Slum Rehabilitation Authority has empowered the Dy. Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (4) Proposed date of commencement of work should be communicated to this office.
- (5) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (6) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai/ Mumbai Suburban District before the work is started. The Non- agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.



Attention is drawn to the notes accompanying this Intimation of Approval

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- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer shall be submitted for the following :
 - i) Not misusing stilt.
 - ii) To Demolish the excess area if constructed beyond permissible F.S.I.
 - iii) To demolish the Transit camp constructed outside of site within 1 month of Rehab OC & may be directed by SRA.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That the individual consent agreements of eligible slum dwellers shall be submitted.
- 14) That the C.C. shall be released as per the co-relation Rehab BUA & P.R.C. in words policy as may be decided by SRA.



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