

462/3937

पावती

Original/Duplicate

Monday, July 08, 2024

नोंदणी क्र. :39म

10:48 AM

Regn.:39M

पावती क्र.: 5973 दिनांक: 08/07/2024

गावाचे नाव: विहारी

दस्तऐवजाचा अनुक्रमांक: कलर-3937-2024

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल ऑफ प्लॅट

सादर करणाऱ्याचे नाव: अरविंद नारायण राठोड

नोंदणी फी

रु. 23500.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 25800.00

Sub Registrar Khalapur

दुय्यम निबंधक खालापूर

बाजार मुल्य: रु.988650 /-

मांबदला रु.2350000/-

भरलेले मुद्रांक शुल्क : रु. 141000/-

1) देयकाचा प्रकार: DHC रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724056616852 दिनांक: 08/07/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724054416835 दिनांक: 08/07/2024

वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.23500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004806582202425E दिनांक: 08/07/2024

वॅकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला
दिनांक...9.7.24

Aund

7/8/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त क्रमांक : 3937/2024

नोंदणी :

Regn:63m

08/07/2024

गावाचे नाव : विहारी

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू मेल ऑफ प्लॉट
(2) मोबदला	2350000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	988650
(4) गा.मा.पल पोस्टिंग्सा व परक्रमांक(असल्यास)	1) पानिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: इतर माहिती: मौजे विहारी खोपोली ता खालापूर जी रायगड येथील विनथेती मिळकत सर्वे न 36,37,39,मधील प्लॉट न 20, व 29, तसेच त्यांचे सी टी एस न 2719,2723,2749, प्रोजेक्टचे नाव कृष्णा वॅल्ली फेज - 1, मधील सदनिका क्र 112, पहिला मजला, अनिरुद्ध विल्डींग, क्षेत्र 18.649 चौ मी कारपेट + 1.440 चौ मी वेदर शेड + 3.848 चौ मी ओपन टेरेस(प्रोजेक्ट) ((C.T.S. Number : 2719,2723,2749 ;))
(5) क्षेत्रफळ	1) 18.649 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:- प्रिंटी वेंचर प्रायवेट लिमिटेड तर्फे संचालक मनसुख टी दिवाडीया तर्फे कु मु म्हणून आनंद शंकर गायकवाड वय:-39; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न ए-७०८, हर्सेस एट्रीयम, प्लॉट न ५७, सेक्टर न ११, सी वी डी बैलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 फॅन नं:-AAFPCP1845E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अरविंद नारायण राठोड वय:-26; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम न २०४, हाउस न १०५०/०००३, एकवीरा अपार्टमेंट, कोपरखैरणे गाव कोपरखैरणे, नवी मुंबई पो कोपरखैरणे, जी ठाणे, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400709 फॅन नं:-DKWPA1585E
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3937/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	141000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	23500
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRISHTI VENTURE PRIVATE LIMITED	eChallan	69103332024070519254	MH004806582202425E	141000.00	SD	0002622278202425	08/07/2024
2		DHC		0724056616852	300	RF	0724056616852D	08/07/2024
3		DHC		0724054416835	2000	RF	0724054416835D	08/07/2024
4	PRISHTI VENTURE PRIVATE LIMITED	eChallan		MH004806582202425E	23500	RF	0002622278202425	08/07/2024

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




दुष्यम निबंधक खालापूर

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

08 July 2024,10:08:11 AM

Valuation ID 20240708268

मूल्यांकनाचे वर्ष 2024
 जिल्हा रायगड
 मूल्य विभाग तालुका : खालापूर
 उप मूल्य विभाग 4/10-मोजे-देवलाड क्र 4 मूल्यदर विभाग नं 7
 क्षेत्राचे नांव B Class Palika सर्व्हे नंबर/न. भू. क्रमांक : सि.टी.एस. नंबर#2749

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
8140	39000	44800	48800	44800	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Build Up)-	23.81 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.23958/-
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.39000/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((39000-8140) * (100 / 100)) + 8140)
 = Rs.39000/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 39000 * 23.81
 = Rs.928590/-

F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 3.85 चौ. मीटर
 लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 3.85 * (39000 * 40/100)
 = Rs.60060/-

Applicable Rules = 3, 9, 18, 19, 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 928590 + 0 + 0 + 0 + 0 + 60060 + 0 + 0 + 0 + 0
 = Rs.988650/-
 = २ नऊ लाख अठ्ठाऐंशी हजार सहा शो पत्रास /-

Home

Print



क ल र
 3030/2024
 9/994



CHALLAN
MTR Form Number-6



GRN	MH004806582202425E	BARCODE			Date	05/07/2024-19:14:32	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)	AAFCP1845E						
Office Name KLR_KHALAPUR SUB REGISTRAR				Full Name	PRISHTI VENTURE PRIVATE LIMITED						
Location RAIGAD											
Year 2024-2025 One Time				Flat/Block No.	FLAT NO 112, 1st FLOOR;ANIRUDDHA BLDG						
Account Head Details				Amount In Rs.	Premises/Building	,KRISHNA VALLEY PHASE 1,					
0030046401	Stamp Duty			141000.00	Road/Street	PLOT NO 20 AND 29, SURVEY 36 37 39,CITY SURVEY 2719 2723 2749,					
0030063301	Registration Fee			23500.00	Area/Locality	VIHARI KHOPOLI,TAL.KHALAPUR,DIST R					
					Town/City/District	AIGAD					
					PIN	4	1	0	2	0	3
				Remarks (If Any)							
				PAN2=AKWPA1585F-SecondPartyName=ARAVIND NARAYAN							
				RATHOD-CA=2350000							
				Amount In	One Lakh Sixty Four Thousand Five Hundred Rupees O						
Total				1,64,500.00	Words	nly					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332024070519254	2877467948				
Cheque/DD No.				Bank Date	RBI Date	05/07/2024-19:15:14	Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		100 , 06/07/2024					



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन फेवळ दुय्यम निबधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1	(IS)-462-3937	0002622278202425	08/07/2024-10:45:47	IGR156	23500.00
2	(IS)-462-3937	0002622278202425	08/07/2024-10:45:47	IGR156	10000.00
Total Defacement Amount					33500.00



क ल र
3030/2024
2/1994



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724054416835

Receipt Date 08/07/2024

Received from ., Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3937 dated 08/07/2024 at the Sub Registrar office S.R. Khalapur of the District Raigarh.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 05/07/2024

Bank CIN 10004152024070536699

REF No. 2913517848

Deface No 0724054416835D

Deface Date 08/07/2024

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



क ल र
3830/2024
3/994



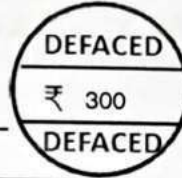


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724056616852	Receipt Date	08/07/2024
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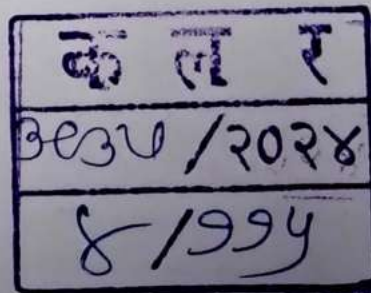
Received from ., Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 3937 dated 08/07/2024 at the Sub Registrar office S.R. Khalapur of the District Raigarh.



Payment Details

Bank Name	IBKL	Payment Date	05/07/2024
Bank CIN	10004152024070536711	REF No.	2913518298
Deface No	0724056616852D	Deface Date	08/07/2024

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724054416835	Date 05/07/2024
Received from ., Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 05/07/2024
Bank CIN 10004152024070536699	REF No. 2913517848
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724056616852	Date 05/07/2024
Received from ., Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 05/07/2024
Bank CIN 10004152024070536711	REF No. 2913518298
This is computer generated receipt, hence no signature is required.	



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3030/2024
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CHALLAN
MTR Form Number-6



GRN	MH004806582202425E	BARCODE		Date	05/07/2024-19:14:32	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				KLR_KHALAPUR SUB REGISTRAR			
Location				RAIGAD			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				141000.00			
0030063301 Registration Fee				23500.00			
Total				1,64,500.00			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AAFCP1845E			
Full Name				PRISHTI VENTURE PRIVATE LIMITED			
Flat/Block No.				FLAT NO 112, 1st FLOOR,ANIRUDDHA BLDG			
Premises/Building				,KRISHNA VALLEY PHASE 1,			
Road/Street				PLOT NO 20 AND 29, SURVEY 36 37 39,CITY SURVEY 2719 2723 2749,			
Area/Locality				VIHARI KHOPOLI,TAL KHALAPUR,DIST R			
Town/City/District				AIGAD			
PIN				4 1 0 2 0 3			
Remarks (If Any)				PAN2=AKWPA1585F-SecondPartyName=ARAVIND NARAYAN RATHOD-CA=2350000			
Amount In				One Lakh Sixty Four Thousand Five Hundred Rupees O			
Words				nly			
Payment Details				IDBI BANK			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
69103332024070519254				2877467948			
Bank Date				RBI Date			
05/07/2024-19:15:14				Not Verified with RBI			
Name of Bank				IDBI BANK			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

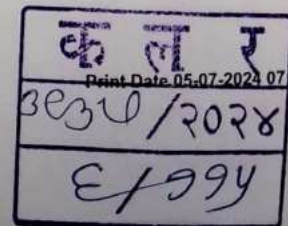
Department ID :

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

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

Mobile No. : 0000000000

Auda



Handwritten notes in Marathi at the top of the page, including the word 'अनुमति' (Consent) and other illegible text.

AGREEMENT FOR SALE

This Agreement for Sale made at Khopoli/Khalapur on this 08th day of July, 2024

BETWEEN

PRISHTI VENTURE PRIVATE LIMITED, (PAN NO AAFCP 1845 E), a Company, incorporated and registered under the provisions of The Companies Act, 1956, (CIN No., U52100MH2009PTC195874) having its registered office at Office No 708, A- Wing, Hermes Atrium, Plot No-57, Sector No-11, CBD, Belapur, Navi Mumbai – 400 614, And admin office at Shop No- 1 & 2, Magnum Apartment, Plot No-11A, Near Miraj Theater, Sector No-11, New Panvel(E), Tal- Panvel, Dist-Raigad, Pin - 410206., represent through its authorized Director **MR. MANSUKH T. TIMBADIA** hereinafter referred to as **"THE PROMOTER"** of the **ONE PART** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its successors in title and assigns)

AND

(1) MR/MRS Aravind Narayan Rathod, age 26 years, PAN No. DKWPA1585E
 (2) MR/MRS _____, age _____ years, PAN No. _____
 (3) MR/MRS _____, age _____ years, PAN No. _____

having his/her/their address 10501003, Ekveera Apartment, Koparkhairane Gaon, Koparkhairane Navi Mumbai, PO: Koparkhairane, Dist: Thane, Maharashtra - 400709. Hereinafter referred to as the 'ALLOTTEE/S' of the OTHER PART

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns).



WHEREAS:

A. By & under Sale Deed dated 27/04/2011 registered at Sr. No. 1675/2011 in the office of the Sub-Registrar of Assurances, Khalapur, executed between M/s. Hill View Resort Co-op Housing Society Ltd. (Proposed) as the Vendor AND M/s. Prishti Venture Private Limited (Therein referred to as "The Allottee" and herein referred to as "THE PROMOTER").

Handwritten stamp: 30 July 2024, THE PROMOTER, with a signature.

Handwritten signature 'ML'.

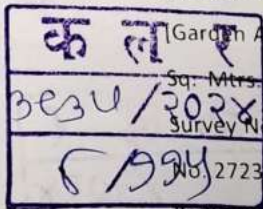
Handwritten signature 'Aravind'.

Whereby the vendor has sold out, assigned & transferred to the Promoter all the rights, title & interest in respect of Non-Agricultural land Plot No. 1 to 48 totally admeasuring

about 19580.33 Sq. Mtrs. or thereabout being part of Survey No. 36 corresponding to C.T.S. No. 2749, Survey No. 37 Corresponding to C.T.S. No. 2719 and Survey No. 39 Corresponding to C.T.S. No. 2723 situated and lying at Village Vihari, Khopoli, Tal. Khalapur, Dist. Raigad, within the limits of Khopoli Municipal Council. The said N. A. plots bearing No. 1 to 48 have been recorded in the name of M/s. Prishti Ventures Private Limited through its Director Mr. Mansukh T. Timbadia as an owner by above mentioned Sale Deed Mutation Entry No. 469 is to that effect.

B. By & under Sale Deed dated 27/04/2011 registered at Sr. No. 1674/2011 in the office of the Sub-Registrar of Assurances, Khalapur, executed between M/s. Parasrampur Co-op. Housing Society Ltd. as the Vendor AND M/s. Prishti Venture Private Limited (Therein referred to as "The Allottee" and herein referred to as "THE PROMOTER"). The vendor has sold out, assigned & transferred to the Promoter all the rights, title and interest in respect of Non-Agricultural land Plot No. 49 to 96 totally admeasuring about 25376.07 Sq. Mtrs. or thereabout being part of Survey No. 36 corresponding to C.T.S. No. 2749, Survey No. 37 Corresponding to C.T.S. No. 2719 and Survey No. 39 Corresponding to C.T.S. No. 2723 situated and lying at Village Vihari, Khopoli, Tal. Khalapur, Dist. Raigad, within the limits of Khopoli Municipal Council. The said N. A. plots bearing No. 49 to 96 have been recorded in the name of M/s. Prishti Ventures Private Limited through its Director Mr. Mansukh T. Timbadia as an owner by above mentioned Sale Deed. Mutation Entry No. 467 is to that effect.

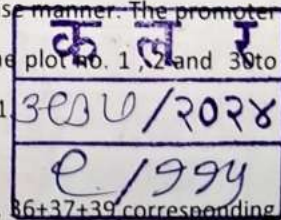
C. By & under Sale Deed dated 27/04/2011 registered at Sr. No. 1685/2011 in the office of the Sub-Registrar of Assurances, Khalapur, executed between M/s. Parasrampur Co-op. Housing Society Ltd. (Proposed) AND M/s. Hill View Resort Co-op. Housing Society Ltd. (Proposed) both collectively referred as the Vendor AND M/s. Prishti Venture Private Limited (Therein referred to as "The Allottee" and herein referred to as "THE PROMOTER"). The vendor has sold out, assigned & transferred to the Promoter all the rights, title and interest in respect of Non-Agricultural land Plot No. 97 & 98 reserved for Open Space



[Garden Area] & Internal Road as per approved layout totally admeasuring about 22156.60 Sq. Mtrs. or thereabout being part of Survey No. 36 corresponding to C.T.S. No. 2749, Survey No. 37 Corresponding to C.T.S. No. 2719 and Survey No. 39 Corresponding to C.T.S. No. 2723 situated and lying at Village Vihari, Khopoli, Tal. Khalapur, Dist. Raigad, within the limits of Khopoli Municipal Council. The said N. A. plots bearing No. 97 & 98 have been recorded in the name of M/s. Prishti Ventures Private Limited through its Director Mr.

Mansukh T. Timbadia as an owner by above mentioned Sale Deed. Mutation Entry No. 468 is to that effect.

- D. The above-mentioned plot No. 1- 98 corresponding to Survey No. 36, 37 and 39 (CTS No. 2749, 2719 & 2723) totally admeasuring 67130 sq. mtrs and situated at village Vihari, Khopoli, Taluka Khalapur, Dist. Raigad, within the limits of Municipal Council stand revised to 50 residential plots out of which 04 plots stand converted for open areas in two parts and two plots for Road (**the Amenities plot**), sanctioned by Collector vide permission No. **MASHA /LNA1(b)/pra.kra.110/2011 dated 29/05/2014.**
- E. As per above said approved revised N. A. Layout plan & collector order dated 29/05/2014 the City Survey office Khopoli has implemented the Changes by amalgamating the CTS Property No 2719, 2723 & 2749 and separated and Open the new CTS property No 2719+2723+2749/1 to 2719+2723+2749/54 plot wise property cards and the same are recorded in the name of M/s. Prishti Venture Private Limited through its Director Mr. Mansukh T. Timbadia, in the khopoli Municipal City survey records as the owner thereof by mutation Entry No 1065/2014 and same was certified by Assi. Taluka land record survey officer of Khalapur.
- F. Thereafter, Promoter has through Mr. Mansukh T. Timbadia acquired Survey No. 38/1, 38/3 and 38/4 corresponding C.T.S Nos. 2718, 2717 & 2722-A totally admeasuring 19730 sq. mtrs. The revise plot No. 1 to 50 alongwith amenities plot bearing nos. 7 & 50 and two number Open space and area under internal Road and Survey no. 38/1, 38/3 and 38/4 corresponding to khopoli CTS No 2718, 2717 and 2722-A totally admeasuring 86,860 sq. mtr is hereinafter referred to as said "**Entire Land**" which is more particularly described in **Schedule - I** appended hereto. A copy of layout of said entire land is appended hereto as **Annexure-1**. And the project situated on the above said entire land being always known as "**KRISHNA VALLEY**".
- G. The Promoter is desirous of developing the said entire land into residential and commercial project which is always known as "**KRISHNA VALLEY**" in a phase wise manner. The promoter has already developed and constructed 16 number bunglow on the plot no. 1, 2 and 30 to 43 which is mark separately in layout plan appended as Annexure-1.
- H. At present N. A. Plot of land bearing No. 20 & 29 out of Survey No. 36+37+39 corresponding to khopoli CTS No. 2719+2723+2749, admeasuring area thereabouts respectively 4485 sq mtr. & 2860 sq mtr and which make the total area of **7345 sq mtrs.** are the property under development and which is situated, lying and being at Village-Vihari within the Khopoli Municipal Council limits, Taluka- Khalapur, District- Raigad, ("**The Said Land**") and more



M

* Anand

particularly described in the Schedule -II here under written. The said land is marked on the layout of the said entire land is appended hereto as Annexure-1. The Copy of 7/12 Extract & Individual City survey Property Card, all appended herewith as **Annexure "2 & 3"**. The said land and buildings thereon are the subject matter of this agreement and the entire land is mentioned only for disclosure purpose.

I. Vide Certificate dated 09.03.2015 issued by Khopoli Municipal Council ("KMC"); the Promoter has obtained the Commencement Certificate bearing No. KAMC/Construction/1751/3458 and sanction layout Plan of said land. Accordingly, the Promoter is entitled to construct five (5) residential buildings which are named as, **ADITYA, AKSHARA, ANIRUDDHA, ADIDEV & AJAYA** (the "**said Buildings**"), they consisting 320 total numbers of Units. And the promoter has started the construction work as per the said approved plan Commencement certificate and completed the construction work of **ADITYA & AKASHARA** (stilt + 5 floors) buildings which consist 35 & 40 residential units respectively and obtained the Occupancy Certificates serial wise dated **09/07/2015** vide certificate No – **KMC/construction/722/1219** of the **ADITYA** building and the Occupancy Certificates dated **08/10/2015** vide certificate No – **KMC/construction/VA.P/1666/3561** of the **AKASHARA** building out of the said five buildings, the remaining three buildings respectively known as **AJAYA , ANIRUDDHA & ADIDEV** which is consisting Stilt plus 7 upper Floors and which is consisting **70, 91 and 84 residential units** in their respective building. As per the rules & regulation of DCR the normal permissible Floor Space Index (FSI) for the said approved layout dated 29/05/2014 is 1.222 and also FSI permissible with payment of Premium is 0.2 hence the total permissible Floor Space Index (FSI) for the said land is 1.4222 hence the total permissible built-up area available for the said land is **10444.59sq. mtrs.** and the promoter has taken the five buildings CC of **10424. 228sq.mtrs. built-up** area for the said land and which shall be developed under the Project known as "**KRISHNA VALLEY**" (Phase - 1) (the "**said Project**"). The said entire project is more particularly described in 'Schedule – III' and marked in red colour in the layout of said entire land appended as **Annexure-1** hereto. A copy of the said Commencement Certificate & approved buildings plan dated **09.03.2015** is appended hereto as '**Annexure – 4**'.

J. The PROMOTER has constructed **Aditya & Akshara** buildings and obtained the Occupancy certificate and also the construction work of **Ajaya, Anirudhha & Adidev** was completed and occupancy certificate was received on the said land (N. A. Plot No. 20 & 29) which are specifically and particularly mentioned hereunder.

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