

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

es, CIF No/ Account No. 85233009923

First Name Middle Name

YOGESH PRAKASH M

Date of Birth: 20041987 PAN: BCKPM4480M

Mobile: 7738559903

Email: maneyogesh435@gmail.com

Name of Spouse: SANDHYA YOGESH MANE

Name of Father: PRAKASH VASANT MANE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 825732652153

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident In

Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Home Loan

Deonar Branch (03109)

FILE NO.

Year
From
To

①. Yogesh Prakash Mane

CIF - 85233008923

Mo. 7738558903

Amt →
Term

29.00 L
20 years

Previous File No.

Address

Name of Subject

ence No.



SHIVAM



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: MAPLE ONE Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 59 Aat Karanjade, Panvel, Raigarh, 410206* registered with the regulatory authority vide project registration certificate bearing No **P52000024162** of

1. **Bhoomi & Dharti Associates** having its registered office / principal place of business at *Tehsil: Panvel, District: Raigarh, Pin: 410206*.

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.



Dated: 24/07/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premchand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 24/07/2023 16:54:10
Maharashtra Real Estate Regulatory Authority

Data: 11/09/2024

To:
The Branch Manager
State Bank of India
R.A.C.P.C Belapur.

Dear Sir,

We **BHOOMI AND DHARTI ASSOCIATES** and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to **MR. YOGESH PRAKASH MANE** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Sale Agreement dated **10/09/2024**.

Description of the property	
Flat No.	601
Building Name	MAPLE ONE
Plot No	PLOT NO.59A, SECTOR 5A, KARANJADE
Street Name	TATA POWER ROAD
Locality Name	KARANJADE, PANVEL
Area Name	PANVEL
City Name	PANVEL RAIGAD
Pin Code	410206

2. That the total consideration for this transaction is **Rs. 1,00,000/-** (ONE LAKH RUPEES Only) towards sale document and **Rs. 44,50,000/-** (FOURTY FOUR LAKH FIFTY THOUSAND RUPEES Only) towards Flat.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that 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 (herein after referred to as "the Bank") 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.

For BHOOMI & DHARTI ASSOCIATES

A. Patel
PARTNER

To,

Mr. Yogesh Prakash Mane

Dear Sir/Mam

Sub: - Demand Of Payment of instalment of Flat no. 601, Maple One, Plot no: - 59 A, sect: -5 A, karanjade, Panvel 410206.

In accordance with the agreed terms & schedule of payments for the purchase of Flat no.601. you are requested to make the following payments against the instalments due and payable by you to us as per the progress of work of the buildings

Agreement Value	44,50,000/-
Total Amount Deu	37,82,500/- (85 %)
Received Amount	15,50,000/-
Demand as per work done	22,32,500/-

Note :- Please issue the Cheque in favour of below detailed:

Account Title :- **BHOOMI & DHARTI ASSOCIATES**

Account No :- 3311298852

Bank Name :- Kotak Mahindra Bank.

IFSC Code :- **KKBK0001356**

You are requested to pay the total amount of **Rs. 22,32,500/- (Twenty Two Lakh Thirty Two Thousand Five Thousand Only)** It is specially agreed by and between the parties that payment of instalment on time is the essence of the agreement.

Agreement vale	Interest Amount	Total amount Deu	Received Amount	Demand as per Work Done.
44,50,000/-	0	37,82,500/- (85%)	15,50,000/-	22,32,500/-

Yours Faithfully

For BHOOMI & DHARTI ASSOCIATES


PARTNER



10/09/2024

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.पनवेल 2

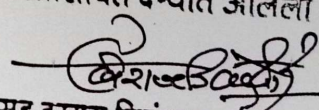
दस्त क्रमांक : 18004/2024

नोंदणी :

Regn:63m

गावाचे नाव : करंजाडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4450000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4388586
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: प्रभाव क्षेत्र दर 69000/- प्रचौमी सदनिका क्रं - 601,महावा मजला,मेपल वन,प्लॉट नं -59 ए,सेक्टर - 5 ए,करंजाडे,ता पनवेल,जिल्हा रायगड क्षेत्र 52.122 चौ मी कारपेट व 3.240 चौ मी बाल्कनी((Plot Number : 59 A ; SECTOR NUMBER : 5 A ;))
(5) क्षेत्रफळ	1) 52.122 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज/करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे भूमी अँड धरती असोसिएट्स तर्फे भागीदार अश्विन एम पटेल -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मेपल वन, ब्लॉक नं: प्लॉट नं -59 ए, सेक्टर -5 ए, रोड नं: करंजाडे, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, साईगार:(ं:). पिन कोड:-410206 पॅन नं:-AAKFB4247L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश प्रकाश माने -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं - 305, विल्डिंग नं - ए -7, ब्लॉक नं: -, रोड नं: एसएसपीएल एसआरए स्कीम, तुर्भे मांडले, मानखुर्द, मुंबई, महाराष्ट्र, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-BCKPM4480M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18004/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	267000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तासोबत देण्यात आलेली सूची क्र. २

सह दुय्यम निबंधक वर्ग २, पनवेल क्र. २

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

353/18004

पावती

Tuesday, September 10, 2024

1:56 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 20676

दिनांक: 10/09/2024

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल2-18004-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: योगेश प्रकाश माने - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

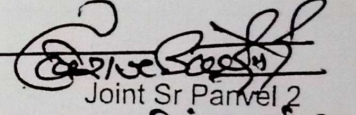
पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:16 PM ह्या वेळेस मिळेल.


Joint Sr Parvel 2

सह दुय्यम निबंधक बर्ग-२

(पनवेल -२)

बाजार मुल्य: रु.4388586 /-

मोबदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 267000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924093808929 दिनांक: 10/09/2024

बँकेचे नाव व पत्ता:

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

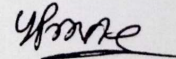
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007953249202425E दिनांक: 10/09/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२

मुळ दस्तऐवज परत मिळाला.



पश्काराची सही



CHALLAN
MTR Form Number-6



GRN	MH007953249202425E	BARCODE			Date	07/09/2024-13:51:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	YOGESH PRAKASH MANE			
Location	RAIGAD			Flat/Block No.	FLAT NO 601 SIXTH FLOOR MAPLE ONE			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	PLOT NO 59 A SECTOR 5 A KARANJADE TAL PANVEL			
0030046401 Stamp Duty		267000.00		Area/Locality	RAIGAD			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	410 08			
				Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>दवल - २ ० ६</p> <p>१८००४ - २०२४</p> <p>BHOOMI AND DHARTI</p> <p>२ / ६०</p> </div>			
				SecondPartyName=MS				
				ASSOCIATES-CA=4450000				
				Amount In	Two Lakh Ninety Seven Thousand Rupees Only			
Total	2,97,000.00		Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69102302024090010658288793332		
Cheque/DD No.				Bank Date	RBI Date	07/09/2024-13:52:54	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

Mobile No. : 9833737301

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

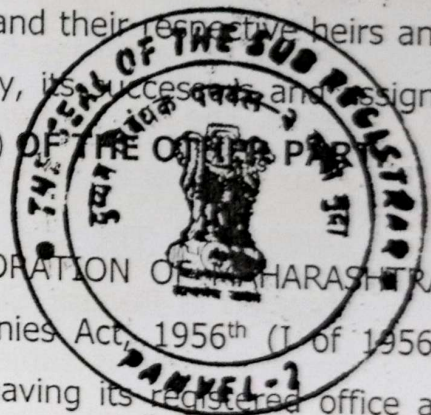
ASBL

Ufmda

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and entered into at **Panvel** on this 10th day of SEPTEMBER 2024 between **M/S. BHOOMI & DHARTI ASSOCIATES**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its **Partner SHRI. ASHVIN S. PATEL** AGE-47, having its office at **MAPLE ONE**, Plot No.-59A, Sector No.-5A, Karanjade, Navi Mumbai- 410206, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) **OF ONE PART THE** and **MR. YOGESH PRAKASH MANE** AGE-37, having his/her/their address: FLAT NO.305, BUILDING NO. A-7, SSPL SRA SCHEME, TURBHE MANDALE, MANKHURDE, MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA-400088 hereinafter referred to as "**THE ALLOTTEE(S)**" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE OTHER PARTY**

प व ल - ३
१२००४ २०२४
६ / ६०



Whereas **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "**THE CORPORATION**") and having its registered office at **Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021**. The Corporation has been declared as a **New Town Development Authority** under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

AS Patel

Yogesh

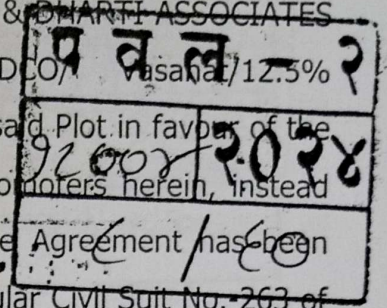
And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

प व ल - २	
१६००	२०२४
६/१६०	

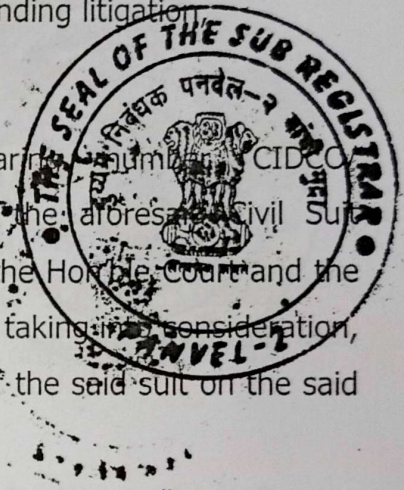
And whereas SHRI DASHRATH GOVIND PATIL, hereinafter referred to as "THE ORIGINAL LICENSEE" had been allotted a plot of land by the said Corporation bearing Plot number 99A measuring 1449.34 Sq. Mts., under the erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD. situate, lying and being at Sector No.-5A, Karanjade, Navi Mumbai, Tal.-Panvel, Dist-Raigad and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein. And whereas the Original Licensee paid to the Corporation a sum of Rs. 88,150/- (Rupees Sixty Eight Thousand One Hundred Fifty Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 12/09/2012 and after construction of building(s) on the said Plot of land, corporation shall execute the Lease Deed in favour of the Licensee granting the lease of the said Plot to the Licensee for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under its Receipt No.-9472, Document No. PVL3-09276-2012 on 14/09/2012. The said Agreement to Lease has been executed subject to the pending litigation in Regular Civil Suit No.-263 of 2007 before the Hon'ble Civil Judge, Panvel and the same is subject to outcome of the said suit which will be binding upon the Allottee/Original Licensee;

And whereas by virtue of a Tripartite Agreement dated 19/08/2013, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-7946, Document No. PVL4-7693-2013 on 19/08/2013, entered into between the Corporation of the One Part, the said Original Licensee of the Second Part and M/S. BHOOMI & DHARTI ASSOCIATES, represented by its Partners (1) SHRI NAROTTAM MEGHAJIBHAI PATEL (2) SHRI AMIT NAROTTAM PATEL (3) SHRI RASIK NARSINH CHAUHAN (4) SHRI BHARAT NARSINH PATEL (5) SHRI MUKESH DAHYABHAI PATEL (6) SHRI DAHYABHAI

The Corporation agreed to grant to the New Licensees a lease of the aforesaid Plot of land on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the New Licensees, the said Plot was leased and assigned in favour of the New Licensees i.e. M/S. BHOOMI & DHARTI ASSOCIATES and CIDCO vide its letter bearing number CIDCO/Vasahat/12.5% Scheme/Kalundre/04/2013, dated 30/08/2013, transferred the said Plot in favour of the New Licensees M/S. BHOOMI & DHARTI ASSOCIATES, the Promoters herein, instead and in place of the said Original Licensee. The said Tripartite Agreement has been executed subject to aforesaid pending civil suit bearing no Regular Civil Suit No. 263 of 2007 and also subject to order that may be passed in such pending litigation.



And whereas by virtue of Correction Letter bearing number CIDCO/Vasahat/Satyo/Kalundre/04/2018/27387, dated 19/07/2018, the aforesaid Civil Suit bearing number RCS 263 of 2007 which was disposed of by the Hon'ble Court and the copy of the said order was submitted to CIDCO and CIDCO by faking its consideration, the order passed in the said suit has relaxed the conditions of the said suit on the said plot;



And whereas by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

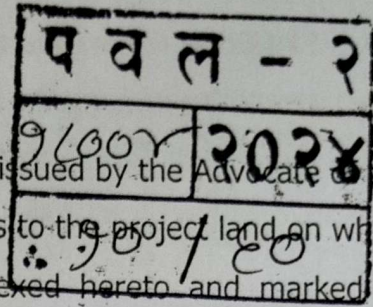
And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority; And whereas vide Commencement Certificate bearing number CIDCO/BP-17202/TPO (N M & K)/2019/6421, dated 27/12/2019 issued by CIDCO Ltd., the Promoters initially got the plan sanctioned and development permission granted for construction of the building on the said plot of land comprising Ground plus Seven upper floors. A copy of the said commencement certificate is appended hereto as "**Annexure-A**".

And whereas due to postponement in commencing the project on account of Covid-19 resulting into expiry of validity of the aforesaid commencement certificate and introduction of new UDCPR for the state of Maharashtra, the Promoters presently got the fresh plan sanctioned and approved for construction of the residential cum commercial building on the said property vide Commencement Certificate bearing No. CIDCO/BP-17202/TPO (N M)/2019/9269, dated 31/03/2022 issued by CIDCO Ltd., and

Agall

Ufmore

such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "THE SAID ACT") and the Rules and Regulations made there under;



And whereas the authenticated copy of Certificate of Title issued by the Advocate of the Promoters showing the nature of the title of the Promoters to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "Annexure-C";

And whereas the authenticated copies of the plans of the Layout as approved by the concerned local authority have been annexed hereto and marked as "Annexure-D";



And whereas the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-E";

And whereas the Promoters have got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

And whereas while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building(s) shall be granted by the concerned local authority;

And whereas the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans;

And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat/Shop bearing number 601 on the 6TH Floor of the said building project known as "MAPLE ONE" being constructed of the said Project;

AS

UP

And whereas the carpet area of the said Flat/Shop is 52.122 Sq. Mts. and "Carpet Area" means the net usable floor area of Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat/Shop;

प व ल - २	
१६००४	२०२४
११ / १०	

And whereas 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 the terms and conditions appearing hereafter;



And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of Rs. 1,00,000/- (Rupees One Lakh Only) being part payment of the sale consideration of the Flat/Shop agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing;

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai under **Registration No. P52000024162**. The authenticated copy of the certificate is annexed herewith as "**Annexure-F**";

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of said Flat/Shop with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act 1908.

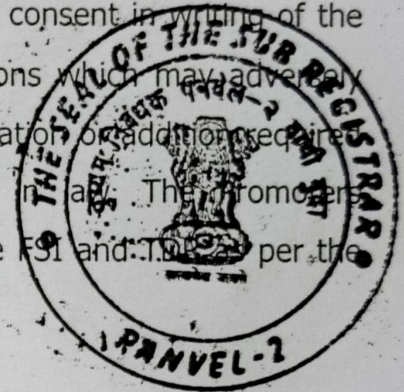
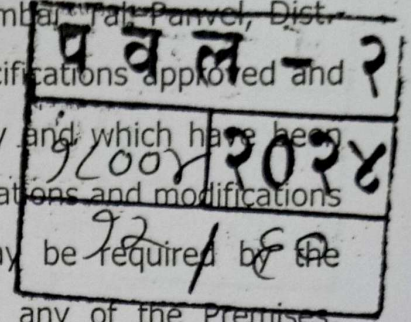
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shop. Now therefore this agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

Asht

UPB...

1. DEVELOPMENT OF THE SUBJECT PROPERTY.

1.1 The Promoters shall construct the said building project known as "MAPLE ONE" comprising **Ground+ 7 (Seven) upper floors** on the project land bearing Plot No.-59A situated at Sector No.-5A, Karanjade, Navi Mumbai, Dist. Raigad, in accordance with the plans, designs and specifications approved and that may be approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law. The Promoters proposed the future expansion by utilizing the balance FSI and 1.5 per the rules and regulations of the competent authority.



1.2 The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the FLAT/SHOP to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said FLAT/SHOP.

1.3 The Promoters hereby declare that the FSI (Floor Space Index) available as on date in respect of the project land is 1449.34 Sq. Mts. The Promoters have disclosed the basic FSI of 1.5 + premium paid FSI + additional premium FSI i.e. 0.5 + ancillary FSI i.e. 60% on residential FSI and 80% on commercial FSI as proposed to be utilized by them on the project land in the said Project and Allottee(s) have agreed to purchase the said Flat/Shop based on the proposed construction and sale of FLAT/SHOP be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

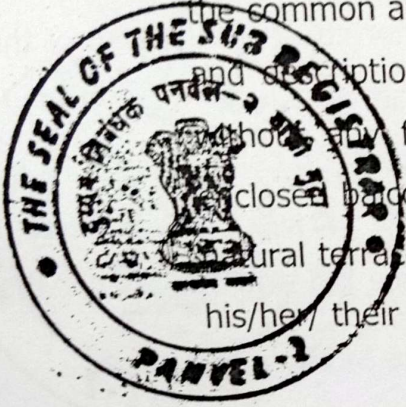
Abhil

Y. M. K.

2. PURCHASE OF THE SAID PREMISES AND SALE CONSIDERATION.

2.1 The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat/ Shop bearing No. 601 ad measuring 52.122 Sq. Mts. carpet area on the 6th Floor of the said building project known as "MAPLE ONE" hereinafter referred to as "THE SAID FLAT/SHOP and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-E" for a lumpsum price of 44,50,000/- (Rupees Forty-Four Lakh Fifty Thousand Only) including and being the proportionate price of

the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities. In addition to the above, without any further monetary consideration, the Allottee(s) is/are entitle to closed balcony of _____ Sq. Mts., balcony of 3.240 Sq. Mts. And natural terrace of _____ Sq. Mts., the ancillary area (the additional area) for his/her/ their exclusive use.



2.2 The Allottee(s) has requested for reservation of _____ number of car parking space to be used for parking of his vehicle. Accordingly, the Promoters hereby reserve stilt car Parking space for exclusive use of the Allottee(s). The parking is subject to final building plan approved by the corporation at the time of grant of Occupancy certificate and the parking slot will be allotted at the time of possession on the basis of final plan.

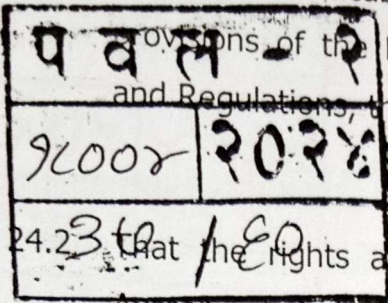
2.3 The Allottee(s) has/have paid on or before execution of this agreement a sum of 1,00,000/- (Rupees One Lakh Only) as advance payment or application fee and hereby agree(s) to pay to the Promoters the **Balance Amount** of 43,50,000/- (Rupees Forty Three Lakh Fifty Thousand Only) in the following manner

AS

UPMORE

24. DISPUTE RESOLUTION

24.1. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



24.2. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement.



THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece and parcel of land under erstwhile 12.5% Goathan Expansion Scheme admeasuring 1449.34 Sq. Mts., bearing Plot number 59A, situated at Sector No.-5A, Karanjade, Navi Mumbai, Tal.- Panvel, Dist.-Raigad and bounded as follows; that is to say:

- On or towards the East by : Plot No.-59
- On or towards the West by : Plot No.-59B
- On or towards the North by : Tata Power Corridor H.T. Line Reservation
- On or towards the South by : Proposed 20 Mts. wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

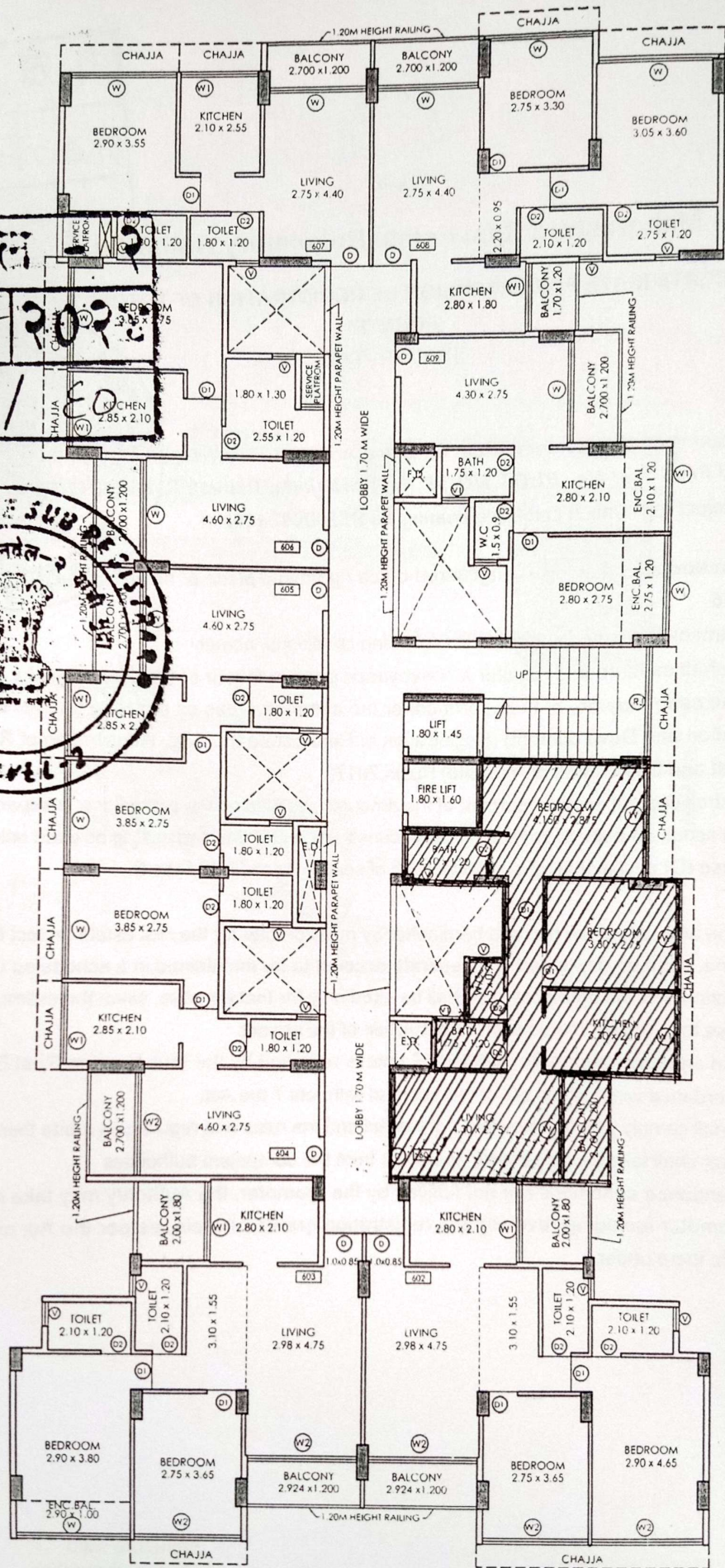
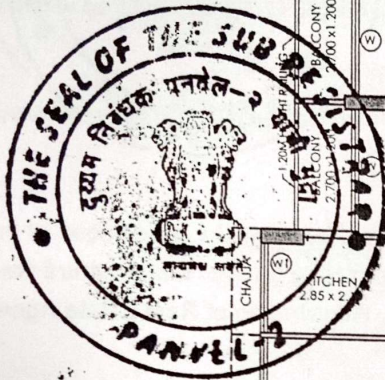
Description of the Flat / Shop

All that Residential/Commercial premises bring Flat/Shop No.- 601 ad measuring 52.122 Sq. Mts. carpet area on the 6th Floor of the building to be known as 'MAPLE ONE' being constructed on Plot No.-59A situated at Sector No.-5A, Karanjade, Navi Mumbai, Tal.- Panvel, Dist.-Raigad.

A. E. L.

U. P. M. S.

प व ल
 ग्लोब २०२३
 ४३ / ए०



SIXTH FLOOR PLAN



FLAT NO.

PROJECT

FOR

NAME AND SIGN OF PURCHASER

NAME AND SIGN OF DEVELOPER

601

"MAPLE ONE"
 RESIDENTIAL + COMMERCIAL BUILDING
 PLOT NO - 59A SECTOR- 5A, KARANJADE NAVI MUMBAI

BHOOMI & CHARTI ASSOCIATES

UPROBS

APatel

AMENDED COMMENCEMENT CERTIFICATE

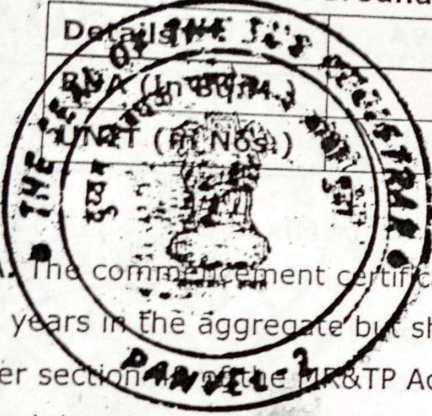
प व त - २

9600/2023

1/60

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXV of 1966) to M/s **M/s. Bhoomi And Dharti Associates Through its Partners Mr. Narottam Meghajibhai Patel And Others Eight**, Plot No - 238, Sec - 20, Kamothe, Navi Mumbai for Plot No. 59A, Sector 5A, Node **Karanjade**. As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 12.5 % Scheme Plot 1 Ground Floor + 7Floor** Net Builtup Area **4164.7** Sq m .

Details	Resi.	Comm.	Other
BDA (In Sqm)	3657.85	506.8	0
UNIT (Pl. Nos)	59	12	0



A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 45 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 01 Sep 2023 19:07
Originator: CIDCO
Designation: Director
Planning

Reference No. : **CIDCO/BP-17202/TPO(NM & K)/2019/11257**

Date : 1/9/2023

an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building premises for which the permission has been granted , at any time for the purpose of ensuring building control Regulations and conditions of this certificate.

3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 01 Sep 2023 14:49:07
Organization: CIDCO
Destination: All State
Planner

पंचल - ३
१/९/२०२३
५०/६०



Reference No. : CIDCO/BP-17202/TPO(NM & K)/2019/11257

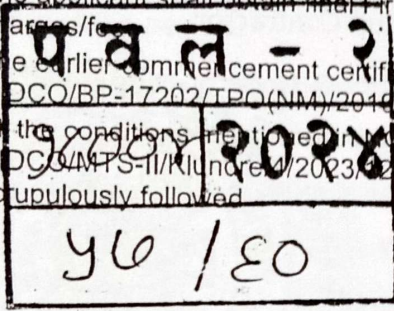
Date : 1/9/2023

them from time to time.

20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
2. The applicant shall obtain final Fire NOC for lift from CFO at the time of OC, by making payment of necessary charges/fees.
3. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. No. CIDCO/BP-17202/TPO(NM)/2019/9269 dated 31.03.2022 shall stand SUPERCEDED by this permission.
4. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No. CIDCO/MTS-II/K/Undere/4/2023/9235/E-221914 dated 27.06.2023, shall be binding on the on you and shall be scrupulously followed.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RANCIKAR
CHAUDHARI
Date: 01 Sep 2023 14:49:07
CN=CHAUDHARI BHUSHAN RANCIKAR
DN=