

Date: 17th Aug 2024

To:
The Assistant General Manager
STATE BANK OF INDIA.
Mumbai

Dear Sir,

We, Provident Housing Limited, hereby certify that:

1. We have transferable rights the property described below, which has been allotted by us to **Umesh Laxman Shivtare** herein after referred to as "The Purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for Sale of Premises dated 16th Aug 2024.


Description of the property:

Flat No. / House No.	PV-D4-2101
Building No. /Name	D4
Plot No	Sy No. 88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2, 101/3
Street No./Name	-
Locality Name	Diaghar Village
Area Name	Thane
City Name	Mumbai
Pin Code	421204

2. That the total consideration for this transaction is Rs. 67,15,915/- (Rupees Sixty Seven lakhs Fifteen Thousand Nine Hundred And Fifteen Only) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts. But entire property is mortgaged with Indusind Bank but bank NOC will be issued Vistara ITCL Further it is hereby confirmed that there is no order of injunction and / or any restraining order passed by any court in any of the litigations against us or the landowner and the rights to develop the project land and to sell the flats / apartments are not affected in any manner whatsoever.

4. We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers


Provident Housing Limited

Registered Office: #130/1, Ulsoor Road, Bengaluru-560 042. Corporate Office: #8, Ulsoor Road, Bengaluru - 560 042

☎ +91-080-4343 9393, 4343 9999 ☎ Fax:+91-080-2559 9350 CIN:U45200KA2008PLCO48273

✉ info@providenthousing.com 🌐 www.providenthousing.com

5. We have Not availed The Project Loan from any financial institution for the purchase /development of the property. The Builder represents that at present the unit is not subject to any encumbrance, charges or liability of any kind what so ever and that the entire property is mortgaged with Indusind Bank but bank NOC will be issued Vistara ITCL

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

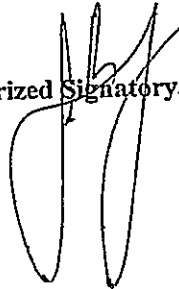
8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring towards Agreement Value to PHL-PROVIDENT PALMVISTA D4 IBL COLLECTION ESCROW ACCOUNT - 251213141655, Indusind Bank, M G Road, CURRENT Account No. 251213141655.

9. In case of cancellation of the sale-agreement for any reason, we shall refund the amount by crossed cheque favouring the Bank A/C "Karnataka Bank Ltd". And forward the same to you.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Board Resolution document dated 16th Feb 2022.

Yours faithfully,
For Provident Housing Limited

Authorized Signatory.



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Section A - Unit Details

Project	Palm Vista	Floor No.	21
Flat No.	PV-D4-2101	Carpet Area (sq.mts)	54.12
Flat Type	2 BHK	Carpet Area (sq.ft.)	582.55
PLU Type	Hill Facing	EBVT (Sq.m)	9.55
Type of Parking	Covered Car Park in Mechanical Stack	EBVT (Sq.ft)	102.80
No. of Parking	1	Net Usable Area (Sq.m)	63.67
		Net Usable Area (Sq.ft)	685.34

Sales Consideration

Head	Amount
Sale Consideration (A)	6,715,915
GST on Sale Consideration (B)	335,796

Section C - Stamp Duty, Registration & Legal Charges

Head	Amount
Legal Charges	40,000
GST on Legal Charges	7,200
Metro Cess	67,159
Stamp Duty	0
Registration	0
Total Other Charges (C)	114,359
Total Sale Consideration (A+B+C)	7,166,070

Terms & Conditions:	
1.	Booking Amount is Non Refundable. Price list with effect from 30th March-22. This price list supercedes all other previous price list available in market or shared with the purchaser
2.	Possession related charges i.e., Clubhouse (1BHK- 1,75,000 & 2/2.5 BHK-2,75,000), Advance Maintenance, Provision of Infra (Water & Electricity) & Share Application money (if Applicable) to be paid by the customer at actuals on demand with applicable taxes at the time of possession.
3.	Prices/Details are subject to revisions/escalations without prior notice. Such Revised price/details shall be applicable on the date of booking.
4.	GST and other statutory charges /levies are as per prevailing rates and subject to change. The same will be charged as applicable at the time of billing or realization of payment. Further, price is offered based on the assumption that the Developer will avail the input credit of GST and hence, there will not be any rebate of GST input credit to be passed
5.	All payments towards municipal taxes is payable on demand post intimation of possession.
6.	All payments to be made as per attached payment schedule.
7.	Any incidental / statutory charges towards documentation or at the time of registration of agreement to be borne by the customer
8.	Delay in payment would attract interest and interest payable will be paid with applicable GST.


Relationship Manager's Signature


Customer's Signature

Payment Schedule - Palm Vista

Sl. No.	Activity Name	Milestone %	Amount(Rs.)
1	Initial Booking Amount		100,000
2	Booking Amount 1 (Minus initial booking amount) - 7 Days from date of booking	5.5%	269,375
3	Booking Amount 2 - 15 Days from date of booking	4.0%	268,637
4	On registration of agreement payable no later than 15 days from date of registration of agreement *	10.5%	705,171
5	On Commencement of excavation of the Tower in which the Purchaser's Apartment is located	10.0%	671,592
6	On Commencement of plinth slab of the Tower in which the Purchaser's Apartment is located	8.0%	537,273
7	On Commencement of Block work of the Purchaser's Apartment	5.0%	335,796
8	On Commencement of 3rd floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
9	On Commencement of 6th floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
10	On Commencement of 9th floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
11	On Commencement of 12th floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
12	On Commencement of 15th floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
13	On Commencement of 18th floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
14	On Commencement of 21st floor slab of the tower in which purchaser's apartment is located	4.0%	268,637
15	On Commencement of 25th floor slab of the tower in which purchaser's apartment is located	5.0%	335,796
16	On Commencement of Terrace slab of the tower in which purchaser's apartment is located	4.0%	268,637
17	On Commencement of flooring of the Purchaser's Apartment	5.0%	335,796
18	On Commencement of external Door Frame and Window in which Purchaser's Apartment is located	5.0%	335,796
19	On Commencement of erection of lift of the Tower in which the Purchaser's Apartment is located	5.0%	335,796
20	On Intimation of Possession Plus Possession related Charges** as detailed in Section-C of cost sheet	5.0%	335,796
	TOTAL	100%	6,715,915

* Milestones Indicated above are not in sequential Order, Billing will be done once the activity is completed.

* Registration to be done within 15 days from the date of Booking.

* Payment percentage mentioned herein is of Agreement Value. GST extra as applicable. Infrastructure related charges, legal charges, advance maintenance charges/deposits and all other statutory charges are extra and payable as applicable

**Clubhouse(1BHK- 1,75,000 & 2/2.5 BHK-2,75,000) , Advance Maintenance, Provision of Infra (Water & Electricity) & Share Application money (if Applicable) to be paid by the customer at actuals on demand with applicable taxes

Relationship Manager's Signature

Customer's Signature

PROVIDENT

STATEMENT OF ACCOUNT

Provident Housing Limited

CIN. U45200KA2008PLC048273

GSTIN No :

Customer ID : 50031329
 Customer Name : Mr. Umesh Laxman Shivtare
 Project Name : Provident Palmvista D4
 Flat Number : HPVS-S-07-2101 / PV-D4-2101
 Booking ID : 0020024551
 Email ID : umesh.s007@gmail.com

Sale Consideration Billed : 28,20,684.76
 Other Charges Billed : 67,160
 Taxes Billed : 1,41,034.24
 Total Payable : 30,28,879
 Less : Amount Collected : 7,36,966.42
 Balance to be Paid : 22,91,912.58

TOTAL AMOUNT PAYABLE

Date	Transaction No	Document No	Activity Name	Milestone %	Sale Consideration	Others/ Interest INR	CGST INR	SGST INR	Total Payable INR
08-04-24	7242000754	28000717	Booking Amount 2 - 15 Days from date of booking	4	2,68,636.16		6,715.92	6,715.92	2,82,068
08-04-24	7242000755	28000718	Booking Amount 1 (Netoff token amount) - 7 Days from date of booking	4.01	2,69,308.6		6,732.7	6,732.7	2,82,774
08-04-24	7242000756	28000719	Token Amount	1.49	1,00,067.64		2,501.68	2,501.68	1,05,071
19-08-24	7242007657	28007655	Metro cess			67,160			67,160
20-08-24	7242007668	28007666	On registration of agreement payable no later than 15 days from date of registration of agreement *	10.5	7,05,171.44		17,629.28	17,629.28	7,40,430
20-08-24	7242007669	28007667	On Commencement of excavation of the Tower in which the Purchaser's Apartment is located	10	6,71,591.42		16,789.79	16,789.79	7,05,171
20-08-24	7242007670	28007668	On Commencement of plinth slab of the Tower in which the Purchaser's Apartment is located	8	5,37,273.34		13,431.83	13,431.83	5,64,137
20-08-24	7242007671	28007669	On Commencement of 3rd floor slab of the tower in which purchaser's apartment is located	4	2,68,636.16		6,715.92	6,715.92	2,82,068
Total				42.00	28,20,684.76	67,160	70,517.12	70,517.12	30,28,879

AMOUNT PAID

Receipt Date	Receipt No	Cheque/ UTR No	Cheque Date	Text	Sale Consideration	Others/ Interest INR	CGST INR	SGST INR	Un Applied INR	Received Amount INR
26-03-24	1624000998	445249880760		Balance trf frm 50000003-50031329	10,476.18		261.91	261.91		11,000
05-04-24	1624005628	472739*****4011		Bal transfer frm 50000003 - 50031329	82,861.54		2,071.54	2,071.54		87,004.62
28-05-24	1624005043	INBIMPS41490974314	28-05-24	INBIMPS414909743146 - PV-D4-2101		3,00,000				3,00,000
10-06-24	1624007312	IMPS416215987955	10-06-24	IMPS416215987955		67,160				67,160
11-06-24	1624006161	EFL05YRLKT	10-06-24	EFL05YRLKT					2,69,806.8	2,69,806.8
03-08-24	1424001137			Bank Charges - On Credit Card					1,995	1,995
Total					93,337.72	3,67,160	2,333.45	2,333.45	2,71,801.8	7,36,966.42

Balance Amount to be Paid

Transaction No.	Document No.	Activity	Milestone %	Sale Consideration	Others/Interest INR	CGST INR	SGST INR	Total INR
7242007657	28007655	Metro cess			67,160			67,160
7242007668	28007666	On registration of agreement payable no later than 15 days from date of registration of agreement *	10.5	7,05,171.44		17,629.28	17,629.28	7,40,430
7242007669	28007667	On Commencement of excavation of the Tower in which the Purchaser's Apartment is located	10	6,71,591.42		16,789.79	16,789.79	7,05,171
7242007670	28007668	On Commencement of plinth slab of the Tower in which the Purchaser's Apartment is located	8	5,37,273.34		13,431.83	13,431.83	5,64,137
7242007671	28007669	On Commencement of 3rd floor slab of the tower in which purchaser's apartment is located	4	2,68,636.16		6,715.92	6,715.92	2,82,068
Total			32.5	21,82,672.36	67,160	54,566.82	54,566.82	23,58,966
Unapplied / Partially Adjusted Amount								67,053.42
Balance								22,91,912.58

SUMMARY

As on Date	Activity	Milestone %	Total Due	Total Paid	Balance Payable
20-08-24	Summary	—	30,28,879	7,36,966.42	22,91,912.58

INTEREST SUMMARY

As on Date	Activity Name	Milestone %	Interest Payable	Interest Paid	Balance Interest Payable
20-08-24	Interest	—			

Mr. Umesh Laxman Shivtare
 Room No 565 Near Indira Ghandhi Engg College Sec 16 Kopar Khairane, Thane - 400709, Maharashtra, India
 9224362462
 umesh.s007@gmail.com
 Sub: Payment Request Letter



Dear Sir / Madam,

Refer to your booking of the below apartment. As per the payment schedule Agreed following amounts are due as detailed below.
 Prov. Palmvista Ph-8, Apt.No/Plot.No.HPVS-S-07-2101 / PV-D4-2101, Booking ID : 20024551

Activity Description	Invoice No.	Activity %	Basic Amount	Amount
On registration of agreement payable no later than 15 days from date of registration of agreement *	7242007668	10.50 %	7,05,171.10	7,05,171.10
On Commencement of excavation of the Tower in which the Purchaser's Apartment is located	7242007669	10 %	6,71,591.52	6,71,591.52
Commencement of plinth slab of the Tower in which the Purchaser's Apartment is located	7242007670	8 %	5,37,273.22	5,37,273.22
On Commencement of 3rd floor slab of the tower in which purchaser's apartment is located	7242007671	4 %	2,68,636.61	2,68,636.61
Amount payable excluding applicable taxes				21,82,672.45
CGST				54,566.82
SGST				54,566.82
Amount Payable including applicable taxes				22,91,806.09
Demanded amount overdue after adjusting unapplied amount				106.58
Total amount payable				22,91,912.67
Less : TDS@194IA-1%				21827.72
Amount payable after TDS (To be paid by the Customer)				22,70,084.95

Delayed interest amount
 Rupees Twenty Two Lakh Seventy Thousand And Eighty Four and paise Ninety Five only

* Request you to send us the cheque / DD/ Online payment for the above mentioned amount within 10 days from this letter date, please note delayed payments attract interest and would also result in consequential delay in project progress.
 * cheque / DD/Online payments for Rs.22,70,084.95 /-(To be paid by the Customer) should be in favour of PHL-PROVIDENT PALMVISTA D4 IBL COLLECTION ESCROW ACCOUNT ,Indusind Bank , Escrow Account No.251213141655.
 * Our corporate office : Provident Housing Limited,130/1, Ulsoor Road,Bengaluru - 560042, Karnataka, India. Kindly mention the Booking ID and Apartment number (as written in the above subject line) on the rear side of the Cheque / DD. You can also make online payments; the details are as follows. Please indicate the Booking ID and Apartment number in the transaction remarks for all such Online payments.

<p>Sale consideration amount payment details: Online payment details: Account name :- PHL-PROVIDENT PALMVISTA D4 IBL COLLECTION ESCROW ACCOUNT Bank name :- Indusind Bank A/c No. 251213141655 RTGS IFSC CODE NO: INDB0000008 :- Code to be used for transfers within India SWIFT CODE : INDBINBBXXX :- Code to be used for transfers from abroad</p>	<p>Interest Amount payment details: : Online payment details: Account name :- Provident Housing Limited Bank name :- ICICI Bank A/c No. 000205018212 RTGS IFSC CODE NO: ICIC0000002 :- Code to be used for transfers within India SWIFT CODE : ICICINBBCTS :- Code to be used for transfers from abroad</p>	<p>Infrastructure charges payment details: Online payment details: Account name:- ***** Bank name:- ***** A/c No. ***** ***** :- Code to be used for transfers within India ***** :- Code to be used for transfers from abroad</p>
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20-Aug-24

Mr. Umesh Laxman Shivtare

Room No 565 Near Indira Gandhi Engg College Sec 16 Kopar Khairane, Thane - 400709, Maharashtra, India

9224362462

umesh.s007@gmail.com

Sub: Payment Request Letter**NOTE :**

1. Interest will be calculated as specified in the Agreement for sell.
2. Consequent to the introduction of recent amendment in Income Tax Act 2013, a TDS amount of Rs.21,827.72 to be deducted and paid by you to the income Tax Department <https://portal.incometax.gov.in>. Along with remittance of Rs.22,70,084.95., please send us the remittance challan of the TDS payment within 7 days from date of remittance of TDS.
3. Cheque deposited directly in our bank account cannot be acknowledged and we cannot be held responsible for direct payments into our account.
4. Our CIN :U45200KA2008PLC048273 and Email id - crm@puravankara.com.
5. For project progress update kindly visit our website www.puravankara.com
6. If you have availed loan, kindly contact your Bank in getting the above amount disbursed.
7. If the above payments already made, Kindly ignore this demand letter.
8. For any assistance / clarifications we request you to kindly be in touch with our CRM department @ 080-67724001 or crm@puravankara.com.
9. GSTIN No : 27AAECP8877D1Z0, PAN NO : AA ECP8877D

Date : 12/06/2024

TO WHOM SO EVER IT MAY CONCERN

This is to certify that the proposed building known as Palm Vistas layout is under construction on plot bearing S.No.88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2 & 101/3 at village Daighar, Tal & Dist Thane, for M/s. Glory Township LLP.

Amended Plans on the above referred property have been approved by Thane Municipal Corporation under V. P. No. S11/0181/18 vide no. TMCB/TDD/0013/[P/C]/2023/AutoDCR, dated 13/10/2023.

As per the progress of work: Building Tower D4 - 3rd Floor has been commenced on site.

Yours faithfully,
for 10 FOLDS
Architects & Consultants.



Ar. Anil H. Jagwani.
Reg.No.CA/2001/27699



Réf. No.ST/24-25/61-5

Date: - 29.04.2024

To,

Provident Housing Ltd.

Bangalore.

We refer to the request letter from Provident Housing Limited requesting our consent for sale of the flats listed in the Annexure, pursuant to the captioned bank facility agreement.

As per email approval received from Indusind Bank Ltd (Lender) dated 27.04.2024, we in our capacity as security trustee confirm that we have no objection to the sale of the flats to the purchasers name and have released our right title, interest in respect of the properties as per the table attached.

Please note that this release is limited only to the extent of the flats mentioned above and will not in any manner affect the mortgage created on the residual properties which would to remain charged as detailed in the Deed of Mortgage.

This release shall take effect for with on execution of the agreement of sale between Provident Housing Limited and purchasers. The receivables from the said purchasers would stand charged in favour of Vistra ITCL India Ltd on behalf of lender in accordance to the Facility agreement. Consequently, you be required to route all receipts of the proceeds only through the Bank Account of PHL-PROVIDENT PALMVISTA D4 IBL COLLECTION ESCROW ACCOUNT- in Indusind Bank- 251213141655.

The Buyer may also reconfirm the authenticity of this NOC with our Company's representative Ms. Audrey Menezes on email audrey.menezes@vistra.com.

Kindly take the same on your

records.Yours faithfully,

For Vistra ITCL INDIA Ltd
Signature valid

Digitally signed by SANJAY
FRANCIS BOCAI
2024.04.29 11:25 IST

Authorised Signatory

Annexure-1

Annexure-1

Project Name	Customer Name	Property No	Super Built Up Area	Agreement value	Amount received	Balance payable	Booking Date
Provident Palmvista D4							
Provident Palmvista D4							
Provident Palmvista D4							
Provident Palmvista D4	Mr.Umesh Laxman Shivtare	PV-D4-2101	1,096.55	67,15,915	1,00,000	66,15,915	8-04-2024
Provident Palmvista D4							
Provident Palmvista D4							

For Vistra ITCL INDIA Ltd
Signature valid

Digitally signed by SANJAY FRANCIS BODI
2024.04.25 10:25 IST

Authorised Signatory

536/16212
Friday, August 16, 2024
4.54 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 17334 दिनांक: 16/08/2024

गावाचे नाव: डायघर
दस्तऐवजाचा अनुक्रमांक: टनन9-16212-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करण्याच्या नाव. उमेश लक्ष्मण शिवतरे -

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1600.00
पृष्ठांची संख्या: 80

एकूण: ₹. 31600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:14 PM ह्या वेळेस मिळेल.

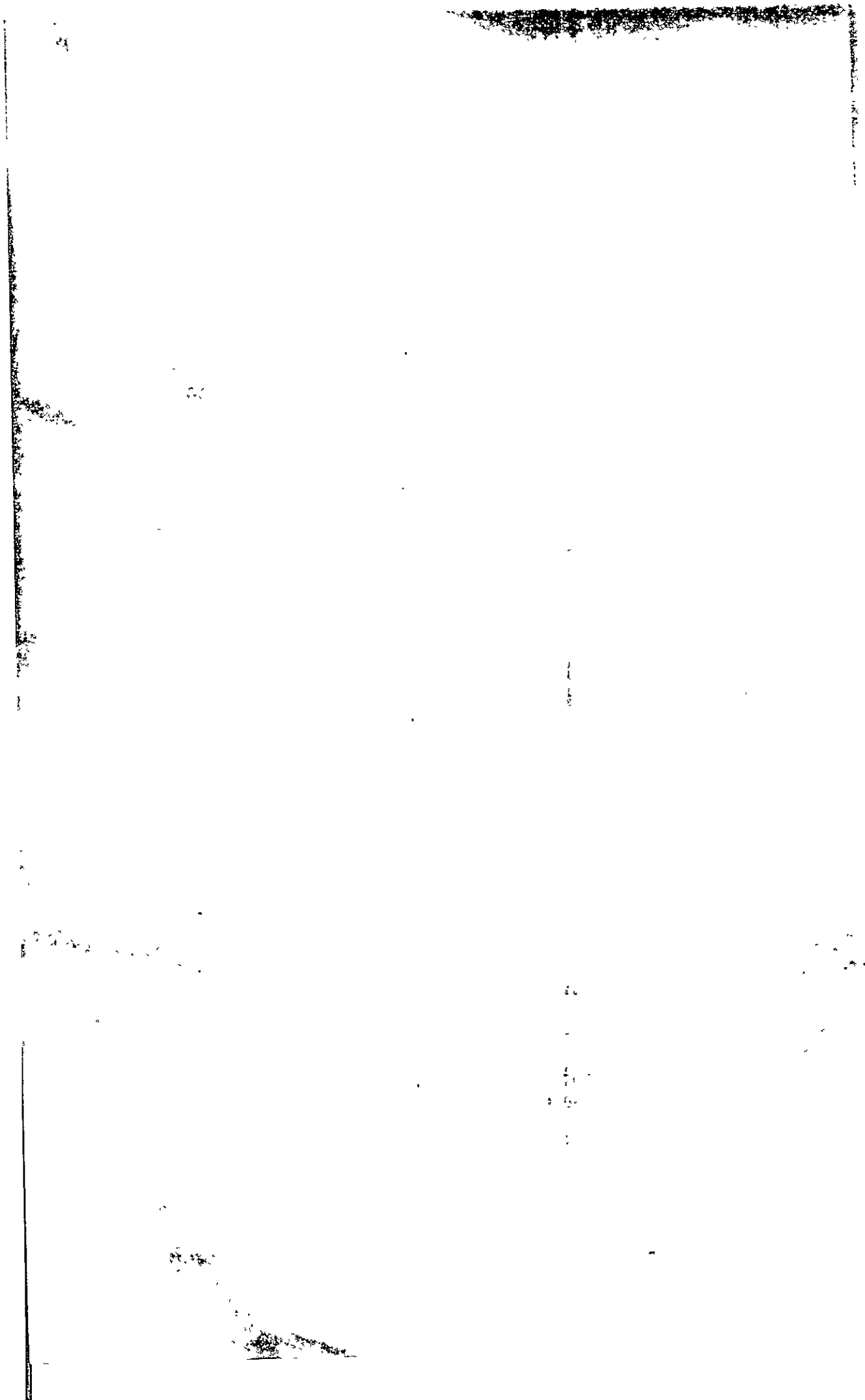
Sub Registrar Thane 9

वाजार मूल्य: ₹.4493334 /-
मोवदला ₹.6715915/-
भरलेले मुद्रांक शुल्क : ₹. 470120/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.1600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824166913654 दिनांक: 16/08/2024
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006830938202425E दिनांक: 16/08/2024
विक्रेते नाव व पत्ता:



मुळ दस्त स्कॅन करून
पक्षकारांना दिला.

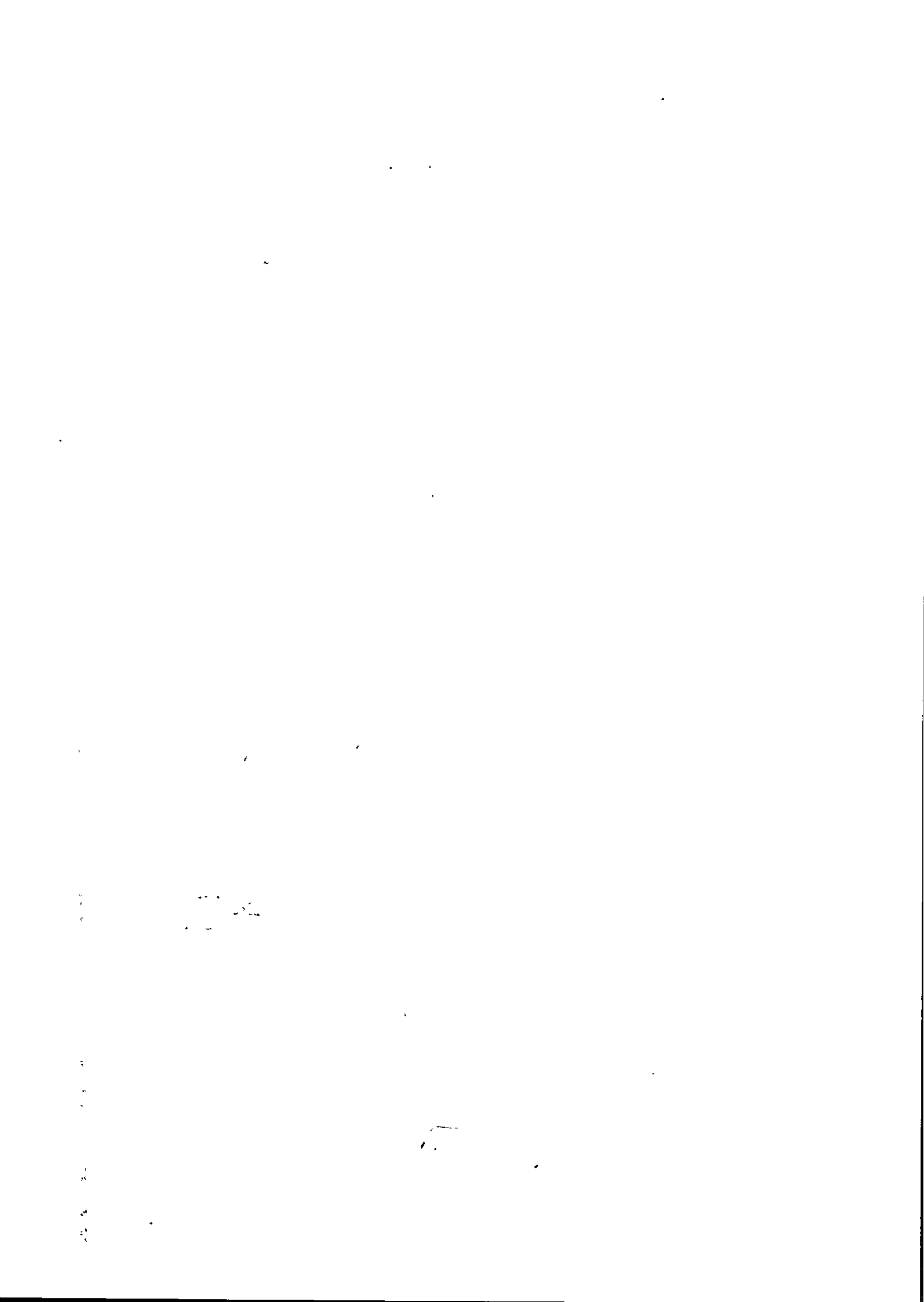


मूल्यांकन पत्रक (शहरी क्षेत्र-बांधीव)						
Valuation ID	202408168122					16 August 2024,04:46:35 PM
टनन९						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तासुका : ठाणे					
उप मूल्य विभाग	23/88-16अ) कल्याणकडे जाणा-या रस्त्यावर दर्शनी भाग असलेल्या मिळकती सर्वे नंबर					
क्षेत्राचे नांव	Thane Municipal Corporation	सर्वे नंबर /न. भू. क्रमांक :	सर्वे नंबर#88			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने .	औद्योगिक	मोजमापनाचे एकक	
9600	55800	56500	68600	56500	चौ. मीटर	
बांधीव क्षेत्राची माहिती	वांधकाम क्षेत्र(Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
वांधकामाचे वर्गीकरण-	70.037चौ मीटर	मिळकतीचे चय -	0 TO 2वर्षे	वांधकामाचा दर-	Rs.26620/-	
उद्दवाहन सुविधा -	1-आर सी सी	मजला -	21st and Above	कार्पेट क्षेत्र-	63.67चौ. मीटर	
आहे						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.61380/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
	= (((61380-9600) * (100 / 100)) + 9600)					
	= Rs 61380/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 61380 * 70.037					
	= Rs.4298871.06/-					
E) वंदिस्त वाहन तळाचे क्षेत्र	13.94चौ, मीटर					
वंदिस्त वाहन तळाचे मूल्य	= 13.94 * (55800 * 25/100)					
	= Rs.194463/-					
Applicable Rules	= 3, 9, 18, 19, 15					
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	= 4298871.06 + 0 + 0 + 0 + 194463 + 0 + 0 + 0 + 0 + 0					
	=Rs.4493334/-					
	= २ चव्हेचाळीस लाख त्र्याण्णव हजार तीन शें चौतीस /-					

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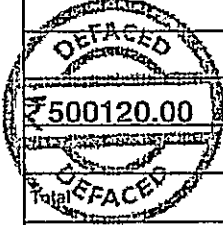




CHALLAN
MTR Form Number-6



GRN	MH006830938202425E	BARCODE	11 1234 5 6789012345 6789012345 6789012345 6789012345		Date	16/08/2024-12:51:17	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN5_THANE NO 5 JOINT SUB REGISTRA				
Location				THANE				
Year				2024-2025 One Time				
Account Head Details				Amount in Rs.				
0030046401 Stamp Duty				470120.00				
0030063301 Registration Fee				30000.00				
Total				5,00,120.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				500120.00				
Name of Bank				STATE BANK OF INDIA				
Name of Branch				THANE				
Bank CIN				00040572024081634489				
Ref. No.				CK00DAC2W6				
Bank Date				16/08/2024-15:16:17				
RBI Date				Not Verified with RBI				
Bank-Branch				STATE BANK OF INDIA				
Scroll No. , Date				Not Verified with Scroll				



Department ID : Mobile No. : 9224362462
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सोदर घटाण केवळ दुरुयम गिंताक कार्यालयात गोदणी करायशाच्या दस्त्यासाठी लागू आहे. गोदणी व कार्यालयात दस्त्यासाठी लागू नाही.

दस्त क्र. 98292 : 028
3 / 10



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-536-16212	0003779937202425	16/08/2024-16:54:39	IGR121	30000.00
2	(IS)-536-16212	0003779937202425	16/08/2024-16:54:39	IGR121	470120.00
Total Defacement Amount					5,00,120.00

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CHALLAN
MTR Form Number-6



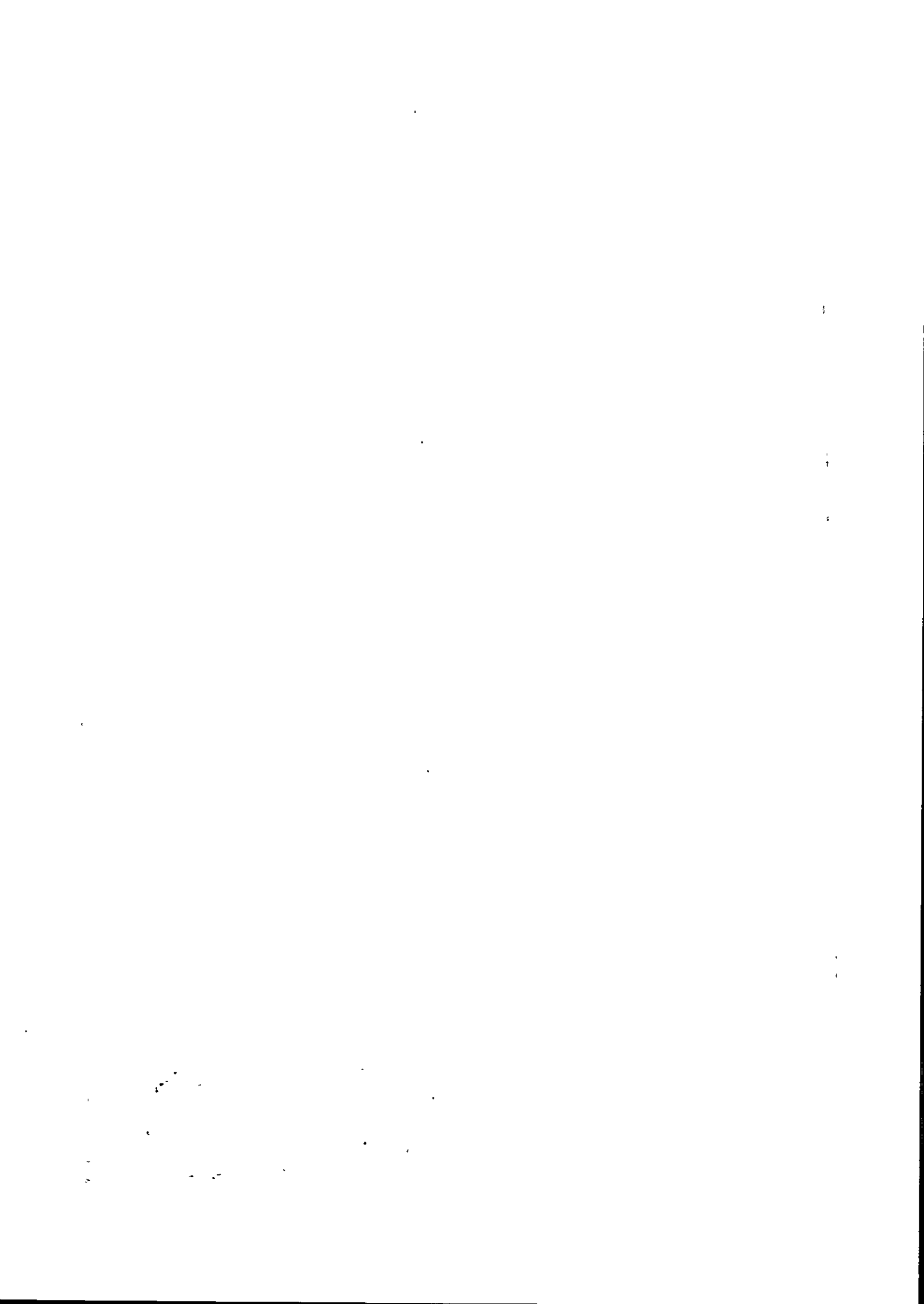
GRN	MH006830938202425E	BARCODE	[Barcode]				Date	16/08/2024-12 51:17	Form ID	25.2	
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		BUBPS3473B				
Office Name THN5_THANE NO 5 JOINT SUB REGISTRA					Full Name		UMESH LAXMAN SHIVTARE				
Location THANE					Flat/Block No.		FLAT NO. PV-D4-2101, 21ST FLOOR.				
Year 2024-2025 One Time					Promises/Building		PROVIDENT PALM VISTA, WING/TOWER D4				
Account Head Details			Amount In Rs.		Road/Street		KALYAN SHIL ROAD, DAIGHAR				
0030046401 Stamp Duty			470120.00		Area/Locality		THANE				
0030063301 Registration Fee			30000.00		Town/City/District						
					PIN		4 2 1 2 0 4				
					Remarks (If Any)						
					PAN2-AAECP8877D-SecondPartyName=PROVIDENT HOUSING LIMITED-						
					Amount In Five Lakh One Hundred Twenty Rupees Only						
Total			5,00,120.00		Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		00040572024081634489		CK00DACZW6
Cheque/DD No.					Bank Date		RBI Date		16/08/2024-15:16:17		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. Date		Not Verified with Scroll				

Department ID : [Blank]
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 सादर चलान केवल मुख्य न्यायालय कार्यालय को दर्ज कराने के लिए ही मान्य है। अनपेक्षित रूप से उपयोग नहीं किया जा सकता है।

दस्ता क्र. 98292
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[Signature]



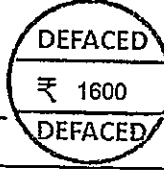


Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824166913654 Receipt Date 16/08/2024

Received from Joint SRO, Mobile number 8424031976, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 16212 dated 16/08/2024 at the Sub Registrar office S.R. Thane 9 of the District Thane.



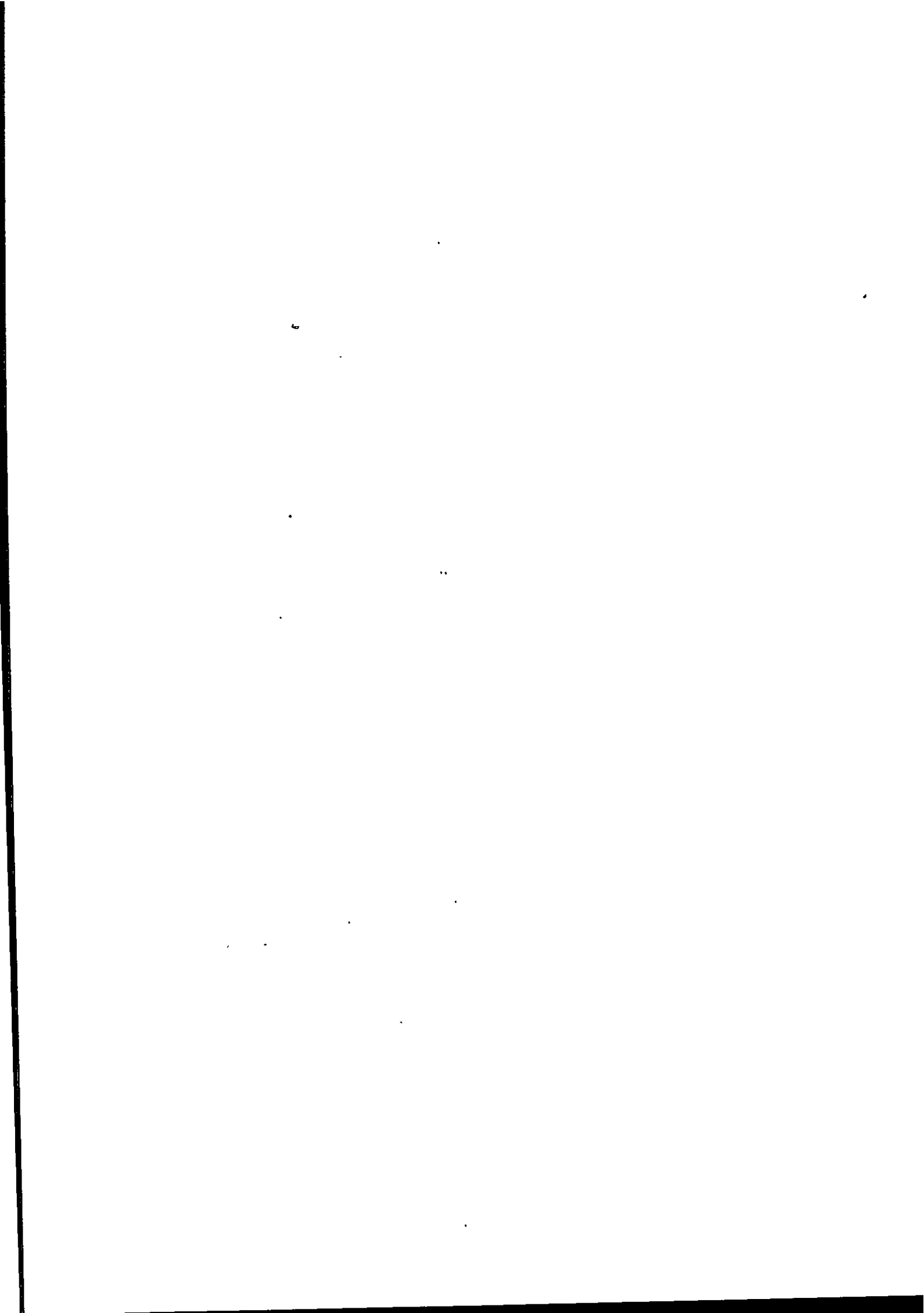
Payment Details

Bank Name SBIN	Payment Date 16/08/2024
Bank CIN 10004152024081617578	REF No. 422945390937
Deface No 0824166913654D	Deface Date 16/08/2024

This is computer generated receipt, hence no signature is required.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made on the date mentioned in First Schedule of Annexure "I" at Thane

BETWEEN:

1. PROVIDENT HOUSING LIMITED (PAN: AAACP 8877 D) (CIN: U 45200 KA 2008 PL C 048273), a public company registered under the provisions of the Companies Act, 1956; having its registered office at #130/1 Ulsoor Road, Bangalore - 560 042, Karnataka; and its Mumbai branch office located at 1307, 13th floor, C wing, One BKC, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, represented here by its signatory as provided in the Second Schedule of Annexure "I", duly authorized by a resolution of the Board of Directors dated as provided in the Second Schedule of Annexure "I", (hereinafter referred to as "Promoter 1", which term includes its successors-in-interest and permitted assigns) of the First Part
2. GLORY TOWNSHIP LLP, a registered limited liability partnership (PAN: AAKFG 1621 K) (LLPIN: AAA - 4365), represented through its partners, Mr. Gope Madhavdas Rochlani and Mr. Raja Gope Rochlani, having office at Krishna Villa, Ground Floor Near Brahmakumari Peace Park, Netaji Chowk, Ulhasnagar-421004 represented here by its duly registered power of attorney holder Provident Housing Limited (notarized and registered at Serial No. 15512/2017 dated 16.11.2017) (hereinafter referred to as "Promoter 2", which term includes its successors-in-interest and permitted assigns) of the Second Part
3. The Persons set out in the First Schedule hereunder written, represented by their power of attorney holder Glory Township LLP ("the Other Owners")

Promoter 1 and Promoter 2 collectively shall be referred to as "Promoter"

AND

Umesh Laxman Shivtare, Pan No. BUJHS3473B, residing at Gulmohar Co-Op Soc. Plot No. C-131, Room no. 305, Sector - 1, Ghansoli, Navi Mumbai - 400701, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART

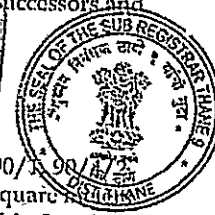
WHEREAS:

- A. Promoter 2 is the owner of the lands bearing Sy. No. // Hissa No. 88/4, 90/1, 90/2/5, 101/2 & 101/3 collectively admeasuring approximately 15,801.81 square meters situated at Village Diaghar, Taluka and District Thane, ("Glory Ownership Lands"). Promoter 2 has also acquired development rights with respect to land parcels bearing Sy. No./Hissa No. 89, 90/2/4 and 101/1/B collectively admeasuring approximately 10,709.62 square meters situated at Village Diaghar, Taluka and District Thane, ("Glory

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Development Lands"). The Glory Development Lands are owned by the Other Owners as per the details set out in the Part 1 of the First Schedule hereunder written and as per the details of the development agreements and powers of attorney as set out in the Part 2 of the First Schedule ("Other Owners' Development Documents"). The Glory Ownership Lands and Glory Development Lands collectively measuring 26, 511.43 square meters are hereinafter referred to as "Larger Project Land" and morefully described in the Second Schedule. The Larger Land is washed in blue colour on the plan attached hereto and marked as Annexure "A". The title of the Promoter 2 with respect to the Larger Project Land is more particularly described in the Title Certificate 17th November 2017 is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.

- B. By way of a Joint Development Agreement dated 16.11.2017, registered at the office of the Sub-Registrar, Thane - 1, at Serial No. 15511/2017 (hereinafter referred to as the "JDA"), Promoter 1 has acquired development rights with respect to the Larger Project Land.
- C. The Promoters have disclosed to the Allottee and the Allottee is aware of and acknowledges that the Larger Project Land is being developed pursuant to the Sanctioned Master Layout Plan ("Master Layout") copy whereof is annexed hereto and marked as Annexure "B". As per the terms of the JDA, the Promoter 2 is developing one part of the building (Towers/ Wing A1 & A2) (referred to as "Other Building" in the JDA) on a portion of land in the Larger Project Land at its own cost and expense. The said portion is highlighted in green in Annexure "B". The Promoter 2 alone shall be responsible in fulfilling its obligation with respect to such building (Towers/ Wings A1 & A2) and does not affect any of the rights of the Promoter 1. Purchasers of Towers/ wings A1 & A2 shall however be entitled to use all the common areas, amenities and facilities provided in the Whole Project.
- D. The Larger Project Land will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Larger Project Land ("Whole Project") as disclosed by the Promoter are briefly stated below: -
- (a) Subject to the receipt of approvals/sanctions from the Thane Municipal ("TMC") and/or other competent authority(ies), the Promoter may carry out construction on the Larger Project Land by consuming such FSI as may be available from time to time upon the Larger Project Land if any, or due to change in the applicable law or policy of TMC, or otherwise, on any other portion of the land comprising the Larger Project Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part as may be required / permissible under the applicable law from time to time. The Promoter is putting up additional 6 floors (25th Floor to 30th Floor) in the Tower / Wing C2. The Promoter has prepared and the Allottee has perused the proposed building plan (collectively referred to as "Proposed Plan") of the Larger Project Land which is annexed hereto as Annexure - "B1", The Promoter has obtained Amended Sanctioned Plans for the Larger Project Land which is annexed hereto as Annexure - D.

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(b) The Promoter is developing the Larger Project Land in a phase wise manner as provided below १९२१२ / २०२६
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(i) 4 buildings comprising 4 Residential Towers / Wings being Wings A1, A2, B1, B2, C0C2, D1, D2, D3, D4, D5 and
(ii) Retail Shops in 3 Towers / Wings being Wing B1, B2, C1 and C2.



It is clarified that the Promoter shall be entitled to deal with the concerned authorities with respect to the development and handing over of the reservations and any relaxations or benefits accruing or arising therefrom shall be to the benefit of the

Promoter. It is also clarified that the reservations to be developed on the Larger Project Land from time to time may change, the law relating to handing over of reservations may change, the location of the reservations may change either on account of change in law or on account of shifting by the Promoter, quantum and extent of the reservations may change and the Promoter may be entitled to develop the reservations from time to time as per applicable law. It is also clarified that in the event of any change in policy or the relevant rules and regulations, the policy, rules and regulations as may be applicable at the relevant time shall be followed and development/handling over will be undertaken accordingly.

- E. The Allottee has perused the Master Layout of the Larger Project Land which is annexed hereto and marked as Annexure "B", which specifies the location of the Whole Project, the common areas, facilities and amenities in the Whole Project that may be usable by the allottees of the Whole Project ("Whole Project Common Areas and Amenities"), and the reservations on the Larger Project Land, together with a proforma specifying the total FSI utilized on the Larger Land ("Whole Project Potential"). The Whole Project Common Areas and Amenities are listed in Second Schedule hereunder written. Except the Common Areas and Facilities mentioned in the Non-Residential Common Areas and Amenities (stated in the Part C of the Second Schedule), the Retail Shops will not be entitled to use any of the Common Areas except as provided, Facilities and Amenities provided for Residential Wings.
- F. The Promoter shall be entitled to designate any spaces/areas in the Whole Project (including on the terrace and at basement levels of such buildings comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as it deems fit and necessary. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- G. The scheme and scale of development proposed to be carried out by the Promoter on the Larger Project Land will be as set out in the Master Layout and/or Proposed Plan, as amended and approved by the concerned authorities from time to time.
- H. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Larger Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- I. The Promoter shall be entitled to confer title of a particular building/wing/society/ies, as mentioned at Clause 15 herein below.
- J. The details of formation of the Federation to be formed by and consisting of ultimate organisations formed in respect of various buildings constructed on the Promoter Larger Project Land, to maintain, administer, manage the Whole Project ("Federation") and conferment of title upon the Federation with respect to the Promoter Larger Land and Whole Project Common Areas and Amenities and/or other common areas and amenities, all common areas, facilities and amenities, basements, plinth/ podiums and other spaces and areas on the Larger Project Land are mentioned at Clauses 15 & 17 herein below. Towers / Wings A1 & A2 shall also be part of such Federation.

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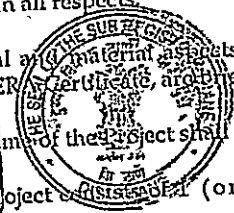


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- K. The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Project Land to the concerned authorities or develop the same as public amenities/road. The Promoter shall hand over such area to authorities for complying with the terms and conditions of statutory approvals. The portion of the Larger Project Land remaining balance after handing over the stipulated percentage if any, to the other statutory, local or public bodies or authorities and/or after developing public amenities/road, only would be available for transferring and/or conveying to the Federation.
- L. The nature of development of the Larger Project Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- M. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Project Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- N. The Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required by the applicable law from time to time.
- O. The Promoter will be entitled to mortgage and charge the Larger Project Land and the structures to be constructed thereon from time to time.
- P. Out of the residential towers/ wings being developed on the Larger Project Land, the first residential tower/ wing is being developed by the Promoter on a portion of the Larger Project Land admeasuring 402.54 square metres (plinth area) ("the Said Land").
- Q. The Promoter is now developing Tower D4 of the residential building ("Residential Building") on the Said Land (more particularly described in the Fourth Schedule hereunder written and the said residential wing) and proposed as a "real estate project" by the Promoter and has been registered as a 'real estate project' ("the Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51700025842 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "C" hereto.
- R. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Project Land including the Said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

ट न न	The Principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below:
दस्तावेज क्र. 9E292/2028	The name of the Project shall at all times be known as "Provident Palm Vista".
C / 60	The Project consists of (one) tower/ wing of the Residential Building known as D4



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PROMOTER

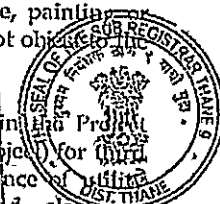
(iii) Tower D4 of the Residential Building comprises Basement, Stilt, Podium floor and 30 upper floors of which have been sanctioned by TMC.


ALLOTTEE/S

- (iv) The Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the Fourth Schedule hereunder written;
- (v) Total FSI of 12,203.21 square metres has been sanctioned and being utilised for the development of the Project. .
- (vi) The Promoter will develop certain common areas and amenities which may be part of the Residential Building. These common areas and amenities provided in the Project are for the benefit of the allottees of the Project as well as the allottees of the other projects forming part of the Residential Building and are listed in the Second Schedule hereunder written ("Project Common Areas and Amenities")
- (vii) The Allottee shall also use and access the Project Common Areas and Amenities and the Whole Project Common Areas and Amenities. The access to the Whole Project shall be common and be used by the Allottee and all other allottees/occupants of the premises in the Whole Project and the Project.
- (viii) The Promoter shall develop certain recreation ground in the Project. The recreation ground to be developed by the Promoter in the Project shall be for the benefit of the allottees of the Whole Project. It is, however, clarified that the Promoter shall be entitled to determine the location, size, dimensions, etc. of the recreational ground and the Allottees will not interfere with or object to the same. Further, in the event the Promoter and/or the Society is called upon to surrender the same to the TMC or any other concerned authority, the same will be undertaken in accordance with the applicable law and no objection shall be raised by the Allottee/s.
- (ix) Allottee has been provided all details pertaining to fixtures and fittings to be provided in the Said Premises, as listed in the specifications set out in Seventh Schedule hereto. The Allottee agrees and acknowledges that the Promoter shall be solely entitled, at its discretion, to determine the brand of products finally used. Allottee has confirmed that he/she/they/it have sought and been given all necessary details pertaining to the specifications and confirm that they are satisfied with the specifications. The Promoter shall not be liable, required and/or obligated to provide any specifications, fixtures, fittings and/or amenities within or as part of the Premises, unless expressly stated in the specifications.
- (x) The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and/or the Project and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- (xi) The Promoter shall be entitled to designate any spaces/areas, in the Project (including on the terrace and/or at the basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and audio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis

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ALLOTTEE/S



or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base substations, towers etc.

(xii) The details of formation of the Society, and, conferment of title upon the Society with respect to the Project, are more particularly specified in Clauses 14 and 15 below.

(xiii) TMC has issued an Amended Sanction of Development dated 12.10.2023 and and Commencement Certificate no. TMCB/TDD/0013/[P/C]/2023/AutoDCR dated 13.10.2023. The Sanctioned Plan has been annexed as Annexure "D". Copy of the Commencement Certificate dated 13.10.2023 is annexed hereto as Annexure "E". Approvals/Commencement Certificate as and when sanctioned/amended by TMC from time to time with respect to the Real Estate Project, shall be uploaded on RERA website. The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

T. The Allottee/s is/are desirous of purchasing a residential premises/flat/unit morefully described in the Fourth Schedule of Annexure "I" of the Residential Building of the Project known as "Provident Palm Vista" (hereinafter referred to as "the Said Premises").

U. The Promoter has entered into standard agreement/s with an Architect registered with Archetype Consultants (I) Pvt. Ltd and such agreement is as per the agreement prescribed by the Archetype Consultants (I) Pvt. Ltd.

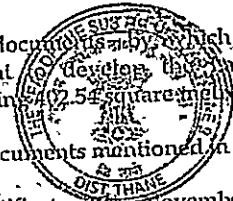
V. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.

W. The Promoter has the right to sell the Said Premises in the Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.

X. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Promoter Larger Project Land, the Said Land, and the plans, designs and specifications prepared by the Promoter's Architects, Archetype Consultants (I) Pvt. Ltd and of such other documents as are specified under RERA and the Rules and Regulations made thereunder, including *inter-alia* the following: -

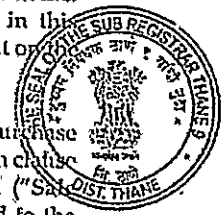
(i) All approvals and sanctions issued by the competent authorities for the development of the Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, Traffic NOC, MOEF EC, NOC etc. and such other documents as required under Section 11 of RERA;

ट न न (ii)	All title documents (including the right of title/entitlement) of the Promoter 2 has acquired the right and entitlement to develop the Larger Project Land including the Said Land (measuring 02.54 square meter (plinth area);
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90 / 60	(iii) All the documents mentioned in the Recitals hereinabove;
	(iv) Title Certificate 17 th November 2017 ("Title Certificate"), certifying the right/entitlement of the Promoter is uploaded on the website. Since the Title Certificate is voluminous it is not annexed hereto; however, the Title Certificate is available on website of the Authority at https://maharera.mahaonline.gov.in ;



- (v) The certified true copies of the 7/12 Utlarah for the Larger Property Land is annexed and collectively marked as Annexure "F" hereto.
- (vi) An authenticated copy of the plan of the Said Premises, is annexed and marked as Annexure "II" hereto.
- Y. While sanctioning the plans, approvals and permissions as referred to 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 Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Project shall be granted by the competent authority.
- Z. Promoter represents that there is an existing charge created over the Larger Project Land with IndusInd Bank for availing project finance. However, Promoter shall release the UDS from the charge created and obtain suitable 'Release and No-Objection Certificate' from the respective bank / financial institution and hand over the same to the Allottee(s) at the time of execution and registration of the sale deed in respect of the UDS in favour of Allottee(s).
- AA. Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained and/or are being obtained, and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for development of the Project are applied for and/or in process of being obtained and/or obtained by the Promoter. The Promoter has accordingly commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- BB. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter 2 and the rights of the Promoter 1 to develop the Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including plans and CC) obtained till date and (iii) the Promoters' entitlement to develop the Project and the Whole Project and to construct the Project thereon as mentioned in this Agreement and applicable law and to sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.
- CC. The carpet area of the said Premises as per Sanctioned Plan and as defined under the provisions of RERA is provided in clause 3(i) herein below. The Floor plan of the Said Premises is attached as Annexure "H".
- DD. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on terms and conditions appearing hereinafter.
- EE. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price mentioned in clause 3 below 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, amounts mentioned below being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment / Earnest Money (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

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- FF. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the Said Premises with the Allottee i.e., this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- GG. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.
- HH. The list of Annexures attached to this Agreement are stated herein below:-

Annexure "A"	Plan of Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "C"	RERA Certificate
Annexure "D"	Amended Sanctioned Plans
Annexure "E"	Commencement Certificate
Annexure "F"	7/12 Uttarah
Annexure "G"	Bank Account Details
Annexure "H"	Floor Plan
Annexure "I"	Details

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

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- The Promoter shall construct in the said Project consisting of such floors as set out in Recital 'S (iii)' above and respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the TMC from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee and other allottees of the Residential Project.

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

3. Purchase of the Premises and Sale Consideration:

(i) The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises morefully described in Fourth Schedule of Annexure "I" of the said project ("the Said Premises") hereunder written and shown in hatched lines on the floor plan annexed and marked as Annexure "H" hereto and for the sale consideration mentioned in sub-clause (iii) of this clause.

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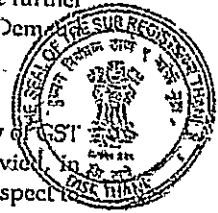
(ii) The Promoter shall provide to the Allottee absolutely free of any any additional consideration, cost, charge and/or fee, permission to park one car morefully described in the Fifth Schedule of Annexure "I" in the car parking space. The location and number

of the car parking space shall be identified at the time of handing over possession of the said Premises.

- (iii) The total aggregate consideration amount for the said Premises is as provided in Sixth Schedule of Annexure "I" ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (ten percent) of the Sale Consideration is advance /earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before the execution of this Agreement, a sum provided in the Seventh Schedule of Annexure "I" on account of advance payment, as applicable, and hereby agrees to pay to the Promoter the balance Sale Consideration in the manner and payment schedule more particularly set out in Sixth Schedule hereto.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Sixth Schedule hereto, along with applicable taxes, within 7 (Seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.
- (vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the designated Bank Account detailed in the Annexure "G" maintained with designated account. It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the RERA Bank Account.
- (vii) In cases of out station cheque or demand draft or wire transfer, collection charges if any will be debited to Purchaser(s) account and credit for payment made will be given on net credit of the amount of the instalment. If a cheque is dishonoured for any reason, a sum of ₹ 2000 (Rupees Two Thousand Only) will be debited to the Purchaser(s) account for the first instance; and a sum of ₹ 2500 (Rupees Two Thousand Five Hundred Only) for every subsequent instance of a cheque being dishonoured. If 2 (two) or more cheques are dishonoured, whether in succession or otherwise, Promoter is entitled to reject further and future payments by cheque and require Purchaser(s) to make payment by Demand Draft, NEFT, or RTGS only.
- (viii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes) which may be levied in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the

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State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the Said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions. The Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no obligation to pass any benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

- (ix) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable subsequent payments.
- (x) It is agreed between the parties that in the event the Allottee has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.
- (xi) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after construction of the said building is complete and the Occupation Certificate is granted by the TMC or such other competent 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 Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, and if such reduction would be more than the defined limit of 3%, then the Promoter shall refund the excess money paid by Allottee, within 45 (forty-five) days with interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area, over and above the defined limit of 3%, then the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter.
- (xii) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/it under any head of dues against lawful outstanding including interest payable, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.

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- (xiii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then, the Promoter shall be entitled to recover, and the Allottee shall be liable to pay the same to the Promoter with interest at the Interest Rate (defined hereinafter), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate. Notwithstanding anything, any payments made by the Allottee to the Promoter would be first appropriated towards the payment of interest due, if any and the residual amounts will be adjusted against payments due and the Allottee will be liable to make good any deficit towards payments due.
- (xiv) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 and Clause 18 herein below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xv) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.
4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by TMC or any other authority at the time of sanctioning the plans of the Project or thereafter and shall, before handing over possession of the Said Premises to the Allottee, obtain from the TMC, the Occupation Certificate in respect of the Said Premises.
5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the respective time schedules for completing the Said Premises and offering possession of the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the Project Common Areas and Amenities in the Project that may be usable by the Allottee. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable to him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.
6. The Promoter has notified and the Allottee is aware that the Whole Project Common Areas and Amenities to be provided in the Whole Project are being developed in phase-wise manner and are to be shared by all the respective allottees and occupiers therein and that the same will be completed on or before completion of the Whole Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately. Further, the Common Amenities and Facilities, though complete, may be commissioned and operationalised only after occupancy of at least 65% of the sold units is achieved to ensure efficient and economical maintenance of the Common Amenities and Facilities of the Whole Project.



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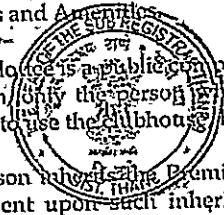
7. FSI, TDR and development potential with respect to the development of the Larger Project Land/ Whole Project:

The Allottee hereby agrees, accepts and confirms that the Promoter, subject to the receipt of approvals/sanctions from the Thane Municipal ("TMC") and/or other competent authority(ies), the Promoter may carry out construction on the Larger Project Land by consuming such FSI as may be available from time to time upon the Larger Project Land if any, or due to change in the applicable law or policy of TMC, or otherwise, on any other portion of the land comprising the Larger Project Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. The Allottee further agrees, accepts and confirms that the Promoter is putting up additional 6 floors (25th Floor to 30th Floor) in the Tower / Wing C1. The Promoter has obtained Amended Sanctioned Plans for the Larger Project Land which annexed hereto as Annexure "D" which inter alia, specify the location / floors of the Tower/ Wing C1 to be constructed as part of the Whole Project together with statements specifying the proposed total FSI proposed to be utilized on the Larger Project Land.

8. Club House:

- (i) Only upon payment of Sale Consideration, Taxes, and Deposits and Charges, the Allottee shall be entitled to use the clubhouse being provided in the Project (subject to the other terms and conditions mentioned herein).
- (ii) It is agreed that the clubhouse provided in the Whole Project would be managed professionally taking into consideration the facilities provided. Allottee agrees that the maintaining and operating the clubhouse requires the appointment of experts in the field of managing and operating such facilities. Therefore, Allottee agrees that Promoter is entitled to contract with and appoint a qualified agency to run, operate and manage the clubhouse until completion of Whole Project and for a period of 12 (twelve) months thereafter.
- (iii) Membership of the clubhouse is available to the Allottee as long as the Allottee is and remains the registered owner of the Said Premises. In the event of sale or transfer of the Said Premises by the Allottee in any manner whatsoever, the transferee shall become entitled to the membership of the clubhouse and the transferor (viz., Allottee herein) shall no longer be a member of the clubhouse nor be entitled to use the Facilities and Amenities.
- (iv) Use of the clubhouse by the Allottee is subject to the following terms and conditions apart from the other rules and regulation shall be in the following manner:
- (a) If the Allottee is a partnership firm or any association of persons then, only such partner, or associate, or authorized representative of the firm or association of persons physically occupying the Apartment is entitled to use the clubhouse, Facilities and Amenities.

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(b) If the Allottee is a public company or a private limited company under applicable law then, only the person who is the authorized occupant of the Apartment is entitled to use the clubhouse, Facilities and Amenities.

(c) If a person inherits the Premises then, the person occupying the Said Premises consequent upon such inheritance is entitled to membership and use of the clubhouse.

(d) If the Premises is co-owned, then such co-owners will be entitled to membership and use of the clubhouse.

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- (e) In any other case like tenancy, lease, or license, executed and registered in accordance with applicable law, the person duly authorized to occupy the Premises is entitled to use the clubhouse.
- (f) Guests of residents will be permitted to use the clubhouse by paying an entry fee as fixed by the Promoter /Society / Federation and the residents should accompany such guests. Right of admission to the clubhouse shall rest solely with the Promoter /Society/ Federation, as the case may be.
- (v) It is also clarified that certain facilities shall have usage charges in addition to membership fees and all such usage charges shall be paid by the Allottee as and when demanded by the Promoter / Society/ Federation along with applicable Taxes thereon, or be paid to the Promoter/Society/Federation in accordance with the rules and regulations framed in this regard.
- (vi) The rights and entitlements of the Allottee under this Agreement are restricted to the right and entitlement to receive the Apartment, membership to the clubhouse, and use of Facilities and Amenities, subject to the terms and conditions of this Agreement.

9. Possession Date, Delay and Termination:

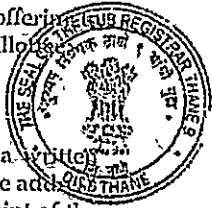
(i) The Promoter shall offer possession of the said Premises to the Allottee on or before 30th June 2028 ("Possession Date"). Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for giving delivery of the Premises ("grace period"), if the completion of the Project is delayed on account of any or all of the following factors: -

- (a) Any force majeure events including but not limited to war, civil commotion or act of God as understood under applicable law for the time being in force, epidemic/ pandemic;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order/injunction order issued by any Court of Law, competent authority, TMC, statutory authority;
- (d) Any circumstances that may be deemed reasonable by the Authority.

(ii) If the Promoter fails to offer possession of the Said Premises to the Allottee on the Possession Date or within the grace period, (save and except for the reasons as stated in sub-clause (i) (a) to (d) herein above), then the Allottee shall be entitled to either of the following options: -

(a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the grace period ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering hand over of the possession of the said Premises by the Promoter to the Allottee.

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(b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the

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is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper.

(vi) Simultaneous with the execution of this Agreement, the Purchaser has executed in favour of the Promoter a Power of Attorney authorizing the Promoter to execute and present for registration necessary cancellation documents (and present them for registration if necessary) with respect to termination of this Agreement in case of default by the Purchaser or as per the order of the Authority or as per the notice of the financial institution from whom the Purchaser has availed financial assistance for this transaction. The Purchaser hereby agrees and accepts that all cancellation documents executed by the Promoter by way of such Power of Attorney shall be valid and subsisting and binding on both parties; and the Purchaser and/or any person claiming through or under them shall not dispute the same at a later date. It is further agreed that such cancellation of document shall be executed simultaneously with the Promoter refunding the amounts or payment to the financial institution from whom the Purchaser has availed financial assistance for this transaction of the Purchaser as per the terms of the Agreement for Sale and/or the Tripartite Agreement executed with such financial institution.

(vii) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/paid to the Allottee.

10. The Project Common Areas and Amenities in the Project that may be usable by the Allottee are listed in the Part of the Second Schedule hereunder written. The Whole Project Common Areas and Amenities in the Whole Project that may be usable by the Allottee are listed in the Second Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Seventh Schedule hereunder written.


11. Procedure for taking possession:

(i) Upon obtainment of the Occupancy Certificate from the TMC or such other competent authority and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Promoter on its behalf shall offer the possession to the Allottee in writing within 15 days of receiving the Occupancy Certificate of the Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.

(ii) The Allottee shall strictly comply with their duties under Sections 19(6), (11), and (12) of the Act and undertake(s) to pay all balance amounts due under this Agreement and the Allottee shall take possession of the said Premises within 15 days of the Possession Notice.

(iii) Upon receiving the Possession Notice from the Promoter as per Clause 11 (i) above, the Allottee shall take possession of the said Premises from the Promoter by executing

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necessary Possession Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. In the event the Allottee fails and / or neglects to take possession of the Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall be liable to pay demurrage charges to the Promoter at the rate of 5000/- per day from the expiry of the aforementioned 15 (fifteen) days period till such time the Allottee takes possession of the Premises. Notwithstanding the aforesaid, it shall be deemed that the Allottee has taken possession of the Premises on the expiry of the 15 (fifteen) days from the date of the Possession Notice and the Allottee shall alone be responsible / liable in respect of any loss or damage that may be caused to the Premises after this date.

12. Defect Liability & Remediation

- (i) Subject to the Allottee adhering strictly to the apartment use and maintenance manual, normal wear and tear, and Warranty Exceptions, if within a period not exceeding 5 (five) years commencing from date of issue of Occupation Certificate for the Project, Allottee brings to the notice of Promoter any structural defect in the Allottee's Premises or the Building/Wing, or any defects on account of workmanship, quality or provision of services or structural defects, then:
- (a) where such defect or damage is on account of and attributable solely to the Promoter failing to exercise diligence in construction of the said Premises and/or Building within which the Premises is located, the Promoter shall rectify the identified defect at its own cost; or
- (b) where such defect or damage has occurred on account of the Allottee failing to maintain the Premises and/or Society failing to maintain all Common Areas of the Project and/or Common Amenities and Facilities of the Project at the standard mandated by the Promoter at the time of handing over possession, the Promoter shall provide the Allottee and/or Society/ Federation an estimate of the cost of repairs, and upon receiving written acceptance of such estimate, proceed to carry out the repairs so identified.
- (ii) In the event Promoter fails to rectify defects identified in accordance with Clause 12 (i) (a) above, Allottee shall be entitled to receive actual costs incurred by the Allottee in undertaking rectification of such defects. The Promoter shall, however, not be responsible or liable to comply with its obligations if the Allottee and/or Society / Federation has/have carried out any unauthorized or prohibited renovations, alterations, modifications, changes, fit-out or any civil works in the Premises/ Building / Wing and/or the defects are on account of the acts or omissions on the part of the Allottee or the other allottees of the Project or acts of third parties.
- (iii) Provided always that, the Promoter shall not be liable to remedy/rectify/repair/replace the arising defects, whether structural or not, if any defect or damage is found to have been caused due to:

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	(b) due to the negligence of the Allottee or any other allottees of units/premises in the Project or his/her/unit/its agents, or
	(c) structural defects caused or attributable to the Allottee, including but not limited to carrying out structural/architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy load; or

(iv) The Allottee is notified and is aware that all natural materials that are to be installed in the Said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences, and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the Said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is agreed and acknowledged that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society, and/or the Federation as the case may be at its costs and expenses. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void.

13. The Allottee shall use the Said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.

14. Formation of the Society:

(i) The Promoter shall form a separate society for the Project to be constructed on the said Land.

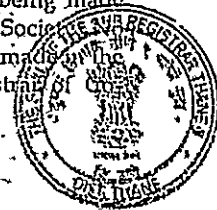
(ii) Upon 51% of the total number of units/premises in each building being booked by allottees, the Promoter shall initiate the process for applying to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in that said building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules.

(iii) The Allottee shall, along with other allottees of premises/units in the said building, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the said building in which the allottees of the respective premises in the said building alone shall be joined as members ("the Society").

(iv) For this purpose, the Allottee shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. The objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

(v) The name of the Society shall be solely decided by the Promoter.

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- (vi) The Society shall admit all purchasers of flats and premises in the said building as members, irrespective of such purchasers purchasing their respective units subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.
- (vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said building, if any. Post execution of the Society Conveyance (as defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Federation for the sale / allotment or transfer of the unsold areas in the said building/ the Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises).
- (viii) Upon receipt of the full occupation certificate with respect to the said building of the said Project, the Society shall be responsible for the operation and management and/or supervision of the said building and its common areas, amenities and facilities, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the full occupation certificate of the said building of the said Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.
- (ix) It is further clarified that the Promoter 2 shall form Society for Towers/ Wings A1 & A2, which shall in turn form part of the Federation to be formed for the Whole Project
- (x) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

15. Conveyance to the Society:

- (i) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the said building, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the said building, whichever is later or latest, the part of the said building comprising the habitable floors and common areas and amenities therein together with the FSI/development potential consumed in construction thereof, shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the basements, podium and stilts shall be retained by the Promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and duties on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the said building including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

- (ii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Project arises from the Larger Project Land and the Allottee shall not raise any claim or demand in respect thereof.

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(iii) It is further clarified that the Promoter may form separate societies for the various buildings/towers/wings forming part of the various phases of the Whole Project ("Other Phase Society/ies") as the Promoter may deem fit and proper.

16. Formation of the Federation:

(i) Within a period of 3 months of obtainment of the full Occupation Certificate or full completion certificate of the last building in the Whole Project, the Promoter shall initiate the process for applying to the competent authorities to form a federation of societies comprising the Society and/or Other Phase Society/ies, as the case may be, and as the Promoter may deem fit and proper, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules ("Federation").

(ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Federation, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionately borne and paid by the Society and/or Other Phase Society/ies and/or the Federation, as the case may be and its members/intended members, and the Promoter shall not be liable toward the same.

(iii) Till the formation of the Federation, the Promoter shall undertake the maintenance and management of such common areas, facilities and amenities more particularly specified in the Second Schedule hereunder written (excluding those handed over to the Society/ Other Phase society/ies under their respective Society Conveyance). Post the formation of the Federation, the Federation shall be responsible for the operation and management and/or supervision of the Larger Project Land including any common areas, facilities and amenities and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Federation from time to time.

17. Conveyance of the Larger Land to the Federation:

(i) Within a period of 3 (three) months of registration of the Federation, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the Whole Project, whichever is later or latest, the Promoter shall execute and register an Indenture of Conveyance whereby the Promoter shall convey all its right, title and interest in the Larger Project Land and in all areas, spaces, common areas, facilities and amenities in the Larger Project Land that are not already conveyed to the respective Society and/or Other Phase Society/ies, in favour of the Federation ("Federation Conveyance"). It is clarified that the portion of the Larger Project Land remaining balance after handing over the stipulated percentage if any, to the TMC or any other statutory, local or public bodies or authorities and/or after developing public amenities/road, only will be transferred and conveyed to the Federation.

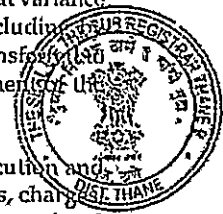
(ii) The Allottee and/or the Society and/or Other Phase Society/ies and/or the Federation shall not raise any objection or dispute if the area of the Whole Project shall be at variance with or may be less than the area contemplated and referred to herein, including virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Whole Project or for any other reason of the like nature.

(iii) The Federation and all its member societies shall be required to join in execution and registration of the Federation Conveyance. The costs, stamp duties, expenses, charges, levies and taxes on the Federation Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Federation alone.

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18. Deposits and Charges:

- (i) The Allottee shall, before delivery of possession of the said Premises in accordance with the Clause 11 above, pay to the Promoter, in addition to the Sale Consideration, all Deposits and Charges including but not limited to all deposits and/or charges levied (whether prospectively or retrospectively) by any Authority, the Competent Authority, private supplier of electricity, water charges and/or any other amenity or facility and/or additional fire safety measures, infrastructure costs/charges/deposits, transformer/Sub Station/RMU costs connected work charges, HT/LT cables, meter panel charges, STP infrastructure or outgoings of any nature including but not limited to title insurance, advance maintenance charges and other outgoings mentioned in the Eighth Schedule (- "Deposits and Charges") at actuals.
- (ii) The Deposits and Charges exclude Taxes, which will be calculated when the demand is raised. Purchaser(s) shall pay the Deposits and Charges and Taxes in full, within 15 (Fifteen) days from the date of the demand. The above amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, above amounts and towards on account of the share capital for the formation of the Society, applicable taxes including GST etc. or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- (iii) It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee into a separate Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the Interest Rate on the outstanding sums and not be obligated to offer/handover possession of the said Premises to the Allottee. Notwithstanding anything, any payments made by the Allottee to the Promoter would be first appropriated towards the payment of interest due if any and the residual amounts will be adjusted against payments due and the Allottee will be liable to make good any deficit towards payments due.
- (iv) The Allottee shall also pay to Promoter his/her/its/their proportionate share of the amounts towards operation and maintenance of Whole Project Common Areas and the Project Common Areas and Amenities along with an additional 15% (fifteen percent) service charge (applicable as on date or such other rate as may be applicable from time to time) plus applicable Taxes thereon irrespective of whether the Allottee has taken possession of the Premises or not.
- (v) If the Advance Maintenance Charges shall fall deficient and there is surplus under any other head of account for that specific allottee, Promoter shall be entitled to adjust the deficiency against such surplus. In case there shall be a deficit in the Advance Maintenance Charges, Allottee shall forthwith on demand pay to Promoter his/her/its/their proportionate share to make up such deficit.

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(vi) The Allottee shall pay to the Promoter legal charges as contemplated in the Eighth Schedule for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/ Federation, for preparing the rules, regulations and bye-laws of the Society/ Federation, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance, Federation Conveyance and other deeds, documents and writings.

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19. The Allottee shall, in addition to the amount specified in Clause 19 hereinabove, pay to the Promoter a further sum of Rs.2,00,000/- being interest free refundable security deposit for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Allottee upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the Promoter, and provided that the Allottee has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Allottee shall have carried the fit-out work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.
20. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land which shall be maintained and paid for in the manner set out hereinabove.
21. Loan and Mortgage:
- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

22. Representations and Warranties of the Promoter:

The Promoter hereby represents and warrants to the Allottee as follows, what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate.

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Larger Project Land and also has actual, physical and legal possession of the Larger Project Land for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the mortgages referred to in the Title Certificates and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.

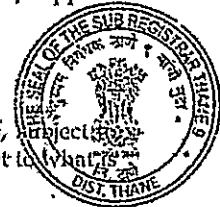
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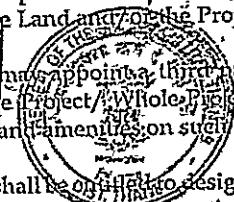
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- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the Project and if there are any the same will be updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- (iv) There are no litigations pending before any Court of law with respect to the Project except those as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may be prejudicially affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover to the Society, lawful, vacant, peaceful, physical possession of the structure, together with common areas so long as they shall be forming part of the Society, save and except the basements, podium and stilts retained by the Promoter;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

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23. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Project/ Whole Project and the Larger Land including any common areas, facilities and amenities, on strict terms and conditions as it may deem fit.

24. The Promoter shall be obliged to designate any spaces/ areas on the Larger Project Land or any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and licence basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires,

meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Project/ on the Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employee and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Larger Project Land.

- 25. The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Project Land at all times. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose even after completion of the Whole Project.
- 26. The Promoter shall be entitled to transfer and/or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the Larger Project Land to any third party and/or to allow any third parties to use and/or consume T.D.R. or any other benefits or advantages of any other properties, on the Larger Land, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recitals above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/alterd/new construction and development in accordance therewith.
- 27. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/or store any construction materials, on any portion of the Larger Land, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.
- 28. The Allottee, with intention to bring all persons into whosoever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows: -

- (i) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Said Premises is taken and shall not do or suffer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- (ii) Not to store in the Said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project in which the Said Premises is situated or storing of which goods objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the Said Premises is situated, including entrances of the Project in which the Said Premises is situated and in case any damage is caused to the Project in which the Said Premises is situated or the Said

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Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

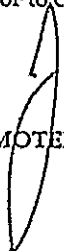
- (iii) To carry out at his own cost all internal repairs to the Said Premises and maintain the Said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the Said Premises is situated or the Said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Project in which the Said Premises is situated and shall keep the portion, sewers, drains and pipes in the Said Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the Project in which the Said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardi or other structural members in the Said Premises without the prior written permission of the Promoter and/or the Society;
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Project Land and/or the Whole Project and/or the Project in which the Said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Project Land and/or the Project in which the Said Premises is situated.
- (vii) To pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project in which the said Premises is situated.
- (viii) To bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- (ix) Not to change the user of the Said Premises without the prior written permission of the Promoter and Society;
- (x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the Said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the interest rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter and on paying a sum amounting to 2% (Two Percent) of the Sale Consideration as transfer administration fee plus Taxes payable by the Allottee to the Promoter in accordance with the terms of this Agreement.
- (xi) The Allottee shall observe and perform all the rules and regulations which the Society and Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and

maintenance of the Project and for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society / Federation regarding the occupancy and use of the said Premises in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

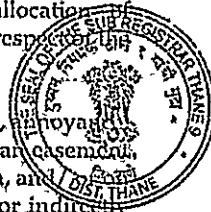
- (xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and its surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.
- (xiii) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then, the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Allottee Termination Notice.
- (xiv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of TMC and the concerned bodies/authorities in respect of the Larger Land and its development, shall be binding upon the Allottee/s and Society including the Federation as may be formed of the purchaser/s of flat/ premises.
- (xv) The Allottee has seen the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Larger Project Land, as the case may be, which the Promoter will upload from time to time.
- (xvi) Till the entire development of the Larger Project Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Larger Project Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided, in respect of this Project, and the management and administration thereof.
- (xvii) The Allottee/s shall not take any objection on the ground of nuisance, annoyance and/or claiming any rights, of easement, and/or any rights in nature of an easement, and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Larger Project Land.

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PROMOTER

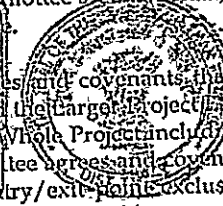


ALLOTTEE/S



- (xviii) The Allottees are aware and confirm that the Whole Project Common Areas shall be usable by the allottees of the Whole Project, the Project Common Areas and Amenities shall be usable exclusively by the allottees of the Project. (Amenities will be used by all the allottees of the project- like fitness centre. Common areas like lobbies, machine room, lift room etc will be exclusively for the allottees of the project)
- (xix) It is further agreed that the Promoter shall not be required to give inspection of the Said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the Said Premises before offering for possession.
- (xx) Till the Federation Conveyance is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Project Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.
- (xxi) Not to affix any fixtures or grills on the exterior of the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the Said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the Said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.
- (xxii) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.
- (xxiii) The Allottee has expressly agreed to take prior written consent from the Promoter or the society, as the case may be, before carrying out any changes /alteration /modification in the Said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.
- (xxiv) The Allottee agrees and covenants that the name of the Project shall at all times be Provident Palm Vista and shall not be changed without the prior written permission of the Promoter.
- (xxv) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project/ Larger Project Land shall be an integral part of the layout of the development of the Whole Project and the Larger Project Land including the neighbouring buildings/towers on the Larger Project Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.
- (xxvi) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Larger Project Land shall be common to all allottees, users and occupants in the Whole Project including all buildings, towers/wings and structures thereon. The Allottee hereby agrees and covenants to not demand any separate independent access and/or entry/exit points exclusively for himself/herself/themselves and/or any other allottees, users and/or occupants in the Project, the Whole Project and/or any part thereof.
- (xxvii) The wet and dry garbage generated in and from the Said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated

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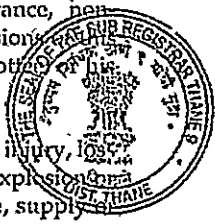


separately by the Society and/or jointly by all the allottees/purchasers/occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by TMC from time to time.

- (xxviii) In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to be made to such Allottees for any reason whatsoever, shall be made only in Indian Rupees.
- (xxix) The Project is deficient in open spaces and TMC and/or the Promoter will not be held liable for the same;
- (xxx) The Allottee agrees that it has no objection for the development of the neighbouring land with deficient open space;
- (xxxi) The Allottee shall not hold TMC liable for any failure of mechanical parking system or for any inadequate size of units;
- (xxxii) The Allottee accepts that fungible FSI may be utilised in the construction of the Said Premises;
- (xxxiii) The Allottee confirms that the Project is being developed as per applicable law and in accordance with all permissions, consents and approvals and as maybe amended from time to time.
- (xxxiv) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or Whole Project Land and/or the Common Areas and Amenities available in the Project and/or the Whole Project Common Areas and Amenities, or any part thereof. The Allottee expressly agrees, understands and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.
- (xxxv) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the Said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not have any claim, save and except, in respect of the Said Premises hereby agreed to be allotted and sold.
- (xxxvi) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives of employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee or his family members, guests, servants, agents, representative/s.
- (xxxvii) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion, suspension of electricity, telephone, gas, water, drainage, or sewerage, supply of

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PROMOTER


 ALLOTTEE/S

connections to the Project whether or not the same is caused by any Force Majeure Events, or otherwise however.

29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Project or the Larger Project Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the Said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Federation Conveyance, as the case may be.

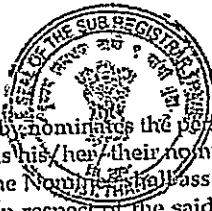
30. Promoter shall not mortgage or create a charge:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the Said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the Said Premises, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Larger Land and other areas excluding the said Premises.

31. Binding Effect:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever subject to the Promoter's right to withhold an amount of ₹ 100,000 (Rupees One Lakh Only) on account of costs and expenses already incurred by the Promoter in relation to this Agreement. Any repayment herein shall only be processed consequent upon the Purchaser(s) executing all necessary deeds, documents, agreements and undertakings for cancellation of registration of this

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32 Nominee
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The Allottee hereby nominates the person whose details are provided in Eighth Schedule of Annexure 'I' as his/her nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.

- (ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

33. Entire Agreement:

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

34. Right to Amend:

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

35. Provisions of this Agreement applicable to Allottee/subsequent allottees:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

36. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA 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 reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA 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.

37. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Project or the Whole Project, as the case may be.

38. Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to such transaction.

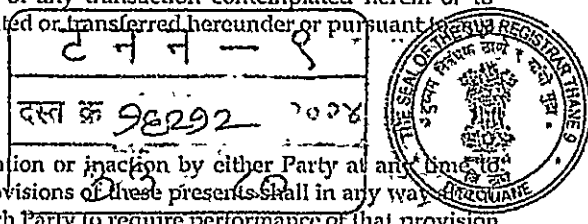
39. Waiver:

No forbearance, indulgence or relaxation or inaction by either Party at any time shall require performance of any of the provisions of these presents shall in any way diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence

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PROMOTER

ALLOTTEE/S



of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

40. Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

41. The Allottee and/or Promoter shall present this Agreement at the proper office of registration within the time limit prescribed by the Registration Act, 1908 and the Parties will attend such office and admit execution thereof.

42. Notices:

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified in the Title Clause above. It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

43. Joint Allottees:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

44. Stamp Duty and Registration Charges:

The charges towards stamp duty fees and registration charges of this Agreement by the Promoter and all miscellaneous costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

45. Dispute Resolution:
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46. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Thane City, and the Courts of Law in Thane/Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

47. In case the Allottee/s has accepted to book the apartment under subvention payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

48. Construction of this Agreement:

(i) Any reference to any statute or statutory provision shall include:-

(a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and

(b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

(ii) Any reference to the singular shall include the plural and vice-versa;

(iii) Any references to the masculine, the feminine and/or the neuter shall include each other;

(iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;

(v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

(vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(vii) References to a person (or to a word importing a person) shall be construed so as to include:

(a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

THE FIRST SCHEDULE APPROPRIATELY REFERRED TO: 12028

Part 1- Landowner Details

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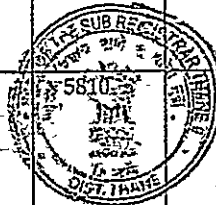
Sl. No.	Sy. No.	Owners
1.	89	(a) Budhiya Manglya Patil, (b) Nana Manglya Patil, (c) Hanuman Mangiya Patil, (d) Namdev Manglya Patil (for self and as the karta of the family), (e) Balaram Manglya Patil (for self and as the karta of the family), (f) Parvatibai Budha Patil, (j) Sachin Budha Patil, (k) Sunita Sachin Bhoir, (o) Sachana Sopan Patil, (i) Sachin Budha Patil, (k) Sunita Sachin Patil, (i) Deepali Tejas Naik, (m) Anjani Nana Patil, (n) Jyotsna Sunil Bhoir, (o) Sachana Sopan Patil, (p) Jayesh Nana Patil, (q) Rahul Nana Patil, (r) Banubai Hanuman Patil, (s) Nirutti Hanuman Patil, (t) Sushila Nivrutti Patil, (u) Muktabai Sadashiv Mali, (v) Shobha Raju Patil, (w) Nanda Namdev Patil, (x) Raj Namdev Patil, (y) Sneha Namdev Patil, (z) Sunanda Balaram Patil, (aa) Nakita Balaram Patil, (ab) Aparna Balaram Patil and (ac) Rudra Balaram Patil.
2.	90/2/4	Janhit Housing Development Limited
3.	101/1B	(a) Tukaram Gavtya Patil, (b) Jaibai Gajanan Patil, (c) Meena Gajanan Patil alias Meena Deepak Patil, (d) Ratna Gajanan Patil alias Ratna Ramesh Varge, (e) Shubhangi Gajanna Patil alias Shubhangi Dattatraya Madhvi, (f) Sakubai Sukrya Mali, (g) Savitrabai Ramdas Patil, (h) Jayanta Tukaram Patil, (i) Jeshila Jayanta Patil, (j) Dhanashri Jayanta Patil, (k) Unmesh Jayanta Patil, (l) Priyanka Jayanta Patil, (m) Bhagyashree Jayanta Patil, (n) Shailesh Jayanta Patil, (o) Sugandha Ramesh Patil and (p) Daswanti Chandrakant Pawar.

Part 2

Documents pursuant to which Promoter 2 has acquired development rights Glory Development Land

Sr. No.	Sy. No.	Area (in square meters)	Title Document
1.	89	3290	<p>a. Development Agreement dated March 12, 2012 and registered with the office of the Sub Registrar, Thane-5, at Serial no. 2460 of 2012;</p> <p>b. Agreement dated August 4, 2017 and registered with the office of the Sub Registrar, Thane-5, at Serial no. 9282 of 2017.</p>
	90/2/4	5810	<p>Agreement for Development dated August 8, 2012 and registered with the office of the Sub Registrar, Thane-5, at Serial no. 6793 of 2012;</p> <p>b. Supplemental Deed dated January 19, 2017 registered with the office of the Sub Registrar, Thane-5, at Serial no. 679 of 2017;</p> <p>c. Deed of Confirmation dated August 17, 2012 registered with the office of the Sub</p>

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			Registrar, Thane-5, at Serial no. 7011 of 2012.
3.	101/1/B or 101/1/2	1609.62	Development Agreement dated May 28, 2014 and registered with the office of the Sub Registrar, Thane-2 at Serial no. 4410 of 2014.

SECOND SCHEDULE

PART A

(Description of Larger Project Land)

All those piece and parcel of lands comprising Sy. Nos. /Hissa Nos 88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2, 101/3 admeasuring 26,511.43 square meters situated at Village Daighar, Taluka and District Thane. The actual land area as per 7/12 ultara is 28240 Square Meter and the area considered for FSI / Development is 27398.67 square meters:

- On East By : 25 Meters Wide D. P. Road
- On West By : Private Property
- On North By : 60 Meters Wide Kalyan Shil Road
- On South By : Village road and Private Property

PART B

(Description of the Whole Project Common Areas and Amenities)

1. CLUBHOUSE AMENITIES	17. GROUND LEVEL LANDSCAPE	14. PODIUM LEVEL LANDSCAPE
2. DAY CARE	18. JOGGING TRACK/WALKING TRACK	15. ACTIVITY LAWN (PLAY AND TENT)
3. READING ROOM	19. CRICKET NET	16. MUSIC PAVILION
4. OUTDOOR CAFE	20. MULTI PLAY COURT	17. SEATING COVES
5. MULTIPURPOSE HALL	21. TRICYCLE TRACK	18. YOGA DECK
6. INDOOR GAMES	22. FLOOR GAMES	19. REFLEXOLOGY PATH
7. CARDS	23. KIDS PLAY AREA	20. PUTTING LAWN
8. CARRAM	24. CLIMBING WALL	21. BARBEQUE PAVILION
9. FOOTBALLS	25. SENSORY TRAIL	22. KIDS POOL
10. TABLE TENNIS	26. LABYRINTH	23. MAIN POOL
11. HOBBY ROOM/MUSIC ROOM	27. READING/WORKING COVE	24. CONGREGATION LAWN
12. GYMNASIUM	28. CAFE DECK & CAFE LAWN	25. FESTIVAL LAWN
13. DANCE STUDIO	29. WIFI LOUNGE	26. AMPHITHEATRE
14. AV ROOM	30. SENIOR CITIZEN'S DECK & LAWN	27. GAZEBO
15. CROSSFIT/YOGA DECK ON TERRACE	31. SEATING COVES	28. WALKING TRACK
	32. PLANTATION ISLAND	29. TRELIS WALK
	33. SECRET GARDEN	

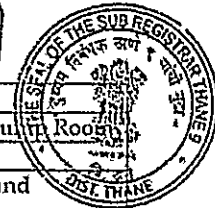
Common Areas and facilities:

Driveways	Drainage
Transformers/ Electric Sub-Station	Sewage Treatment Plant 2028
Organic Waste Converter	Under Ground Water Tank with Pump Room
Non tower Parking area in basement /ground/ podium	Diesel Generators 10
Clubhouse	Ground & Podium recreation ground
Ramp's	Watchman's cabin
Society Office	Open to sky area between plot boundary and any structure within the plot
	Entrance Lobby in each Towner

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PROMOTER

ALLOTTEE/S



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Date: 08/09/2024

Terrace Area in each tower	Lifts in each tower
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Part C
(Common Areas of the Project)

Entrance Lobby	Meter Room
Stilt Area for Parking	Servants Toilet
Drivers Room	Lift Machine room
Over Head Tank	Typical Lift Lobby
Staircase	Lifts
Refuge Area	Terrace Area

Part C
(Common Areas to be shared / utilised by Residential and Retail Shops)

Society office	Transformers/ Electric Sub-Station
Sewage Treatment Plant	Under Ground Water Tank with Pump Room
Organic Waste Converter	Diesel Generators
Entrance Gate	Parking areas as per allotment

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of "the Project")

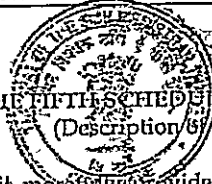
An area measuring 402.54 Sq. Meters of land on which the Project is being constructed on those pieces and parcels of Survey No/Hissa No. 88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2 and 101/3 totally measuring 26, 511.43 square meters, of Village Daighar, Taluka and District Thane

Residential Building: Tower/Wing D4

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units	Floors
D4	120 residential units	Basement+ Stilt+ Podium + 30 Floors

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THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Description of "the said Premises")

All that the Flat/Unit more fully provided in the Fourth Schedule of Annexure "1" in the Project to be known as "Provident Palm Vista", to be constructed on a portion of the Larger Project Land, more particularly described in the First Schedule hereinabove.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:
(Payment Schedule)**

Payment Schedule - Provident Palm Vista		
Activity Name	Milestone %	Amount
Initial Booking Amount		₹ 1,00,000
Booking Amount 1 (Minus initial booking amount) - 7 Days from date of booking	5.50%	₹ 2,69,375
Booking Amount 2 - 15 Days from date of booking	4.00%	₹ 2,68,637
On registration of agreement payable no later than 15 days from date of registration of agreement *	10.50%	₹ 7,05,171
On Commencement of excavation of the Tower in which the Purchaser's Apartment is located	10.00%	₹ 6,71,592
On Commencement of plinth slab of the Tower in which the Purchaser's Apartment is located	8.00%	₹ 5,37,273
On Commencement of Block work of the Purchaser's Apartment	5.00%	₹ 3,35,796
On Commencement of 3rd floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 6th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 9th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 12th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 15th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 18th floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 21st floor slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of 25th floor slab of the tower in which purchaser's apartment is located	5.00%	₹ 3,35,796
On Commencement of Terrace slab of the tower in which purchaser's apartment is located	4.00%	₹ 2,68,637
On Commencement of flooring of the Purchaser's Apartment	5.00%	₹ 3,35,796
On Commencement of external Door Frame and Window in which Purchaser's Apartment is located	5.00%	₹ 3,35,796
On Commencement of erection of lift of the Tower in which the Purchaser's Apartment is located	5.00%	₹ 3,35,796
On Intimation of Possession Plus Possession related Charges ** as detailed in Section-C of cost sheet	5.00%	₹ 3,35,796
Total	100%	₹ 67,15,915

* Payment percentage mentioned herein is of Agreement Value. GST extra as applicable.
Infrastructure related charges, legal charges, advance maintenance Charges / deposits, service and all statutory charges are extra and payable as applicable. Demands will be raised as and when work is completed and the activities listed above are not in chronological order. It is possible that 2 or more demands may be raised simultaneously or in quick succession on account of completion of relevant activity.

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PROMOTER

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THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Specification - Internal Fittings, Fixtures and Amenities to be provided in the Flat / Whole Project)

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PALAMSTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

1. STRUCTURE

1.1. RCC Structure Seismic zone compliant - (As per NBC)

2. FLOORING

2.1	Lobbies & passages leading to the Lifts & Staircase- (Basement/Spilt floor/ Entrance Floor)	Vitrified tiles
2.2	Typical floor lobby	Vitrified tiles
2.3	Living/Dining, Foyer, Master Bedroom	Vitrified tiles
2.4	Bed rooms /Kitchen	Vitrified tiles
2.5	Balcony/ Utility/Refuge area	Anti-oxid Ceramic tiles
2.6	Toilets	Anti-oxid Ceramic tiles


Abhinav Chakrabarty
President - Design
Page 3 | 14

Dharmesh Shah
President - Sales, Mktg & CRM


Abhinav Kapoor
Chief Executive Officer


Nani Choksey
Vice Chairman

PROVIDENT HOUSING LIMITED

PROVIDENT

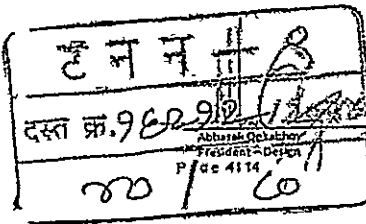
PALAMSTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

2.7. Staircase-

Basement to 8th, 8th to first floor including mid landing between 8th and first floor	Concrete tiles with painted skirting
All Levels including first floor main landing	Concrete tiles with painted skirting

3. WALLS

3.1. External walls	Gypsum plastered (finished with Acrylic Emulsion paint)
3.2. Kitchen platform	Cooking Platform in Granite, with 2 ft high dado ceramic tiles for wall above the cooking platform, Single Bowl SS Sink with Drain board for 240MM hoses Single bowl SS sink without drain board for 180MM hoses Matt/Glazed Ceramic tiles up to false ceiling
3.3. Toilets	Granite /Vitrified tile / textured paint as per architect's design detail
3.4. Lift door wall cladding	Pully finished with external grade weather proof paint/ Emulsion Paint & textured painted surfaces in selective places as per architect's design detail
3.5. Exterior Facade of building	


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Abhinav Chakrabarty
President - Design
Page 4 | 14




Abhinav Kapoor
Chief Executive Officer


Nani Choksey
Vice Chairman

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PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

- 3.9. Balcony/Terrace/Utility External grade weather proof Paint
4. CEILINGS
- 4.1 All Internal Ceilings Coarse putty finished with Oil Bound Distemper
- 4.2 Toilets Modular Grid False Ceiling above false ceiling - Unished with whitewash
- 4.3 Main entrance Lobby Ground floor Gypsum Board False ceiling finished with acrylic emulsion paint- Whitewash above false ceiling
- 4.4 Utility/Balcony Painted with Oil Bound Distemper
5. HANDRAILS
- 5.1 Staircase MS Railings as per design detail
- 5.2 Balcony/Terrace AIS Railings as per design detail
- 5.3 Corridor/Lobby Parapet wall

Abbas Ali Qureshi
President - Design

Dharmesh Shah
President - Sales, MKG & CRM

Abhishek Kapoor
Chief Executive Officer

Ravi Choksi
Vice Chairman

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PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

6. DOORS
- 6.1. Main door FRAME: Engineered/solid wood frame - PU polished with matt finish
SHUTTER: Engineered wood shutter with veneer finish on both side with good quality hardware
- 6.2. Bed Room Doors FRAME: Engineered/Solid wood frame - PU polished in matt finish
SHUTTER: Engineered wood shutter with both side laminate finish with good quality hardware
- 6.3. Toilet Doors FRAME: Engineered/Solid wood frame- PU polish with matt finish
SHUTTER: Engineered wood shutter with both side laminate finish, with good quality hardware
- 6.4. Living/Dining to Balcony/Terrace Floor to lintel, glazed, 2.5 track UPVC frame with sliding-shutters and provision for insect mesh (insect mesh is customer's scope)

Abbas Ali Qureshi
President - Design

Dharmesh Shah
President - Sales, MKG & CRM

Abhishek Kapoor
Chief Executive Officer

Ravi Choksi
Vice Chairman

Page 6 | 14

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PALAMVISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

- 6.5 Utility door UPVC openable door with glass panel with adjoining openable window And a provision for exhaust fan
- 7. WINDOWS & VENTILATORS**
- 7.1 Windows Glazed, 2.5 track UPVC frames with Sliding shutters/Hinged Shutters with safety rail and provision for insect mesh except in Kitchen
- 7.2 Ventilators Glazed UPVC frames with Louvers/Hinged Fixed shutters With provision for exhaust fan
- 8. PLUMBING / SANITARY FITTINGS**
- 8.1. All sanitary & Plumbing Fixtures As per ANNEXURE 1


Abhishek Kapoor
President-Design
Page 7/14

Dharmesh Shah
President-Sales, Mktg & CRM


Anil Choudhary
Chief Executive Officer


Anil Choudhary
Vice Chairman

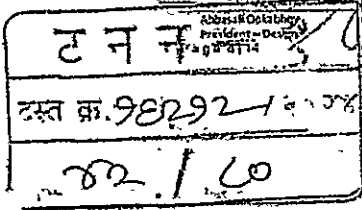
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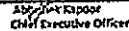
PALAMVISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

9. ELECTRICAL WORKS

- 9.1 General Electrical works
 - ISI certified cables, FRLS wiring through PVC Conduits concealed in walls & ceilings with Modular switches, Light Points, Fan points, Exhaust points, Power sockets, Call Bell point, Geyser points, TV points, Telephone points, Data points at various locations as per design.
 - The Electrical room to have panel boards & meters as per MSEDCL standards
 - ED (MSEDCL) POWER PROVISION (Based on Standard Diversity Factors)
 - 1 BHK 3 KW
 - 2 BHK 4 KW
 - 3 BHK 5 KW
- 9.2 DG - power back up
 - 100% Back up for common area Lighting, pumps, Lifts & fire services based on Standard Diversity factors. No DG power backup for residential units


Abhishek Kapoor
President-Design
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Anil Choudhary
Chief Executive Officer

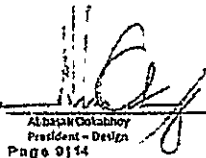
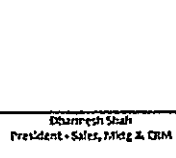


Anil Choudhary
Vice Chairman

PROVIDENT HOUSING LIMITED

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PALAVISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

<p>9.3 Provision for AC 9.4 Geyser</p>	<p>Provision of power point for AC in Living-Dining & all bedrooms In all bathrooms (Capacity 15L)</p>
<p>10. ELEVATORS</p>	
<p>10.1 Elevators</p>	<p>Elevators with AUTOMATIC RESCUE DEVICE (An advanced rescue system used to save passengers to the nearest floor within minutes of power failure and give instant relief to the passengers -ARD) & emergency call facility to security</p>
<p>11. OTHER SERVICES / INFRASTRUCTURE</p>	
<p>11.1 Services</p>	<p>QTP WTP & DWG as per design requirements</p>
<p>12. AMENITIES</p>	
<p>12.1 Project Specific Indoor/Outdoor amenities</p>	<p>As per ANNEXURE 2</p>
<p>12.2 CCTV</p>	<p>A) selected locations as per design</p>

 Abhishek Gokashay President - Design Page 9/14	 Dharmesh Shah President - Sales, Mktg & CRM	 Abhishek Kapoor Chief Executive Officer	 Hari Chakraborty Vice Chairman
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PALAVISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

ANNEXURE 1 - PLUMBING / SANITARY FITTINGS

MASTER BED ROOM TOILET

- CWC - White coloured wall Mounted CWC with seat cover Flush Valve Health Faucet
- WASH BASIN - White coloured washbasin or counter with faucet
- SHOWER - Shower with Single Lever diverter
- FAUCETS - CP fixtures
- GEYSER - 15L Capacity geyser shall be provided

OTHER TOILETS

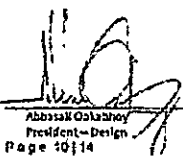
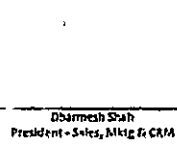
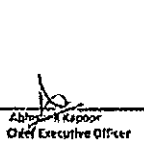

- CWC - White coloured wall Mounted CWC with seat cover Flush Valve Health Faucet
- WASH BASIN - White coloured washbasin with faucet
- SHOWER - Shower with Single Lever diverter
- FAUCETS - CP fixtures
- GEYSER - 15L Capacity geyser shall be provided

KITCHEN

- PROVISIONS - for Water Purifier (Electrical & plumbing lines)

UTILITY

- PROVISIONS - for Washing machine (Electrical & Plumbing lines)

 Abhishek Gokashay President - Design Page 10/14	 Dharmesh Shah President - Sales, Mktg & CRM	 Abhishek Kapoor Chief Executive Officer	 Hari Chakraborty Vice Chairman
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PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

ANNEXURE 2 - AMENITIES

CLUB HOUSE - consisting of


- Day Cafe
- Reading room/Library
- Outdoor Cafe
- Multipurpose hall
- Indoor games - cards, barrom, *Foosball, Table tennis & chess
- Hobby room/Music room
- Gymnasium
- Dance Studio
- AV room
- Cross fit /Yoga Deck on terrace

GROUND LEVEL LANDSCAPE

- Jogging track/Walking track
- Cricket net
- Multi play court
- Tricycle track
- Floor games
- Kids play area
- Climbing wall
- Sensory trail
- Labyrinth
- Reading/watering cove
- Cafe deck & Cafe lawn
- Yogi lounge
- Senior citizen's deck & lawn
- Seating cove
- Plantation island
- Secret garden


 Abhishek Kapoor
 President - Design
 Page 11 of 14

Dharmesh Shah
 President - Sales, Mktg & CRM


 Dharmesh Shah
 Chief Executive Officer


 Hem Choksey
 Vice Chairman

PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022


ANNEXURE 2 - AMENITIES

PODIUM LANDSCAPE

- Activity lawn/Play and tent
- Music pavilion
- Seating cove
- Yoga Deck
- Reflexology path
- Putting lawn
- Barbecue pavilion
- Kites pool
- Main pool
- Congregation lawn
- Festival lawn
- Amphitheatre
- Gazebo
- Walking track
- Trails walk


 Abhishek Kapoor
 President - Design
 Page 12 of 14

Dharmesh Shah
 President - Sales, Mktg & CRM


 Dharmesh Shah
 Chief Executive Officer


 Hem Choksey
 Vice Chairman

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PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

DISCLAIMER IV SPECIFICATIONS

1. Amenities/specifications pertaining to balcony/terrace and/or utility including but not limited to flooring, fixtures, US/SG ratings, block work, etc. are applicable exclusively to apartments with balcony/terrace and/or utility. Apartments/units not designed with a specific utility area are not equipped with any amenities related to utility. Apartments/units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, granite slab/platform and all other amenities/specifications/provisions specific to the kitchen and kitchen areas are applicable exclusively to apartments with kitchen.
3. The developer shall only provide electrical points. The actual electrical fixtures/fittings inside the apartments including but not limited to wiring/celling light, peyset, water purifier, chimney, exhaust fans, Washing machines, buzzer/door bell, fans shall be the responsibility of the buyer.
4. In the event, any document mentions a specific brand to be offered against any given specification and in the event such manufacturer of that specific brand (i) ceases production/manufacture of these brands, or (ii) ceases its business operations as a consequence of which the relevant products are not available, or (iii) inordinately delays the supply of products/materials which in the opinion of the


 Abhishek Gokulshay
 President - Design
 Page 13 of 14


 Dharmesh Shah
 President - Sales, Mktg & CRM


 Abhishek Kapoor
 Chief Executive Officer

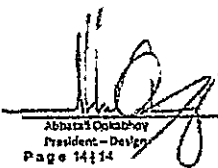

 Hans Choksey
 Vice Chairman


PROVIDENT HOUSING LIMITED


PROVIDENT

PALMISTA - RESIDENTIAL BUILDING SPECIFICATIONS - JANUARY 2022

- promoter, may delay completion of the project, or (iv) causes quality changes which in the opinion of the promoter does not suit its quality metrics, or (v) increases the purchase cost of its products/materials by 10% or more which, in the opinion of the promoter may delay completion, then the promoter shall procure and install products of any one or more of the brands as per promoters choice which shall be a brand with equivalent features.
5. In the event of any contradictions/conflicts between the Agreement for Sale and this specifications document the provisions of the Agreement for Sale shall prevail and be final and binding.
 6. The specifications enclosed here are to be read along with the relevant unit / apartment plan.


 Abhishek Gokulshay
 President - Design
 Page 14 of 14


 Dharmesh Shah
 President - Sales, Mktg & CRM


 Abhishek Kapoor
 Chief Executive Officer


 Hans Choksey
 Vice Chairman

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 PROMOTER


 ALLOTTEE/S

THE EIGHTH SCHEDULE ABOVE REFERRED TO

(Deposits and Charges)

No.	Particulars	Amount (INR)
1.	Electric/Water connection charges/ deposits Gas Connection deposits / Charges (if applicable)	At actuals to be paid to Promoter
2.	Legal Charges	₹ 40,000/-
3.	Formation and Registration of Society	Payable on demand

No.	Particulars	Amount (INR)
1.	Share Application Charges	Payable on Demand
2.	Corpus Fund	NA
3.	Maintenance charges along with 15% service charges of the Promoter	Payable on Demand
4.	Municipal Taxes and Outgoings	As applicable

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

SIGNED AND DELIVERED)
By the within named PROMOTER 1)
PROVIDENT HOUSING LTD)
By the hand of its Authorised Signatory)
Mr. Bakhtiyar Ahmed B Sindgi)



In the presence of)

1. S.S. Parash)

2. [Signature])

SIGNED AND DELIVERED)
By the within named PROMOTER 2)
GLORY TOWNSHIP LLP represented by)
POA Holder Provident Housing Ltd)
By the hand of its Authorised Signatory)
Mr. Bakhtiyar Ahmed B Sindgi)



SIGNED AND DELIVERED)
By the within named ALLOTTEE/S)

Umesh Laxman Shivtare)

In the presence of)

1. S.S. Parash)

2. [Signature])



[Signature]



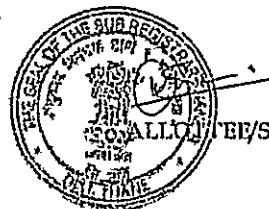
RECEIVED of and from the Flat/Unit)
Allottee/s/s above named the sum of)
Rs. 1,00,000/-)
(Rupees One Lakh Only)
Towards advance payment or deposit)
paid by the Allottee/s to the Promoter)

For PROVIDENT HOUSING LTD

Authorised Signatory

[Signature]
PROMOTER

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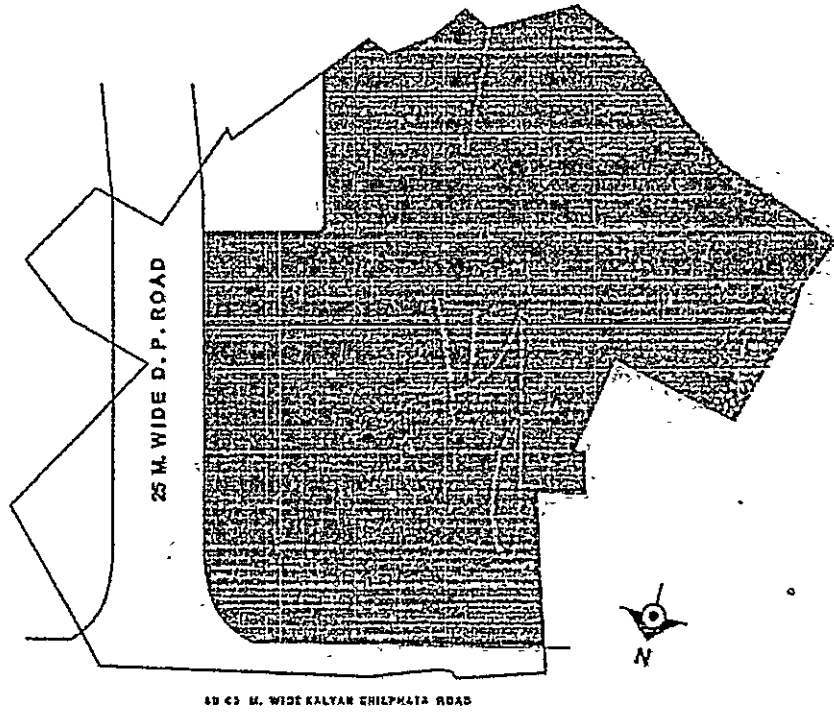


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Annexure "A"
Plan of Larger Land



LAYOUT PLAN

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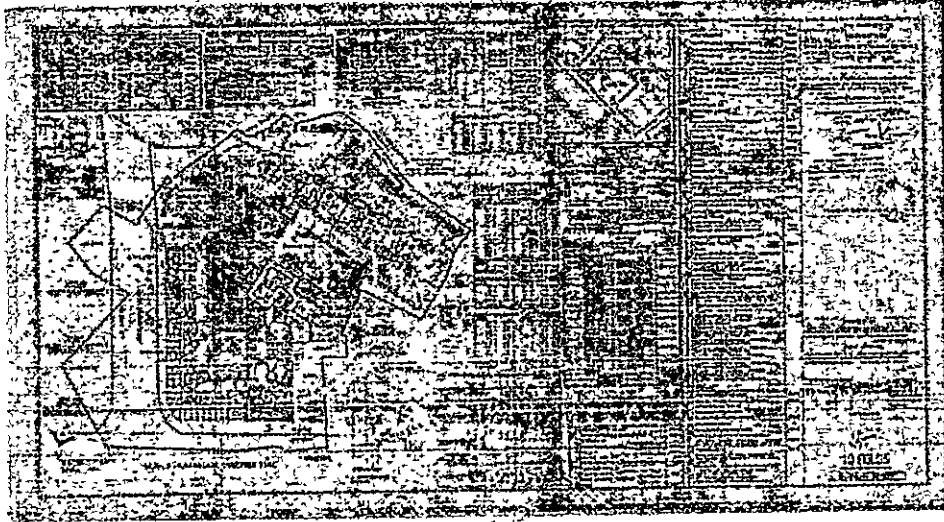


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ANNEXURE "B"
(Sanctioned Master Layout Plan)



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PROMOTER

ALLOTTEE/S

ANNEXURE "C"

(RERA Certificate)



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 . P51700025842

Project: Provident Palmvsta D4 , Plot Bearing / GTS / Survey / Final Plot No .88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2, 101/3 at Thane (M Corp.), Thane, Thane, 421204.

1. Provident Housing Limited having its registered office / principal place of business at *Tahsil: District: Bangalore, Pin: 580042.*
 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.
 3. The Registration shall be valid for a period commencing from 20/07/2020 and ending with 30/06/2028 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. Vajanti/Pranand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 22:52:54

Dated: 08/09/2021
Place: Mumbai

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

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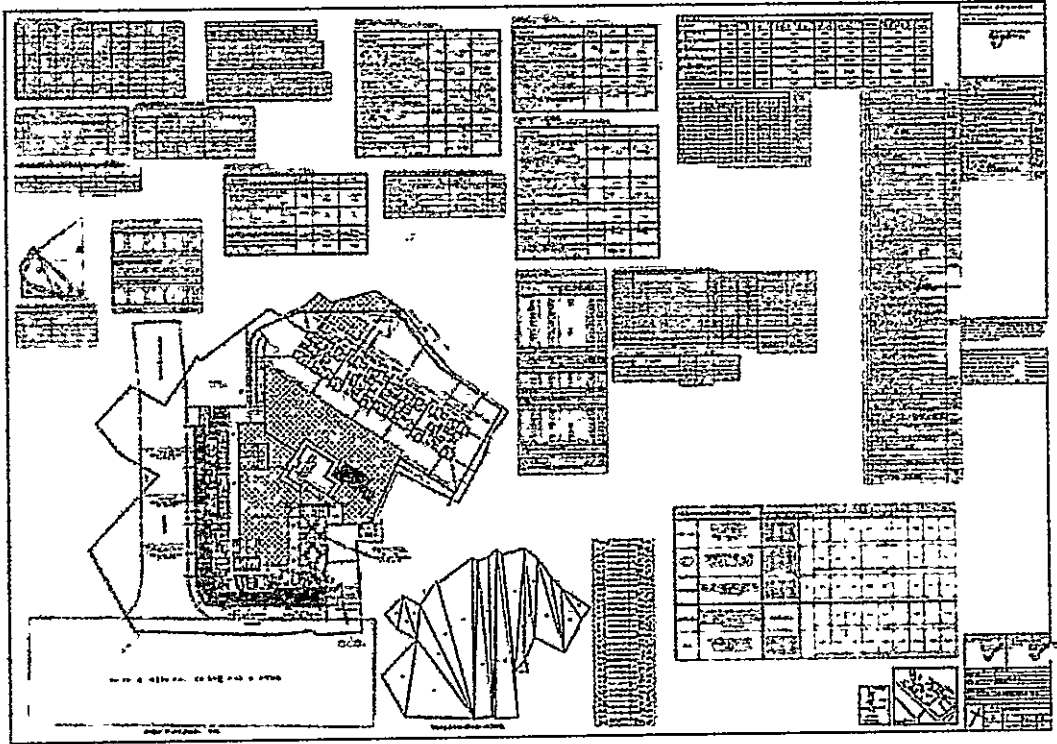
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ALLOTTEE/S

ANNEXURE "D"
Amended Sanctioned Plan



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PROMOTER

ALLOTTEE/S

ANNEXURE "E"
(Commencement Certificate)



Thane Municipal Corporation
APPENDIX 'D-1'
SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

<p>Building Name : B2 (BLDG) Name of PWork : B2-1 (BLDG) Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR</p>	<p>Building Use : Mixed Use</p>
<p>Building Name : C1 (BLDG) Name of PWork : C1-1 (BLDG) Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR</p>	<p>Building Use : Mixed Use</p>
<p>Building Name : C2 (BLDG) Name of PWork : C2-1 (BLDG) Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, Nineteenth Floor (Pl.), TERRACE FLOOR</p>	<p>Building Use : Mixed Use</p>
<p>Building Name : B1 (BLDG) Name of PWork : B1-1 (BLDG) Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR</p>	<p>Building Use : Mixed Use</p>
<p>Building Name : D2 (BLDG) Name of PWork : D2-1 (BLDG)</p>	<p>Building Use : Residential Building</p>

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ALLOTTEE/S

Floor Name:	BASEMENT PARKING FLOOR,GROUND PARKING FLOOR,PODIUM PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,TERRACE FLOOR	Building Use : Residential Building
Building Name :	D3 (BLDG)	
Name of PWork :	D3-1 (BLDG)	
Floor Name:	BASEMENT PARKING FLOOR,GROUND PARKING FLOOR,PODIUM PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,TERRACE FLOOR	Building Use : Residential Building
Building Name :	D4 (BLDG)	
Name of PWork :	D4-1 (BLDG)	
Floor Name:	BASEMENT PARKING FLOOR,STILT PARKING FLOOR,PODIUM PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,TERRACE FLOOR	Building Use : Residential Building
Building Name :	D1 (BLDG)	
Name of PWork :	D1-1 (BLDG)	
Floor Name:	BASEMENT PARKING FLOOR,GROUND PARKING FLOOR,PODIUM PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,TERRACE FLOOR	Building Use : Residential Building
Building Name :	A1 (BLDG)	
Name of PWork :	A1-1 (BLDG)	
Floor Name:	STILT PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR	Building Use : Mixed Use
Building Name :	A2 (BLDG)	
Name of PWork :	A2-1 (BLDG)	
Floor Name:	GROUND PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH	

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ALLOTTEE/S

FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,TERRACE FLOOR

Building Name : FITNESS (CENTER) Building Use : Residential Building

Name of PWork : FITNESS-1 (CENTER)

Floor Name: GROUND FLOOR,PODIUM 1ST FLOOR,SECOND FLOOR,TERRACE FLOOR

1. Road Width : 60.00 ML. 2. Premium Area : 12842.78 Sq ML. 3. Ancillary Area : 37401.35 Sq ML.

4. TDR Area : 26781.80 Sq ML. 5. Total built-up Area : 90478.82 Sq ML.

To,
 GLORY TOWNSHIP LLP & Others (Owner) & GLORY TOWNSHIP LLP Partners Mr. Raja Gope Rochlani & Mr. Gope Madhavdas Rochlani (POAH) (Owner)
 Pursharth Neelamarth c- 13/25, Bramakumari peace park Netaji chowk, Ulhasnagar-5, Ulhasnagar, Thane-421005
 Anil Hassan and Jagwani (Lic:CA/2001/27699) Architect
 506, A Wing, Dey Corpora, Eastern Express Highway, Cadbury Junction, Khopat, Thane(W)

Sir,
 With reference to your application No. S11/0181/18/1 (V.P.No.TMCB/TDD/0013/[P/C]/2023/AutoDCR), dated 03 October, 2023 for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, Maharashtra Municipal Corporations Act, 1947; to carry out development work / Building on Plot No.0, Village, DAICHAR, CTS No. :0, Survey No.:S NO. 80, 81A, 90/2/5, 90/2/4, 90/1, 90/4/2, 101/1/8, 101/2, 101/3, the Commencement Certificate/Building Permission granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : 05 Online
 Date : 13 October, 2023
 Office Stamp.:

Yours faithfully,
 Assistant Director Town Planning

OFFICE OF THE Thane Municipal Corporation
 Building Permt No.: TMCB/TDD/0013/[P/C]/2023/AutoDCR
 Date: 13 October, 2023
 SANCTIONED

Digitally signed by SATHISH P. WANKAR
 DN: cn=SATHISH P. WANKAR, o=Thane Municipal Corporation, ou=Thane Municipal Corporation, email=S.P.Wankar@thane.gov.in

Signature of the Authority

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Terms and Condition :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, that necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in LIDCPRs may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents in that if at shall be submitted along with the application form of occupancy.
10. Lic. Certificate from FWD should be submitted before Occupation Certificate, if applicable.
11. Permission for citing of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cases where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. Before OC, As per amended plan changes made in inclusive Housing tenements must be inform to MHADA.
15. Before Further Permission NOC from M.S.E.B must be submitted.

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ALLOTTEE/S

ANNEXURE "F"
(7/12 Utara)

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सूची संख्या: 1/2024
दिनांक: 01/08/2024

क्र.सं.	विकासकर्ता का नाम	प्लॉट नं.	प्लॉट का क्षेत्रफल (वर्ग मी.)	प्लॉट का मूल्य (₹)	प्लॉट का वर्गीकरण
1	श्री. राजेश कुमार	1/1	100	1000000	रिजिस्टर्ड
2	श्री. विजय कुमार	1/2	100	1000000	रिजिस्टर्ड
3	श्री. अमित कुमार	1/3	100	1000000	रिजिस्टर्ड
4	श्री. सुरेश कुमार	1/4	100	1000000	रिजिस्टर्ड
5	श्री. प्रदीप कुमार	1/5	100	1000000	रिजिस्टर्ड
6	श्री. अशोक कुमार	1/6	100	1000000	रिजिस्टर्ड
7	श्री. सचिन कुमार	1/7	100	1000000	रिजिस्टर्ड
8	श्री. निखिल कुमार	1/8	100	1000000	रिजिस्टर्ड
9	श्री. विवेक कुमार	1/9	100	1000000	रिजिस्टर्ड
10	श्री. अजय कुमार	1/10	100	1000000	रिजिस्टर्ड

क्र.सं.	विकासकर्ता का नाम	प्लॉट नं.	प्लॉट का क्षेत्रफल (वर्ग मी.)	प्लॉट का मूल्य (₹)	प्लॉट का वर्गीकरण
11	श्री. अरवि कुमार	1/11	100	1000000	रिजिस्टर्ड
12	श्री. नमन कुमार	1/12	100	1000000	रिजिस्टर्ड
13	श्री. आर्य कुमार	1/13	100	1000000	रिजिस्टर्ड
14	श्री. अक्षय कुमार	1/14	100	1000000	रिजिस्टर्ड
15	श्री. विभव कुमार	1/15	100	1000000	रिजिस्टर्ड
16	श्री. अक्षय कुमार	1/16	100	1000000	रिजिस्टर्ड
17	श्री. अक्षय कुमार	1/17	100	1000000	रिजिस्टर्ड
18	श्री. अक्षय कुमार	1/18	100	1000000	रिजिस्टर्ड
19	श्री. अक्षय कुमार	1/19	100	1000000	रिजिस्टर्ड
20	श्री. अक्षय कुमार	1/20	100	1000000	रिजिस्टर्ड

सर्वोच्च न्यायालय की कोर्ट का आदेश है कि यह प्लॉट रिजिस्टर्ड है।
 जिला मजिस्ट्रेट, थरिया
 श्री. राजेश कुमार

सूची संख्या: 2/2024
दिनांक: 01/08/2024

क्र.सं.	विकासकर्ता का नाम	प्लॉट नं.	प्लॉट का क्षेत्रफल (वर्ग मी.)	प्लॉट का मूल्य (₹)	प्लॉट का वर्गीकरण
1	श्री. अक्षय कुमार	2/1	100	1000000	रिजिस्टर्ड
2	श्री. अक्षय कुमार	2/2	100	1000000	रिजिस्टर्ड
3	श्री. अक्षय कुमार	2/3	100	1000000	रिजिस्टर्ड
4	श्री. अक्षय कुमार	2/4	100	1000000	रिजिस्टर्ड
5	श्री. अक्षय कुमार	2/5	100	1000000	रिजिस्टर्ड
6	श्री. अक्षय कुमार	2/6	100	1000000	रिजिस्टर्ड
7	श्री. अक्षय कुमार	2/7	100	1000000	रिजिस्टर्ड
8	श्री. अक्षय कुमार	2/8	100	1000000	रिजिस्टर्ड
9	श्री. अक्षय कुमार	2/9	100	1000000	रिजिस्टर्ड
10	श्री. अक्षय कुमार	2/10	100	1000000	रिजिस्टर्ड

क्र.सं.	विकासकर्ता का नाम	प्लॉट नं.	प्लॉट का क्षेत्रफल (वर्ग मी.)	प्लॉट का मूल्य (₹)	प्लॉट का वर्गीकरण
11	श्री. अक्षय कुमार	2/11	100	1000000	रिजिस्टर्ड
12	श्री. अक्षय कुमार	2/12	100	1000000	रिजिस्टर्ड
13	श्री. अक्षय कुमार	2/13	100	1000000	रिजिस्टर्ड
14	श्री. अक्षय कुमार	2/14	100	1000000	रिजिस्टर्ड
15	श्री. अक्षय कुमार	2/15	100	1000000	रिजिस्टर्ड
16	श्री. अक्षय कुमार	2/16	100	1000000	रिजिस्टर्ड
17	श्री. अक्षय कुमार	2/17	100	1000000	रिजिस्टर्ड
18	श्री. अक्षय कुमार	2/18	100	1000000	रिजिस्टर्ड
19	श्री. अक्षय कुमार	2/19	100	1000000	रिजिस्टर्ड
20	श्री. अक्षय कुमार	2/20	100	1000000	रिजिस्टर्ड

सर्वोच्च न्यायालय की कोर्ट का आदेश है कि यह प्लॉट रिजिस्टर्ड है।
 जिला मजिस्ट्रेट, थरिया
 श्री. अक्षय कुमार

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ALLOTTE/S

Form 1 (Part A) - Details of the Project

Project Name	Plot No.	Block No.
Phase	Area	Location
Completion Date	Registration Date	Other Details

Form 1 (Part B) - Details of the Allottees

Sl. No.	Name	Address	Area	Price	Payment Status
1					
2					

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Form 1 (Part C) - Details of the Allottees (Continued)

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Form 1 (Part D) - Details of the Allottees (Continued)

Sl. No.	Name	Address	Area	Price	Payment Status
3					
4					

Form 1 (Part E) - Details of the Allottees (Continued)

Sl. No.	Name	Address	Area	Price	Payment Status
5					
6					

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Form 1 (Part F) - Details of the Allottees (Continued)

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ALLOTTEE/S

Sl. No.	Particulars	Amount
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16
17
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Sl. No.	Particulars	Amount
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संस्थापक निदेशिका
सा. नि. धरने

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Sl. No.	Particulars	Amount
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संस्थापक निदेशिका
सा. नि. धरने

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ALLOTTEE/S

प्लान नं. 1		प्लान नं. 2		प्लान नं. 3	
खण्ड	वर्ग	खण्ड	वर्ग	खण्ड	वर्ग
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

खण्ड	वर्ग	खण्ड	वर्ग	खण्ड	वर्ग
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

तलाठी सचिवालय
म. वि. दाने

पञ्जाब प्रशासन

पञ्जाब प्रशासन

पञ्जाब प्रशासन

खण्ड	वर्ग	खण्ड	वर्ग	खण्ड	वर्ग
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

खण्ड	वर्ग	खण्ड	वर्ग	खण्ड	वर्ग
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

तलाठी सचिवालय
म. वि. दाने

ट न न - ९
दस्ता क्र. 98292-12028
६९ / ८०



PROMOTER

ALLOTTEE/S

पंजीकृत
अनुसूची 1

अनुसूची 1 के अंतर्गत अंतिम अंश (अंश) का विवरण

प्लॉट नं. 98292/2038

क्र.सं.	अंश का विवरण	अंश का क्षेत्रफल (वर्ग मी.)	अंश का क्षेत्रफल (वर्ग फीट)	अंश का क्षेत्रफल (वर्ग गज)
1	अंश 1	1000	1076	100
2	अंश 2	1000	1076	100
3	अंश 3	1000	1076	100
4	अंश 4	1000	1076	100
5	अंश 5	1000	1076	100
6	अंश 6	1000	1076	100
7	अंश 7	1000	1076	100
8	अंश 8	1000	1076	100
9	अंश 9	1000	1076	100
10	अंश 10	1000	1076	100
11	अंश 11	1000	1076	100
12	अंश 12	1000	1076	100
13	अंश 13	1000	1076	100
14	अंश 14	1000	1076	100
15	अंश 15	1000	1076	100
16	अंश 16	1000	1076	100
17	अंश 17	1000	1076	100
18	अंश 18	1000	1076	100
19	अंश 19	1000	1076	100
20	अंश 20	1000	1076	100
21	अंश 21	1000	1076	100
22	अंश 22	1000	1076	100
23	अंश 23	1000	1076	100
24	अंश 24	1000	1076	100
25	अंश 25	1000	1076	100
26	अंश 26	1000	1076	100
27	अंश 27	1000	1076	100
28	अंश 28	1000	1076	100
29	अंश 29	1000	1076	100
30	अंश 30	1000	1076	100
31	अंश 31	1000	1076	100
32	अंश 32	1000	1076	100
33	अंश 33	1000	1076	100
34	अंश 34	1000	1076	100
35	अंश 35	1000	1076	100
36	अंश 36	1000	1076	100
37	अंश 37	1000	1076	100
38	अंश 38	1000	1076	100
39	अंश 39	1000	1076	100
40	अंश 40	1000	1076	100
41	अंश 41	1000	1076	100
42	अंश 42	1000	1076	100
43	अंश 43	1000	1076	100
44	अंश 44	1000	1076	100
45	अंश 45	1000	1076	100
46	अंश 46	1000	1076	100
47	अंश 47	1000	1076	100
48	अंश 48	1000	1076	100
49	अंश 49	1000	1076	100
50	अंश 50	1000	1076	100

पंजीकृत
अनुसूची 2

अनुसूची 2 के अंतर्गत अंतिम अंश (अंश) का विवरण

प्लॉट नं. 98292/2038

क्र.सं.	अंश का विवरण	अंश का क्षेत्रफल (वर्ग मी.)	अंश का क्षेत्रफल (वर्ग फीट)	अंश का क्षेत्रफल (वर्ग गज)
1	अंश 1	1000	1076	100
2	अंश 2	1000	1076	100
3	अंश 3	1000	1076	100
4	अंश 4	1000	1076	100
5	अंश 5	1000	1076	100
6	अंश 6	1000	1076	100
7	अंश 7	1000	1076	100
8	अंश 8	1000	1076	100
9	अंश 9	1000	1076	100
10	अंश 10	1000	1076	100
11	अंश 11	1000	1076	100
12	अंश 12	1000	1076	100
13	अंश 13	1000	1076	100
14	अंश 14	1000	1076	100
15	अंश 15	1000	1076	100
16	अंश 16	1000	1076	100
17	अंश 17	1000	1076	100
18	अंश 18	1000	1076	100
19	अंश 19	1000	1076	100
20	अंश 20	1000	1076	100
21	अंश 21	1000	1076	100
22	अंश 22	1000	1076	100
23	अंश 23	1000	1076	100
24	अंश 24	1000	1076	100
25	अंश 25	1000	1076	100
26	अंश 26	1000	1076	100
27	अंश 27	1000	1076	100
28	अंश 28	1000	1076	100
29	अंश 29	1000	1076	100
30	अंश 30	1000	1076	100
31	अंश 31	1000	1076	100
32	अंश 32	1000	1076	100
33	अंश 33	1000	1076	100
34	अंश 34	1000	1076	100
35	अंश 35	1000	1076	100
36	अंश 36	1000	1076	100
37	अंश 37	1000	1076	100
38	अंश 38	1000	1076	100
39	अंश 39	1000	1076	100
40	अंश 40	1000	1076	100
41	अंश 41	1000	1076	100
42	अंश 42	1000	1076	100
43	अंश 43	1000	1076	100
44	अंश 44	1000	1076	100
45	अंश 45	1000	1076	100
46	अंश 46	1000	1076	100
47	अंश 47	1000	1076	100
48	अंश 48	1000	1076	100
49	अंश 49	1000	1076	100
50	अंश 50	1000	1076	100

पंजीकृत अंश (अंश) का विवरण

पंजीकृत अंश (अंश) का विवरण

प्लॉट नं. - 98292/2038

दस्तावेज नं. 98292/2038

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PROMOTER

ALLOTTEE/S

ANNEXURE "G"

(Bank Account Details)

Bank Name:-	INDUSIND BANK
Name of Account	PHL-PROVIDENT PALMVISTA D4 IBL COLLECTION ESCROW ACCOUNT
Account No:-	251213141655
Branch:-	M.G.Road
Address:-	Ground Floor, Centenary Building, NO. 28, M.G. Road, Bengaluru 560 001.
RTGS/NEFT/IFSC Code	INDB0000008

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PROMOTER

ALLOTTEE/S

ANNEXURE "H"
(Floor Plans)

" PALMVISTA "
SILPHATA, THANE

<p>117.11.11.11 117.11.11.11</p>	
<p>POWER: 24 TOILET: 24 KITCHEN: 24 LIVING ROOM: 24 BED ROOM: 24 BALC: 24</p>	
<p>REMARKS: 1. THE UNIT IS AS PER THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. 2. THE UNIT IS AS PER THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. 3. THE UNIT IS AS PER THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. 4. THE UNIT IS AS PER THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. 5. THE UNIT IS AS PER THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.</p>	
<p>APPROVED BY: _____ DATE: _____</p>	

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88 / 10



ANNEXURE "I"

Schedule	Description	Details
First	Date of the Agreement	16.08.2021
Second	1. Authorised Signatory 2. Board Resolution date	1. Name: Bakhtiyar Ahmed B Sindgi Aadhar: 5049 9357 0577 2. 16 th Feb 2022
Third	Allottee Details	Umesh Laxman Shivtare aged about 38 years, S/O Laxman Narayan Shivtare (PAN No. BUBP53473B), (Aadhaar No. 9471 0805 2354) having his/her/their /its address at Gulmohar Co-Op Soc. Plot No. C-131, Room no. 305, Sector - 1, Ghansoli, Navi Mumbai - 400701. Contact Details: 9224362462 Email Id: umesh.s007@gmail.com
Fourth	Said Premises	All that the Flat/Unit being No. PV-D4-2101 measuring 54.12 Sq. Meter carpet area plus 0 Sq. Meter deck area and 9.55 Sq. Meter balcony area, if any on 21st floor in Tower/Wing D4 in the Project to be known as "Provident Palm Vista", to be constructed on a portion of the Larger Project Land, more particularly described in the First Schedule
Fifth	No and type of Car Parks	1 Covered Car Parking in Mechanical Stack
Sixth	Sale Consideration	INR 6715915/- (Indian National Rupees Sixty Seven Lacs Fifteen Thousand Nine Hundred Fifteen Only)
Seventh	Advance Payment/ Earnest Payment paid	INR 1,00,000/- (Indian National One Lac Only)
Eighth	Nominee details	Name: Pranali Umesh Shivtare Age: 34 Years Address: Gulmohar Co-Op Soc. Plot No. C-131, Room no. 305, Sector - 1, Ghansoli, Navi Mumbai - 400701 Contact details: 9326323978 Email Id: prnalibhpjane8290@gmail.com

दस्ता नं. 98292/2028

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वस्तु : १६२१२
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१

घोषणापत्र / शपथपत्र

मी/आम्ही खाली नोंदी करणार. या नोंदणी महाविधीकांक नं. ३३, पुणे यांचे दि. २०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो/करते की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे आपला हक्क विकासात नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तावेजातील लिहून घेणारा कुलमुक्त्याधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.


सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आगच्या जबाबदारीचे मी/आम्ही दस्तावेजातील मिळकतीचे मालक/वारस हक्कधारक / कब्जेदार हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकीचे नेमने दिलेली कुलमुक्त्याधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत. व उक्त मुक्त्याधारक अद्वैतीय अस्तित्वात आहे. व आजपोवेता रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, काज, बंधन किंवा विकसन, बाज, शासन बाज व कुलमुक्त्याधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करणे साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज ही नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजातील संपत्ती मंडळीत निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तावेजातील संपत्तीचे वैधता, कोर्ट, मुनीह, हुकूम, कोर्ट दावा या कायदेशीर मार्गासाठी दस्त निष्पादक व्यक्तीधारक ही संपत्तीसही जबाबदार आहेत.

स्वातंत्र्य मिळकतीविषयी सध्या होत असलेली फसवणुका/वनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल झाले असलेले गुन्हे व मोठ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दस्तऐवजितलेली आहे. नोंदणी अधिनियम १९०८ चे कलम २२ नुसार मी/आम्ही नोंदविषयात आलेल्या व्यवहारास कायदानुसार मुदत भुल्लेक किंवा नोंदणी फौजदारी लावली / सुटविली गेली असल्यास जयवा नोंदणी अधिनियम १९०८ चे कलम २२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व लिप्येवक जबाबदार राहणार आहेत. याची मला / आम्हांला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणार कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणी कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम २२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार 'b' वर्गाच्या शिबोस घान राहणार आहे. / आहेत. याची मला / आम्हांला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहे. / आहेत.


लिहून देणार


लिहून घेणार

ट न न - ९
दस्तावेज नं. १६२९२/२०२४
६७ / ८०



ट न न - ९
दस्त क्र. १६२१२१३३४
ELJ. ८०



Department of Banking & Finance, Maharashtra
 Department of Banking & Finance, Maharashtra
 Receipt of Bank Note, Serial Number 9829212028, in amount of Rs. 2000/-, issued by Reserve Bank of India, Mumbai, in favour of the Government of Maharashtra, Mumbai.

Bank Name: State Bank of India
 Branch: Mumbai
 Date: 12/01/2028

This is original receipt of bank note. Please do not duplicate it.

डनन - ९
 दस्त क्र. ९८२९२/२०२८
 ३१७



CHALLAN
 NTR Form No-01/04

Department: Revenue Department
 Type of Payment: Revenue
 Date: 12/01/2028
 Amount: 2000.00

Bank Name: State Bank of India
 Branch: Mumbai
 Date: 12/01/2028
 Amount: 2000.00

Serial No. of Bank Note: 9829212028
 Amount: 2000.00

Signature: [Signature]
 Date: 12/01/2028

Stamp: [Stamp]

Page 1/1

CHALLAN
 NTR Form No-01/04

Department: Revenue Department
 Type of Payment: Revenue
 Date: 12/01/2028
 Amount: 2000.00

Bank Name: State Bank of India
 Branch: Mumbai
 Date: 12/01/2028
 Amount: 2000.00

Serial No. of Bank Note: 9829212028
 Amount: 2000.00

Signature: [Signature]
 Date: 12/01/2028

Stamp: [Stamp]

CHALLAN
 NTR Form No-01/04

Department: Revenue Department
 Type of Payment: Revenue
 Date: 12/01/2028
 Amount: 2000.00

Bank Name: State Bank of India
 Branch: Mumbai
 Date: 12/01/2028
 Amount: 2000.00

Serial No. of Bank Note: 9829212028
 Amount: 2000.00


Signature: [Signature]
 Date: 12/01/2028

Stamp: [Stamp]


डनन - ९
 दस्त क्र. ९८२९२/२०२८
 ६६/७०



भारत सरकार
GOVERNMENT OF INDIA



उमेश लक्ष्मण शिवस्तवे
Umesh Laxman Shrivastave
जन्म वर्ष / Year of Birth: 1985
पुरुष / Male



9471 0805 2354

अभार - सामान्य माणसाचा अधिकार

(Handwritten Signature)

भारतीय विशिष्ट लोक प्रामाणिकरण
INDIA IDENTIFICATION AUTHORITY OF INDIA

पत्ता क्रम नं - 565, इंदिरा गांधी
इंजिनियर कॉलेज ब्लॉक, सेक्टर - 16, नवी
मुंबई, ठाणे, कोपर खैलमा महाराष्ट्र,
400709

Address: Room No - 565, Near
Indira Gandhi Engg College,
Sector - 16, Navi Mumbai, Thane,
Kopar Khelma, Maharashtra,
400709

1947
1800 164 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore 560 047

दस्तावेज - ९
 दिनांक १९९२९२-२०२४
 ७४ / ७०





Handwritten signature or initials.



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सं. क्र. १९२१२१०२४
७९ / ८०



टन न - ९
दस्ता क्र. १९२१ २१२०२४
७७ / ८०



536/16212

शुक्रवार, 16 ऑगस्ट 2024 4:55 म.नं.

दस्त गोपवारा भाग-1

दनन9 06/06

दस्त क्रमांक: 16212/2024

दस्त क्रमांक: दनन9 /16212/2024

वाजार मुल्य: रु. 44,93,334/-

मोवदला: रु. 67,15,915/-

भरलेले मुद्राक शुल्क: रु.4,70,120/-

दु. नि. मह. दु. नि. दनन9 सांचे कार्यालयात

पावती:17334

पावती दिनांक: 16/08/2024

अ. क्र. 16212 वर दि.16-08-2024

सादरकरणाराचे नाव: उमेश लक्ष्मण शिवतरे -

रोजी 4:53 म.न. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80



दस्त हजर करणाऱ्याची मही:

एकुण: 31600.00

Sub Registrar Thane 9

Sub Registrar Thane 9

सह दय्यम निबंधक वर्ग-२ ठाणे-क. ९

सह दय्यम निबंधक वर्ग-२ ठाणे-क. ९

दस्ताचा प्रकार: करारनामा


मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटका क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

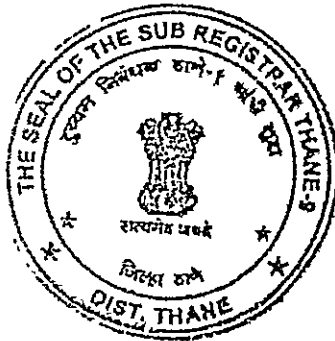
शिक्का क्र. 1 16 / 08 / 2024 04 : 53 : 26 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 08 / 2024 04 : 54 : 24 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पुरेक कागदपत्रे ही असून व खरी आहेत. तथापि खोटी / फसवित आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीस: जबाबदार राहू.


निहल पेणार


निहल पेणार



1912

1912

1912



16/08/2024 5 02:28

दस्ता गोपवारा भाग-2

दस्ता नं 06/10
दस्ता क्रमांक:16212/2024

दस्ता क्रमांक :दस्ता नं/16212/2024
दस्ताचा प्रकार :-कगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाम:प्रोव्हिडेंट हींगिंग लिमिटेड तर्फे संचालक भक्तियार अहमद वी सिंदगी तर्फे कु. सु. धारक म्हणून कृष्णा निवृत्ती भेडीवाळे -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 130/1, रोड नं: उदयूर रोड, वंगनोर, कर्नाटक, वंगनोर. पिन नंबर:AAECP8877D	लिहून देणार वय :-32 स्वाधारी:-		
2	नाम:लोरी टाउनशिप एन एन पी तर्फे कु. सु. धारक प्रोव्हिडेंट हींगिंग लिमिटेड तर्फे संचालक भक्तियार अहमद वी सिंदगी तर्फे कु. सु. धारक म्हणून कृष्णा निवृत्ती भेडीवाळे -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कृष्णा विन्हा, ब्लॉक नं: उळ मजला, रोड नं: ब्रह्मकुमारी पीत पार्क जवळ नेताजी चौक उल्हास नगर, महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:AAKFG1621K	लिहून देणार वय :-32 स्वाधारी:-		
3	नाम:उमेश लक्ष्मण शिवतरे - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: गुलमोहर कॉ. ऑफ हींगिंग सोमायटी प्लॉट नं.सी-१३१, लॉक नं ३०५ मेगटा ? घणोनी नवीमुंबई, महाराष्ट्र, ठाणे. पिन नंबर:BUBPS3473B	लिहून देणार वय :-38 स्वाधारी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्ता ऐवज करून दिल्याचे कबूल करतात.
शिकका क्र.3 ची वेळ:16 / 08 / 2024 05 : 01 : 32 PM

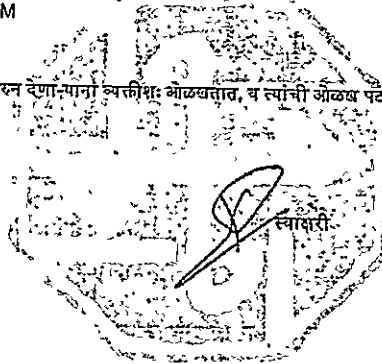
शेवट:-

खालील इनम अमे निवृत्तीत कगतात की ते दस्तऐवज करून देणाऱ्यांनी स्वकीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाम:केविन देवडा --
वय:20
पत्ता:ऐरोली नवी मुंबई
पिन कोड:400708

2 नाम:गजीबनी परब --
वय:39
पत्ता:औबिबनी पूर्व
पिन कोड:421201



S.S. Patel

छायाचित्र	दस्ता प्रमाणित

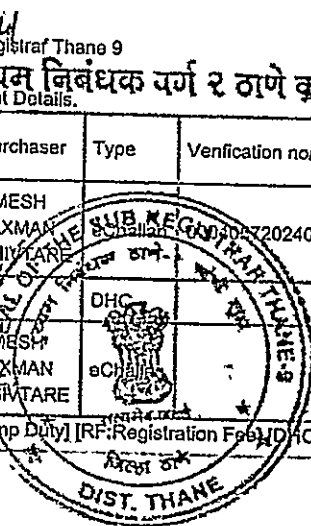
शिकका क्र.4 ची वेळ:16 / 08 / 2024 05 : 02 : 20 PM

Sub Registrar Thane 9

ग्रह दस्तऐवज निबंधक वर्ग २ ठाणे क्र. ९

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UMESH LAXMAN SHIVTARE	...	...	MH006830938202425E	470120.00	SD	0003779937202425	16/08/2024
2	...	DHC	...	0824166913654	1600	RF	0824166913654D	16/08/2024
3	UMESH LAXMAN SHIVTARE	...	...	MH006830938202425E	30000	RF	0003779937202425	16/08/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



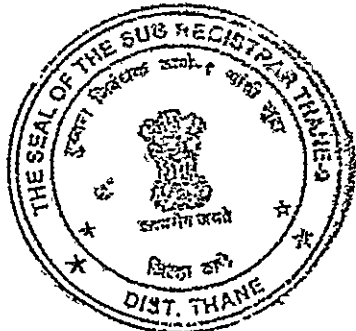
Know Your Rights as Registrants

16212 /2024

ठ न न - ९
दस्त क्र. १६२१२ / २०२४
६०/६०

प्रमाणित करण्यात येते की या दस्ता
 मध्ये एकूण पाने ६० आहेत
 पुस्तक क्रमांक १ वर
 १६२१२ क्रमांकावर नोंदवला

सह दुय्यम निबंधक वर्ग २, ठाणे
 तारीख १६ मार्च २०२४ सन





16/08/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्ता क्रमांक : 16212/2024

नोंदणी :

Regn:63m

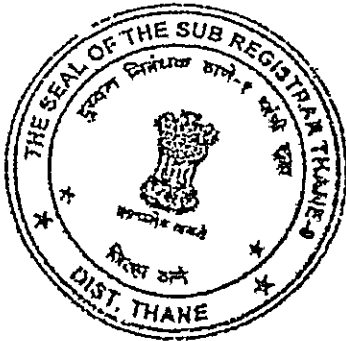
गावाचे नाव : डायघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6715915
(3) बाजारभाव(भाडेमददयाच्या बावतिगददाफार आकारणी देतो की पट्टेदार ते नमुद करावे)	4493334
(4) भू-मापन, पोट्टिन्मा व घरक्रमांक(अमल्याम)	1) पातिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मोजे डायघर सव्हें नंबर /हिम्मा नंबर 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/की,101/2,101/3 यावरील प्रोव्हिडेंट पान्म विन्दा इतारती मधील डी 4 - 2101,एकविमावा मजला,डी 4 विंग,क्षेत्रफळ 54.12 चौ. मी. कागद एरिया + 0 चौ. मी डेक एरिया +9.55 चौ. मी. बाल्कनी एरिया सोबत 1 कव्हर्ड कार पारिंगा (Survey Number : 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/की,101/2,101/3 ;)
(5) क्षेत्रफळ	1) 54.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रोव्हिडेंट होसिंग लिमिटेड,तर्फे संचालक भक्तियार अहमद वी सिंदगी तर्फे कु. सु. धारक म्हणून कृष्णा निवृत्ती भंडीवाल - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 130/1, रोड नं:- उलमूर रोड, वंगलोर, कर्नाटक, बंगलोर. पिन कोड:-560042 प्लॉट नं:-AAECP8877D 2): नाव:-लोरी टाउनशिपएल एल वी तर्फे कु. सु. धारक प्रोव्हिडेंट होसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद वी सिंदगी तर्फे कु. सु. धारक म्हणून कृष्णा निवृत्ती भंडीवाल - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- कृष्णा विन्दा, ब्लॉक नं:- तळ मजला, रोड नं:- इन्डु कुमारी मीस मार्क जवळ नेताजी चौक उल्हास नगर, महााराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 प्लॉट नं:-AAKFG1621K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-उमेश सक्मण शिवतरे - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- गुलमोहर कॉ: ऑप होसिंग सोसायटी प्लॉट नं.सी.३३१, रूमा न ३०५ सेक्टर १ घणसोली नवीमुंबई, महाराष्ट्र, ठाणे, पिन कोड:-400701 प्लॉट नं:-BUBPS3473B
(9) दस्तऐवज करून दिव्याचा दिनांक	16/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	16/08/2024
(11)अनुक्रमांक,वड व पृष्ठ	16212/2024
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	470120
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्याकनासाठी विचारान घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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