

76/16617

Tuesday, August 20, 2024

11:33 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18494 दिनांक: 20/08/2024

गावाचे नाव: महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन4-16617-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आनंद जनार्दन पांडेय

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

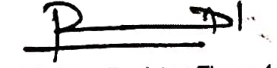
रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:52 AM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 4

बाजार मूल्य: रु. 3597577.2/-

मोबदला रु. 7307450/-

भरलेले मुद्रांक शुल्क: रु. 79000/-

सह. दुय्यम निबंधक वर्ग-२

ठाणे क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824207402866 दिनांक: 20/08/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006926234202425E दिनांक: 20/08/2024

वॅकेचे नाव व पत्ता:



मुख्य दस्तऐवज परत मिळाला



20/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 16617/2024

नोंदणी :

Regn:63m

गावाचे नाव : महाजनवाडी

(1) विलेखाचा प्रकार :

करारनामा

(2) मोबदला

7307450

(3) बाजारभाव(भाडेपट्ट्याच्या वावणितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

3597577.2

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)

1) पालिकेचे नाव:मिरा-भाईंदर मनपा इतर वर्णन :सदनिका नं: सदनिका नं.एफ 501, माळा नं: 5 वा मजला,विंग- एफ, इमारतीचे नाव: आराध्या हायपार्क प्रोजेक्ट-3,फज-1, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे मिरा रोड पूर्व ठाणे401107, रोड नं: मिंगापूर इंटरनॅशनल शाळे जवळ, इतर माहिती: सदनिका चे क्षेत्रफळ 37.62 चौ.मी रेश कारपेट,मुळ दस्तऐवज नोंदणी क्र.टनन-4-9457/2024 निष्पादन दिनांक 25/04/2024 रोजी लिहून देणार यांनी रुपये 6,05,850/- इनके मुद्रांक शुल्क भरले असल्यामुळे तसेच तीन वर्षांच्या आत पुनर्विक्री होत असल्यामुळे महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5जी(ग)ii अन्वये सदर मुद्रांक शुल्क रुपये 4,32,750/- ची वजावट देऊन मुद्रांक शुल्क फरक रुपये 79,000/- इनके अदा करण्यात आले आहेत.((Survey Number : OLD SURVEY NO.. 92,NEW SURVEY NO. 13/1 ;))

1) 41.38 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-एडलवार्डस रिटेल फायनान्स लिमिटेड चे ऑथो सिग्रेटरी कमल पिपलानी वय:-54; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: तळ मजला,टॉवर 3, विंग बी, इमारतीचे नाव: कोहिनूर सिटी मॉन, कोहिनूर सिटी, ब्लॉक नं: कुर्ला प. मुंबई, रोड नं: किरोळ रोड, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-AACCA2844D

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-आनंद जनार्दन पांडेय वय:-25; पत्ता:-प्लॉट नं: सदनिका नं.ए 17 /एफ / 506, माळा नं: -, इमारतीचे नाव: जय भारत को ऑप हौ सो लि, ब्लॉक नं: चांदिवली, मुंबई, रोड नं: चांदिवली मंघर्ष नगर, चांदिवली फार्म रोड, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-DXQPP4361F
2): नाव:-जेहा कर्मेश चंद्र पांडेय वय:-24; पत्ता:-प्लॉट नं: सदनिका नं.ए 17 /एफ / 506, माळा नं: -, इमारतीचे नाव: जय भारत को ऑप हौ सो लि, ब्लॉक नं: चांदिवली, मुंबई, रोड नं: चांदिवली मंघर्ष नगर, चांदिवली फार्म रोड, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-FSBPP6801E

(9) दस्तऐवज करून दिल्याचा दिनांक

20/08/2024

(10) दस्त नोंदणी केल्याचा दिनांक

20/08/2024

(11) अनुक्रमांक, खंड व पृष्ठ

16617/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

79000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेष

सह. दुय्यम निबंधक वर्ग-2
ठाणे क्र. 8

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मूल्यांकन पत्रक (बांधणी क्षेत्र - बांधणी)

20 August 2024, 10:45:10 AM

Valuation ID 20240820590

मूल्यांकनाचे वर्ष 2024
 जिल्हा ठाणे
 मूल्य विभाग तालुका : ठाणे
 उप मूल्य विभाग 6/25/1-भू-विभाग महाजनवाडी गावातील पश्चिम द्रुतगती मार्गाच्या पूर्व दक्षिणेकडील सर्व्हे क्र12 व्यतिरिक्त इतर सर्व मिल्कती
 क्षेत्राचे नाव Mira Bhandar Municipal Corporation सर्व्हे नंबर/न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजक्याप्रमाणे एकक चौ. मीटर
खुली जमीन निवासी सदनिका	99800	103100	99800	
27040	82800			

बांधणी क्षेत्राची माहिती
 बांधकाम क्षेत्र(Built Up)- 41.38चौ. मीटर
 बांधकामाचे वर्गीकरण- 1-आर सी सी
 उद्दवाहन सुविधा - आहे

मिल्कतीचा वापर- निवासी सदनिका
 मिल्कतीचे वय - 0 TO 2वर्षे
 मजला - 5th to 10th Floor

मिल्कतीचा प्रकार- बांधणी
 बांधकामाचा दर- Rs.26620/-

Sale Type - Resale First Sale Date - 25/04/2024
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.86940/-
 घसा-यानुसार मिल्कतीचा प्रति-चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
 = ((86940-27040) * (100 / 100)) + 27040)
 = Rs.86940/-

A) मुख्य मिल्कतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र
 = 86940 * 41.38
 = Rs.3597577.2/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिल्कतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + तगदचक गळीचे मूल्य (दुटी बल्कनी) + वरील मूल्यांचे मूल्य + बँडिंग वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बँडिंग बल्कनी + स्वयंचालित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 3597577.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.3597577/-
 = ₹ पन्तीस लाख सत्त्याणव हजार पाच शें सत्त्याहत्तर/-

Home Print

टन नं ४
 दस्त क्र. १६६९७/२०२४
 १ ४२

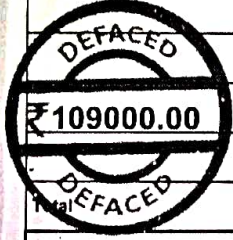




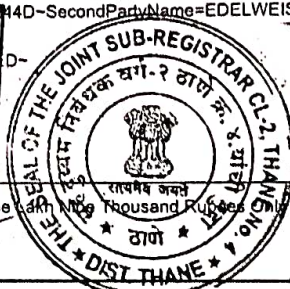
CHALLAN
MTR Form Number-6



GRN	MH006926234202426E	BARCODE	Date		19/08/2024-12:05:51	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Registration Fee			
Office Name				THN4_THANE NO 4 JOINT SUB REGISTRA			
Location				THANE			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				79000.00			
0030063301 Registration Fee				30000.00			
Remarks (If Any)				PAN2=AACCA2844D-SecondPartyName=EDELWEISS RETAIL			
Remarks (If Any)				FINANCE LIMITED-			
Amount In				One lakh Nine thousand Rupees			
Words				1,09,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
00040572024081998216				IK0CWXYT7			
Bank Date				RBI Date			
19/08/2024-12:24:07				Not Verified with RBI			
Name of Bank				Bank-Branch			
STATE BANK OF INDIA				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			




टन ४४
दस्ता क्र. १८९७/२०२४
3
1,09,000.00



Department ID : Mobile No. : 8286277904
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्य निवर्धक कार्यालयत नोदणी करारवाच्या दस्तासारी लागू आहे. नोदणी व करारवाच्या दस्तासारी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-76-16617	0003839759202425	20/08/2024-11:32:59	IGR116	30000.00
2	(IS)-76-16617	0003839759202425	20/08/2024-11:32:59	IGR116	79000.00
Total Defacement Amount					1,09,000.00

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दस्ता क्र. १००१७/२०२४	
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Agreement for Sale



Agreement for Sale('this Deed') is made at Mumbai on this 20th day of August 2024 (Effective Date):

By and Between

EDELWEISS RETAIL FINANCE LIMITED (PAN no. AACCA2844D), a company incorporated under the provisions of the Companies Act, 1956, and having its registered office at **Ground Floor, Tower 3, Wing "B", Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla(west), Mumbai-400070**, hereinafter referred to as "Transferor" (which expression shall unless the same be repugnant to the context or meaning thereof mean and include its successors or successor and assigns) of the **FIRST PART**

AND

MR. ANAND JANARDAN PANDEY (DXQPP4361F) and MS. SNEHA KARMESH CHANDRA PANDEY (FSBPP6801E) (spouse of Mr. Anand Janardan Pandey) residing at **Flat 17 A/F /506 Jai Bharat CHS, Chandivali Sangharsh Nagar, Chandivali Farm Road, Mumbai-400072** hereinafter referred to as "the Transferees" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include his/her heirs, executors, administrators, and assigns) of the **OTHER PART**

(The Transferors and the Transferees are hereinafter collectively referred to as the "Parties").






WHEREAS:

(a) **MAN VASTUCON LLP (PAN: ACRFS8663E)**, a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 12th Floor, Krushal Commercial Complex, above Shoppers Stop, G. M. Road, Chembur (W), Mumbai - 400 089, hereinafter referred to as the Promoters have undertaken a phase-wise development of the land at Village Mahalwarwadi (Older Village Mire) bearing Survey No. 92 Property Survey No. 260(p) and Survey No. 85/5 ("Project Land") details whereof are captured in the Schedule I hereto) and are developing a residential project "**Aaradhya HighPark**" ("**Project**") in accordance with the plans, layout, designs and specifications sanctioned by MBMC and other concerned authorities from time to time.

(b) The Promoters are rightfully and sufficiently entitled to develop the said Project Land and are in use, occupation and possession of the same. The Promoters have sole and exclusive right to sell the Flat(s)/Shops(s) and allot parking spaces in the buildings constructed/to be constructed by the Promoters on the Project Land and to enter into agreement(s) with purchaser(s) of such premises and to receive the sale consideration in respect thereof.

(c) The Promoters have developed a portion of the said Project Land bearing Survey No. 92 admeasuring approximately 15,776 sq. mtrs.; delineated in hatched Blue colour on the Plan annexed hereto and marked "**Annexure A**" ("**Phase-I Land**"); by constructing 6 (Six) Buildings namely Wing A and Wing B; each consisting of 2 (Two) Basements, Ground/ Stilt Level, 2 (Two) Podiums and up to 30 (thirty) habitable upper floors including Shops and Wing C, Wing D, Wing E and Wing F; each consisting of 1 (One) Basement, Ground/ Stilt Level, 2 (Two) Podiums and up to 30 (thirty) habitable upper floors including Shops (hereinafter referred to as the "**Phase I Buildings**") by utilization of FSI (including but not limited to fungible FSI, free FSI, premium FSI, incentive FSI) and TDR or any other form of FSI as sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereinafter.

(d) The construction of 2 (Two) Buildings namely **Wing E (ELM)** and **Wing F (FIR)**; each consisting of 1 (One) Basement, Ground Floor, 2 (Two) Podiums and upto 30th (thirtieth) habitable upper

Anand
Prasad



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floors (hereinafter referred to as the **Buildings**); comprised in Phase I Buildings hereinabove) has been registered by the Registrar under the provisions of the Real Estate (Regulations and Development) Act, 2016 ("**RERA**") and rules made thereunder; having registration No. **P51700030611**. Copy of the **RERA Registration Certificate** is annexed hereto and marked as "**Annexure B**". The Promoters have disclosed the Plinth area of 1420 sq. mtrs. of Project III of Phase I Buildings as the plot area for registration with the RERA authorities.

- (e) The Promoters have now completed the construction of said Project III of Phase 1 Buildings namely Wing E (Elm) and Wing F (Fir), in all aspects in accordance with the sanctioned plans and have obtained **Occupancy Certificate ('OC')** dated **12th March, 2024** bearing **Ref. No. MBMC/PO/2024/APL/00012**; in respect of the said Project III of Phase I Buildings; the copy whereof is annexed hereto as "**Annexure C**".
- (f) The Promoters have the sole and exclusive development rights on the Project Land, including on Survey No. 92 portion of the Project Land, and have constructed and completed the said Project III of Phase 1 Buildings forming part of Project in accordance with the plans, layout, designs and specifications sanctioned by MBMC and other concerned authorities from time to time.
- (g) By virtue of an Sale Deed dated **25th April 2024** registered with the sub-registrar of Assurances of Thane on **17th May 2024** bearing **Sr. No. TNN4-9457-2024** hereafter referred as "**the said Agreement**" executed the Promoter and the Transferor herein, therein referred to as "**the Purchaser/s**" on the terms and conditions contained in the said Agreement, The Promoters sold and transferred unto to the Transferor herein, a residential premises bearing no. **501** admeasuring on or about **37.62 sq. mtrs.** of RERA Carpet Area on the **5th Floor** of the Wing "**F**" of the **Project III of Phase I Buildings** (hereafter referred as "**the said flat**") and confirmed allotment and exclusive rights to park **0 (nil)** car (hereafter referred as "**the car parking space**") in the car parking area in the Project as per the terms and conditions mentioned in the said Agreement. Thus, the Transferor became the owner of the said flat, the said car parking space together with proportionate undivided share, right, title, interest in the common areas, amenities and facilities as intended to be used in common with the Promoters and/or the nominee(s)/ allottee(s)/ transferee(s) of the Promoters, hereinafter collectively will be

Anand
 Suresh



referred as "the said Premises"/ "Promises". The Transferees herein have read and understood all the terms and conditions of the said Agreement and agrees to be bound by the same as if it was an executing party to the said Agreement in place of the Transferor.

(h) Pursuant to the said Agreement, the Transferor had purchased the said Premises at and for a consideration amount of **Rs. 86,55,000/- (Rupees Eighty-Six Lakhs and Fifty-Five Thousand Only)**. The Transferor have paid the full consideration amount of **Rs. 86,55,000/- (Rupees Eighty-Six Lakhs and Fifty-Five Thousand Only)** to the Promoter.

(i) The Promoter, by and under its letter "**Possession Letter**" dated **4th July 2024** addressed to the Seller have granted, given and handover the vacant, peaceful and physical possession of the said flat completed in accordance with the terms and conditions of the said Agreement. The said Possession Letter dated **4th July 2024** is annexed herewith and marked as "**Annexure D**".

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The Transferor has given to the Transferee inspection of the said Premises and the Transferees are fully satisfied with the title and have checked the physical condition/s of the said flat and are satisfied that the said flat is free from any and all defect/s of construction and other works, and also checked and satisfied that all the services and facilities installed in the said flat are all in working condition.

(k) In these circumstances, the Transferor and/or is well and sufficiently entitled to sale and transfer the said Flat and all the benefits and advantages incidental or ancillary thereto, together with the right to the exclusive use, enjoyment and possession of the car parking spaces and with the right to the common areas and facilities pertaining specified in **Schedule II** defined in the said Agreement and that their title thereto is clear, marketable and free from all encumbrances, claims and doubts, in accordance with the terms and conditions of the said Agreement.

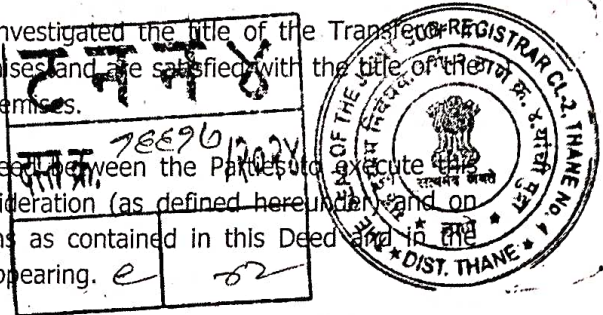
(l) The said Promoter, by and under its letter dated **11th August 2024** addressed to the Transferor, has granted it's no objection for the sale and transfer of the said Premises by the Transferor in favor of the Transferees herein and no additional charges and/or payment to be borne by the Transferees to the said promoters for

Anand
Suresh



transfer and/or updating records of the said flat in favour of Transferees, post execution of this Deed. A copy of the aforesaid no-objection letter dated **11th August 2024** is annexed herewith and marked as "**ANNEXURE F**".

- (m) The Transferor has represented to the Transferees that no share certificate has been issued as on date
- (n) The Transferees have investigated the title of the Transferor in respect of the said Premises and are satisfied with the title of the Transferor to the said Premises.
- (o) It is now therefore agreed between the Parties to execute this Deed for the said Consideration (as defined hereunder) and on the terms and conditions as contained in this Deed and in the manner as hereinafter appearing.



NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

All the aforesaid recitals shall form an integral and operative part of this Deed as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed, and read accordingly.

- (1) In pursuance of the Transferees have agreed to pay a total consideration of **Rs. 73,07,450/- (Rupees Seventy Three Lakhs Seven Thousand Four Hundred and Fifty Only)** subject to deduction of Tax Deductible at Source (TDS) as per the provisions of Income-Tax Act, 1961 (hereinafter referred to as "**the said Consideration**") and part of which has been paid in the manner as set out in **Clause 3** hereinbelow, the Transferor doth hereby grants, conveys, sells, transfers, assures and assigns UNTO the Transferees and the Transferees agree to purchase and acquire from the Transferor, the said Premises being **(a)** Flat bearing number **501** admeasuring on or about **37.62 sq. mtrs.** of RERA Carpet Area on the **5th** Floor of the Wing "**F**" of the Project **III** of Phase **I** Buildings together with right to park **(b)0** (nil) Car Parking Spaces bearing in the car parking area of the Project

Anand
Sneha



THE SCHEDULE II ABOVE REFERRED TO:

Flat bearing number **501** admeasuring on or about **37.62 sq. mtrs.** of RERA Carpet Area (RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls) on the **5TH** Floor of the Wing **"F"** of the Project **III** of Phase **I** Buildings (hereafter referred as **"the said flat"**) together with the right to park **0(ii)** Car Parking Space (hereafter referred as **"the car parking space"** in the car parking area of the Project known as **"AARADHYA HIGHPARK"** located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane – 401107.

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Anand

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on this Deed on the day, month and year first herein above mentioned.

SIGNED AND DELIVERED BY THE
WITHIN NAMED TRANSFEROR
Edelweiss Retail Finance Limited

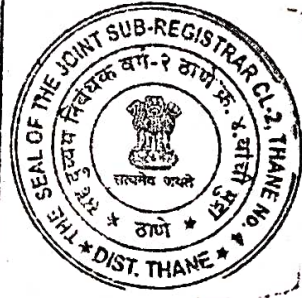
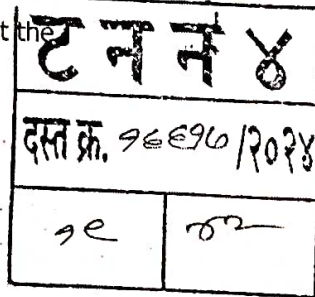


K L Piplani



Through its Authorized Signatory-
KAMAL PIPLANI

authorized by the resolution passed at the
meeting of its board of directors
held on 8TH of April 2024



SIGNED AND DELIVERED BY THE
WITHIN NAMED TRANSFEREES

MR. ANAND JANARDAN PANDEY

Anand



Miss. SNEHA KARMESH CHANDRA PANDEY

Sneha



In the presence of:

- (1) Janardan Pandey *Janardan Pandey*
- (2) Tushu Kishorego Ansh *Tushu Kishorego Ansh*

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Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



कोसकीया ठमकर सायदा
Right to Public Service Act
आपारी सेवा थमकरे थरीय

Approval No. : MBMC/PO/2024/APL/00012
Proposal Code : MBMC-22-ENTRY-64701

Building Proposal Number - 136748
Date : 12/03/2024

To,

i) Manan P Shah,

NH8, WEH, NEAR DAHISAR CHECK NAKA, BEHIND THAKUR MALL, MAHAJANWADI, MIRA ROAD-401107

ii) Chetan Sarvalya (Architect)

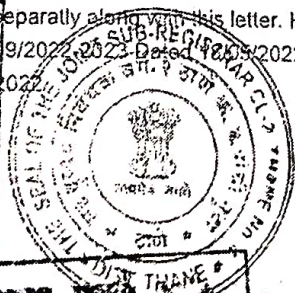
Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name WING E(BASEMENT,GROUND,FIRST PODIUM,TOP PODIUM,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 25th to 28th, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING F(Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 25th to 28th, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor) Plot No 92(pt);260(pt);85/5(pt), Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 92(pt);260(pt);85/5(pt), Village Name/Mouje MAHAJANWADI, Sector No. , completed under the supervision of Architect, License No CA/1992/14868 as per approved plan vide Permission No. MB/MNP/NR/509/2022-2023 Dated 18/05/2022 AND MB/MNP/NR/1563/2021-22 Dated 25/08/2021 Date 18/05/2022 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No MB/MNP/NR/509/2022-2023 Dated 18/05/2022 AND MB/MNP/NR/1563/2021-22 Dated 25/08/2021 Date 18/05/2022

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Signature valid

Digital signed by PURUSHETT...
SIGNED
Date: 2024 03 12 12:35:15
Reason Approved
Location Mira Bhayandar Municipal Corporation
Proposal Code: MBMC-22-ENTRY-64701
Approval Number: MBMC/PO/2024/APL/00012
Building Number: 136748
Date of Issuance: MBMC/PO/2024/APL/00012

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Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : MBMC/PO/2024/APL/00012
Proposal Code : MBMC-22-ENTRY-64701

Building Proposal Number - 136748
Date : 12/03/2024



Yours faithfully,
Assistant Director Town Planning,
Mira Bhayandar Municipal Corporation,

Scan QR code for verification of authenticity.

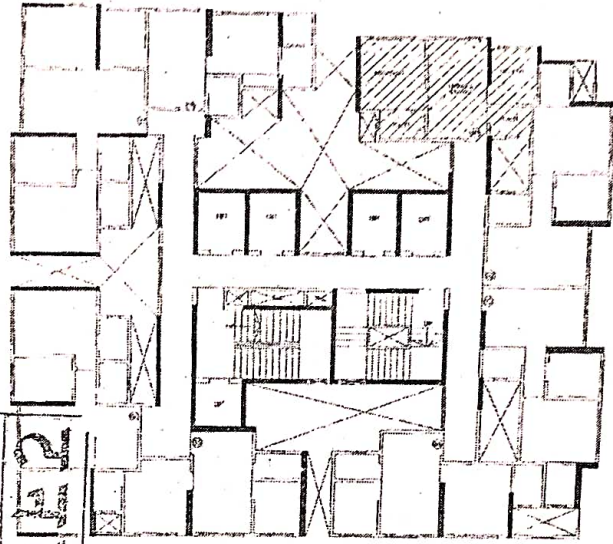
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WING - F FLOOR NO. - 5 FLAT NO. - 501

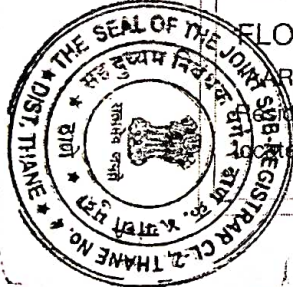
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Manoj

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FLOOR PLAN

"RADHYA HIGH PARK" Project comprising
 Residential Buildings with Shop/Office/Commercial Units (Corresponding New S. No. 13/1)
 Located at Western Express Highway, Near Singapore International School, Mira Road (E), Thane 401107.

RERA C.A. - 37.62 M²



Certified True Copy of the Resolution passed by the Operations Committee of Edelweiss Retail Finance Limited on April 8, 2024.

Authorizing signatories for execution of Property documents:

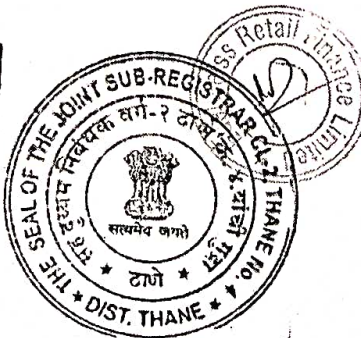
"RESOLVED THAT basis the approval of the Credit Committee, the following persons be and are hereby severally authorised to finalise and execute the Memorandum of Understanding, Sale Deed and other deeds, documents and other agreements and other agreements and papers as may be required with respect to the registration of the following Flats ("Property") of the Project 3 of Phase I Buildings bearing below mentioned features, from Man Vastucon LLP together with the right to park cars in the car parking area of Project Aaradhya High Park, located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane - 401107 and to appear before the Sub-Registrar of Assurances and other relevant Authorities concerned for registration of the Agreements and other documents and to do all such acts, deeds, matters and things as may be necessary for giving effect to this Resolution:

Sr.No.	Flat No	Configuration	RERA
1	E - 706	1 BHK LUXE	405
2	E - 806	1 BHK LUXE	405
3	E - 1006	1 BHK LUXE	405
4	E - 1007	1 BHK LUXE	405
5	E -1106	1 BHK LUXE	405
6	F - 101	1 BHK LUXE	405
7	F - 105	1 BHK LUXE	405
8	F - 108	1 BHK LUXE	405
9	F - 201	1 BHK LUXE	405
10	F - 205	1 BHK LUXE	405
11	F - 208	1 BHK LUXE	405
12	F - 301	1 BHK LUXE	405
13	F - 305	1 BHK LUXE	405
14	F - 308	1 BHK LUXE	405
15	F - 401	1 BHK LUXE	405
16	F - 408	1 BHK LUXE	405
✓ 17	F - 501	1 BHK LUXE	405
18	F - 801	1 BHK LUXE	405
19	F - 805	1 BHK LUXE	405
20	F - 901	1 BHK LUXE	405
21	F - 905	1 BHK LUXE	405
22	F - 1001	1 BHK LUXE	405
23	F - 1101	1 BHK LUXE	405



Edelweiss Retail Finance Limited
Corporate Identity Number: U67120MH1997PLC285490
Registered Office : Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirod Road, Kurla (west), Mumbai - 400070, Maharashtra; ☎ +91 22 4272 2200
Email : assistance@ecif.com Website : www.edelweissretailfn.com

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24	F - 3001	1 BHK LUXE	405
25	F - 3005	1 BHK LUXE	405
26	E - 103	1 BHK PREMIUM	425
27	E - 302	1 BHK PREMIUM	425
28	E - 303	1 BHK PREMIUM	425
29	F - 302	1 BHK PREMIUM	419
30	F - 402	1 BHK PREMIUM	419
31	F - 403	1 BHK PREMIUM	419
32	F - 1002	1 BHK PREMIUM	419
33	E - 105	2 BHK LUXE	605
34	E - 204	2 BHK LUXE	605
35	E - 205	2 BHK LUXE	605
36	E - 305	2 BHK LUXE	605
37	F - 106	2 BHK LUXE	605
38	F - 107	2 BHK LUXE	605
39	F - 206	2 BHK LUXE	605
40	F - 207	2 BHK LUXE	605
41	F - 306	2 BHK LUXE	605

Mr. Mahesh Joshi
Mr. Dashrath Chindarkar
Mr. Vipul Garg
Mr. Deep Mehta
Mr. Yogesh Jadhav
Mr. Naitik Shah
Mr. Jayesh Chiplunkar
Mr. Prashant Sawant
Mr. Deepak Shivalkar
Mr. Rushad Captain
Mr. Kamal Piplani
Mr. Ravindra Harer."

For Edelweiss Retail Finance Limited

Reema Digitally signed
by Reema
Kiritkumar Shah
Date: 2024.09.09
11:13:33 +05'30'

Reema Shah
Company Secretary

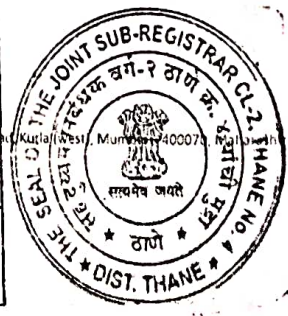


Edelweiss Retail Finance Limited
Corporate Identity Number: U67100MH1997PLC203450
Registered Office: Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirti Road, Kurla (West), Mumbai-400070. Phone No. : +91 22 4272 2200
Email : assistance@ecf.com Website : www.edelweissretail.com

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दिनांक: 9/09/2024 @ 10:48

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Possession letter



MAN VASTUCON LLP

POSSESSION LETTER

To, Name: **EDELWEISS RETAIL FINANCE LIMITED (Purchaser(s))**

Date: **04/07/2024**

Address: Ground Floor, Tower 3, Wing B Kohinoor, City Mall, Kohinoor City Kirod Road, Kuria West, Mumbai - 400070

Sub: **Flat bearing No. 501 ("said Flat")**, on the **5th Floor of Wing "F"** of the **Project III of Phase I Buildings** in the Project known as **"AARADHYA HIGHPARK"**, located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane - 401107.

- Ref.:
- a) Registered Agreement for Sale dated **25/04/2024** bearing registration no. **TNN4/9457/2024 ("said Agreement")** in respect of the said Flat; and
 - b) The Possession Notice dated **04/07/2024 ("said Possession Notice")** issued by us to you in accordance with the said Agreement.

Dear Sir/Madam,

This is with reference to the above captioned matter and the said Possession Notice, we hereby hand over to you on the date of this Letter i.e. **04/07/2024**, the vacant, peaceful and physical possession of the said Flat completed in all respects as per the terms and conditions of the said Agreement.

Please note that you have checked the physical conditions of your said Flat and have further satisfied that the said Flat is free from any and all defect/s of constructions and other works. You have also checked and satisfied that all the services and facilities installed in the said Flat are all in working conditions and have no claims or complaints and have taken possession on your free will. The Main door keys along with all other keys and related document have been acknowledged as received by you and henceforth, you are free to enjoy the said Flat without any interference from us. As per said Possession Notice, you are/shall be liable to bear and pay all future maintenance charges, statutory payments, etc. relating to the said Flat as per the terms and conditions as mentioned in the said Agreement.

Kindly note that we are also discharged from all our obligations of handing over possession as stipulated under the said Agreement.

Thanking You,

For Man Vastucon LLP

Authorized Signatory (Promoters)

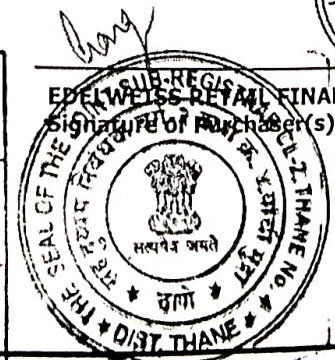
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Read and Accepted,



MAN VASTUCON LLP

Registered under the Limited Liability Partnership Act, 2008 (LLPIN: AAD-0592)
12th Floor, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai - 400 089, India

T +91 22 4246 3999 | E office@maninfra.com | W www.maninfra.com



MAN VASTUCON LLP

To, Name: EDELWEISS RETAIL FINANCE LIMITED (Purchaser(s))

Date: 04/07/2024

Address: Ground Floor, Tower 3, Wing B Kohinoor, City Mall, Kohinoor City Kirod Road, Kurla West, Mumbai - 400070

Sub.: Possession Notice to take Vacant and Peaceful possession of Flat bearing No. 501 ("said Flat"), located on the 5th Floor of Wing "F" in Project III of Phase I Buildings ("said Project III of Phase I Buildings") of the Project known as "AARADHYA HIGH PARK", located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane - 401107.

- Ref.:
- a) Registered Agreement for Sale dated 25/04/2024 bearing registration no. TNN4/9457/2024 ("said Agreement") executed in respect of the said Flat; and
 - b) Email Intimation dated 13/03/2024 ("said Email") sent by us to you in respect of receipt of Occupancy Certificate (OC) dated 12th March, 2024 bearing Ref. No. MBMC/PO/2024/APL/00012, for the said Project III of Phase I Buildings.

Dear Sir/Madam,

This bears reference to the said Agreement. Vide the said Email we have already informed you about the receipt of the said OC for the said Project III of Phase I Buildings.

In accordance with the terms and conditions of the said Agreement, you are liable to pay entire consideration amount of the said Flat, applicable GST/levies/taxes and other charges payable prior taking peaceful possession of the said Flat, if any. Further you are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961 being 1% of the consideration and to pay the deducted tax to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents to us as per the provisions of the Income-tax Act, 1961 and the rules made thereunder, if any. Any delay in making the payment and/or taxes as aforesaid, then you shall be solely liable to pay the interest and/or any penalty levied by the concerned authorities in respect thereof, if any.

We request you to take vacant, peaceful and physical possession of the said Flat within 15 (Fifteen) days from the date of this letter subject to what is stated hereinafter and to our complete satisfaction.

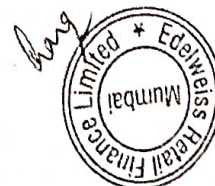
In case you fail to take possession of the said Flat within 15 (Fifteen) days from the date of this Possession Notice, you deemed to have accepted the possession of the said Flat irrespective of whether you have taken possession of the said Flat or not for any reason whatsoever and you shall be liable to bear and pay all premium, applicable charges, taxes and charges for electricity and other services and the outgoings including future maintenance charges and statutory payments, etc. relating to the said Flat as per the terms and conditions as mentioned in the said Agreement.

Please connect with Santoshi Gawade - Manager CRM on 9833671266 or santoshi@maninfra.com, for further procedures

Yours truly,

For Man Vastucon LLP

Authorized Signatory (Promoters)



MAN VASTUCON LLP

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12th Floor, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai - 400 089, India

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MAN VASTUCON LLP

Date: 11.08.2024

To,
Edelweiss Retail Finance Limited
(the 'Purchaser(s)')
Ground Floor, Tower 3, Wing B, Kohinoor City Mall,
Kohinoor City, Kiroli Road, Kurla West,
Mumbai -400070

Sub.: No Objection for sale, transfer and assignment of Flat bearing No. F-501, admeasuring on or about 37.62 Sq. Mtrs. of RERA Carpet Area on the 5th Floor ("said Flat") in Project III of Phase 1 Buildings of the Project known as "Aaradhya Highpark", located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane - 401107 ("said Project/New Building").

- Ref.:**
- Agreement for Sale dated 25.04.2024 duly registered with the office of Sub-Registrar at Thane 4 bearing registration No. TNN4/9457/2024 ("said Agreement");
 - Possession Letter dated 04.07.2024 ("said Possession Letter") vide which the peaceful physical possession of the said Flat is already handed over to you; and
 - Your Request for NOC Letter dated 10.08.2024 ("said Request Letter").

Dear Sir/Madam,

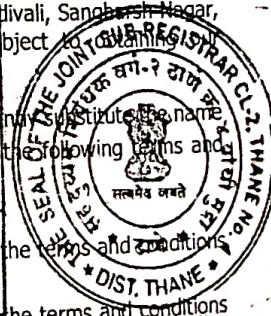
We refer to the said Agreement for Sale and the said Possession Letter vide which we have already handed over to you the peaceful possession of the said Flat in the said Project/New Building towards receipt of the entire amount of the Total Consideration, applicable TDS/GST/taxes and Other Charges payable under the said Agreement by you in respect of the said Flat.

Vide the said Request Letter dated 10.08.2024 you have intimated us about your intention to sale, transfer and assign all your benefits, right, title and interest under the said Agreement in respect of the said Flat in favour of Anand Janardan Pandey and Sneha Karmesh Chandra Pandey having their Permanent/Common Correspondence Address at 17 A/F/506, Jai Bharat CHS, Chandivali, Sanghvi Nagar, Chandivali Farm Road, Mumbai-400072 ("the Proposed Transferee(s)") subject to your permission for the same.

Accordingly, we hereby agree to grant our No Objection to you and shall subsequently substitute the name of Proposed Transferee(s) in place and instead of your records subject to the following terms and conditions:

- The Proposed Transferee(s) shall unconditionally abide by and adhere to all the terms and conditions of the said Agreement in respect of the said Flat;
- That copy of the proposed Agreement for Sale/Deed of Transfer containing the terms and conditions of transfer of the said Flat duly executed and registered before the relevant sub registrar office along with any other document/s which may be executed for recording the transfer of the said Flat in favor of the Proposed Transferee(s) shall be provided to us within 15 (fifteen) days from the date of execution, for our record;
- All taxes; if any including GST which may be imposed by the concerned authority shall be borne and paid by the Proposed Transferee(s); and

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MAN VASTUCON LLP

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MAN VASTUCON LLP

(iv) notwithstanding anything contained herein and without prejudice to rights and remedies available in the said Agreement, in event of failure on part of the Proposed Transferee(s) to comply with all terms and conditions mentioned herein or in the said Agreement, we shall be entitled to terminate and/or cancel the assignment/transfer in favour of the Proposed Transferee(s) granted hereby; by enforcing right of termination as stated in the said Agreement.

By putting your and Proposed Transferee's signature at the foot of this letter, you and Proposed Transferee(s) are confirming and agreeing the terms and conditions as mentioned herein.

Thanking you,

For Man Vastucon LLP

[Signature]
Authorized Signatory



We confirm of having read the above terms and conditions as contained in this NOC Letter and agree to abide the same.

Thanking you,

[Signature]

Edelweiss Retail Finance Limited
(PURCHASER(S))



I/We Accept

[Signature]

Anand Janardan Pandey

[Signature]

Sneha Karmesh Chandra Pandey
(PROPOSED TRANSFEREE(S))

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MAN VASTUCON LLP

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12th Floor, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai - 400 089, India

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