

वसई-४
दस्ता क्र ७३५२ / २०२४
७ / १००

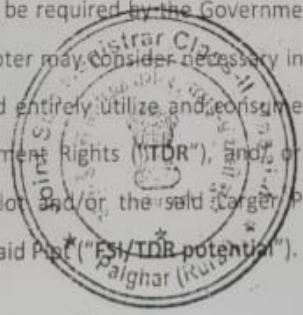
area on land bearing Survey No. 88, Hissa No. 1A, 1B & 2A, thereupon and delineated on the plan in red colour hatch line, plan whereof is hereto annexed and marked as Annexure "A" and more particularly described in the SECOND SCHEDULE hereunder written for the consideration and on the other terms and conditions mentioned therein under (hereinafter referred to as the "said Plot").

h. The Owners have also granted Power of Attorney dated 10th March, 2021 registered with the Office of Sub-Registrar of Assurances at Vasai-5 under Sr. No. 3725/2021 dated 15/03/2021, in favour of the Promoter herein inter-alia granting powers and authorities to the Promoter herein including but not limited to construct, develop and sell the said Building No. 8, Wing - A in Sector - V (including all apartment, premises, flat, unit, shop, parking space, etc therein) constructed/ to be constructed on the said Plot and/or otherwise to deal with and dispose of the said Plot as set out therein.

i. By virtue of the said Agreement for Sale and Power of Attorney as aforesaid, the Developer/Promoter is in exclusive possession of and or otherwise well and sufficiently entitled to the said Property more particularly mentioned in the SECOND SCHEDULE hereunder written.

j. The Promoter has informed the Allottee(s) and the Allottee(s) is/are aware that the Promoter will develop the said Plot by constructing thereupon said Building No. 8, Wing - A in Sector - V also known "SHREE KRISHNA ELEGANCE" (hereinafter referred to as the "said Building") consisting of ground+23 (Twenty-Three) upper floors and other building(s)/structure(s) thereon (as may from time to time be permitted to be constructed) in a phased manner as per the sanctioned plans, with such modifications thereto as the Promoter may from time to time determine and as may be approved by VVCMC and/or other competent authorities and the programmed of the said phased development will also be determined by the Promoter at their own discretion.

k. The Promoter shall while developing the said Plot in a phased manner will be required to make necessary amendments or substitution of the sanctioned plans, layouts, elevations and designs from time to time as may be required by the Government, VVCMC or any other local authority and/ or as the Promoter may consider necessary in respect of the said Plot to enable the Promoter to fully and entirely utilize and consume the entire Floor Space Index ("FSI"), Transferable Development Rights ("TDR"), and/or any other development rights generated from the said Plot and/or the said larger Property by whatsoever or howsoever name called upon the said Plot ("FSI/TDR potential").

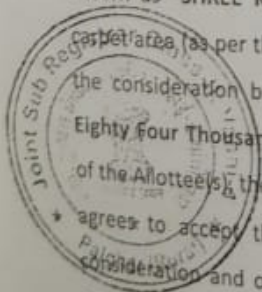


H. K. Shal

P. K. Such Mishri

खण्ड-४
 दस्तावेज: 90342/2028
 90/900

- b. While sanctioning the said plans concerned local authority and/or Government has laid down/may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter 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.
- c. The Allottee(s) has/ have prior to the execution of this Agreement has/have at his/her/their/its own, cost, charge and expense carried out due diligence in respect of the title of the Owner and the Promoter to the said Plot and the project and after satisfying himself/herself/themselves/itself about the title of the Owner and the Promoter to the said Plot and the project and having accepted the same, the Allottee(s) has/have entered into this Agreement and the Allottee(s) hereby agrees not to further investigate the title of the Owner and the Promoter and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Owner and Promoter to the said Plot and/or the said project at any time in future.
- d. The Allottee(s) is/are aware that the marketing collaterals provided by the Promoter to the Allottee(s) in respect of the project contained materials/pictorial depictions in the nature of artists impressions and the same would differ on actual basis. The Allottee(s) undertake not to raise any objections with respect to any difference in the project from such marketing collaterals.
- e. After conducting due diligence and being satisfied with the same, the Allottee(s) has/ have approached the Promoter and requested the Promoter to allot to him/her/them a Flat bearing No. A/704 situated on the Seventh Floor, of the said Building known as "SHREE KRISHNA ELEGANCE", WING A, BUILDING NO. 8, in SECTOR - V, being constructed on the said Plot in the group housing scheme known as "SHREE KRISHNA ELEGANCE" and admeasuring 39.23 sq. mtr. RERA (as per the said Act), hereinafter referred to as the "said Premises" for the consideration being the sum of Rs.39,84,800/- (Rupees Thirty Nine Lakhs Eighty Four Thousand Eight Hundred Only) and acceding to the aforesaid request of the Allottee(s) the Promoter agrees to allot to the Allottee(s), and the Allottee(s) agrees to accept the allotment from Promoter of the said Premises for the consideration and on the terms and conditions hereinafter appearing. The said Premises is shown in red colour hatch lines on the floor plan of the said Premises,



H. K. Shah
 P. K. Shah Nidhi

वसई-४
दस्त क्र. १०३४/२०२१
४९/१००

(10)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000030028

Project: **SHREE KRISHNA ELEGANCE**, Plot Bearing / CTS / Survey / Final Plot No.: **SECTOR V SNO 88 HNO 1A, 1B AND 2A at Vasai-Virar City (M Corp), Vasai, Palghar, 401208;**

1. Shree Krishna Construction Co having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 401105.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **26/07/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 26-07-2021 14:36:06

Dated: 26/07/2021
Place: Mumbai



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

Case Number Def
Date

03325202425 08/1
2024

9817022D 08/1

325202425 08/1

Index-II

सूची क्र.2

दुयम निबंधक : मह. दु. नि. व. मई 4

दम्न क्रमांक : 17352/2024

नोंदणी :

Regn 63m

गावाचे नाव : गोखिवरे

लेखाचा प्रकार
1735: खर्च
करागनामा
3984800

वाजार भाव (भाडेपट्ट्याच्या
तिनपट्टाकार आकारणी देना की पट्टेदार
मुद करावे)
2615000

भू-मापन, पांटहिस्सा व
हमांक (अमल्याम)

1) क्षेत्रफळ

2) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

3) दम्नगवज करून घेणा-या/विहून ठेवणा-या
प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा
हमनामा किंवा आदेश अमल्याम, प्रतिवादिचे
नाव व पत्ता.

3) दम्नगवज करून घेणा-या पक्षकाराचे व
केवा दिवाणी न्यायालयाचा हुकुमनामा किंवा
आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

(9) दम्नगवज करून दिल्याचा दिनांक 08/10/2024

(10) दम्न नोंदणी केल्याचा दिनांक 08/10/2024

(11) अनुक्रमांक, खंड व पृष्ठ 17352/2024

(12) वाजार भावाप्रमाणे मुद्रांक शुल्क 278950

(13) वाजार भावाप्रमाणे नोंदणी शुल्क 30000

(14) श्रेण

1) पालिकेचे नाव: वमई विंगर महानगरपालिका इतर वर्णन : इतर माहिती: विभाग नं. 3, गव मीजे
गोखिवरे, येथील नवें नं. 88, हिस्सा नं. 1अ, 1ब व 2अ, सदनिका क्र. ए/704, सातवा मजला, श्री कृष्णा
एलीगम, विल्डिंग नं. 8, सेक्टर - 5, यशवंत स्मार्ट सिटी, गोखिवरे, वमई - पूर्व, ता. वमई, जि. पालघर. (सदनिकाचे
क्षेत्र 39.23 चौ. मी. कार्पेट) ((Survey Number : 88 ;))

1) 39.23 चौ.मीटर

1): नाव:-मे. श्री कृष्णा कंस्ट्रक्शन कं. नफे भागीदार प्रीतम मिह जी. गोहोनिआ नफे कु. मु. दिनेश कुमार
चौवे वय:-; पत्ता:-प्लॉट नं: ए/104, माळा नं: -, इमारतीचे नाव: देवताग हाईटम, ब्लॉक नं: -, रोड नं: गमदेव
पार्क, भावेंदर - पूर्व, ठाणे, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-ABSFS7966G

1): नाव:-हार्दिक कमलेश शहा वय:-29; पत्ता:-प्लॉट नं: सदनिका क्र. 04, माळा नं: -, इमारतीचे नाव: विशाल
दर्शन, ब्लॉक नं: -, रोड नं: साई नगर, वमई पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-
FTMPS0991E

2): नाव:-प्रफुल्ला कमलेश शहा वय:-64; पत्ता:-प्लॉट नं: सदनिका क्र. 04, माळा नं: -, इमारतीचे नाव: विशाल
दर्शन, ब्लॉक नं: -, रोड नं: साई नगर, वमई पश्चिम, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-
BHSPS9390B

3): नाव:-निधि कुनान मेहता वय:-33; पत्ता:-प्लॉट नं: सदनिका क्र. 04, माळा नं: -, इमारतीचे नाव: विशाल
दर्शन, ब्लॉक नं: -, रोड नं: साई नगर, वमई पश्चिम, पालघर, महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-
CXXKPS9893N

मुल्याकनासाठी विचारात घेतलेला तपशील:-

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

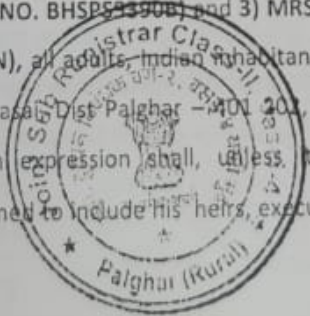
वसई-४
दस्त क्र. १०३५२/२०२४
३ १९००

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at Nallasopara on this 8th day of October, 2024 Between M/S. SHREE KRISHNA CONSTRUCTION CO., (PAN NO. ABSF57966G), a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 and having its registered office address at A/104, Devtara Heights, Rmdev Park, Village Road, Near Hindustan Co-op Bank, Bhayander (East), Thane – 401105, through its partner MR. PRITAM SINGH G. GOHONIA, hereinafter called "THE PROMOTER" (Which expression shall, unless it be repugnant to the meaning or context thereof be deemed to include the present partner or partner from time to time of the said firm, their heirs, survivors, executors, administrators and assigns) of the FIRST PART.

AND

1) MR. HARDIK KAMLESH SHAH, aged 29 yrs., (PAN NO. FTMPS0991E) 2) MRS. PRAFULLA KAMLESH SHAH, aged 64 yrs., (PAN NO. BHSF53900) and 3) MRS. NIDHI KUNAL MEHTA, aged 33 yrs., (PAN NO. CXKPS9893N), all adults, Indian inhabitants, residing at 04, Vishal Drashan, Sai Nagar, Vasai (W), Tal Vasai Dist Palghar - 401 201, hereinafter called "THE ALLOTTEE/S/PURCHASER/S" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.



H. K. Shah
P. K. Shah Nidhi

वसई-४
दस्त क्र. ७०३५२ / २०२४
४ १००

WHEREAS:

a. By and under diverse registered Conveyance Deeds/Sale Deed, the Owners are the absolute owners of and seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1, 7; Survey No. 63 Hissa No. 2/1, 2/2, 3; Survey No. 64 Hissa No. 1, 2, 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2, 3; Survey No. 69 Hissa No. 1, 2, 3, 4, 5; Survey No. 72; Survey No. 73; Survey No. 75, Hissa No. 1, 2/1, 2/2, 3, 4, 5, 7; Survey No. 76; Survey No. 77, Hissa No. 2, 3, 4, 5, 6, 7; Survey No. 81, Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22, 23; Survey No. 82, Hissa No. 5, 7, 8/1, 9; Survey No. 83, Hissa No. 1/pt.; Survey No. 84, Hissa No. 3, 4 6/pt., 7/pt., 8, 10, 11; Survey No. 85, Hissa No. 3B, 9, 10, 12; Survey No. 87, Hissa No. 1, 2, 4; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B, 3, 7; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B; Survey No. 89, Hissa No. 1, 2, 4, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2, 3; Survey No. 275, Hissa No. 1, 2; Survey No. 276, Hissa No. 1, 2, 3, 4; Survey No. 277, Hissa No. 2, 3; Survey No. 278 Hissa No. 1, 2, 3; Survey No. 279, Hissa No. 1; Survey No. 280 Hissa No. 1, 2, 3, 4, 5 of Village - Gokhivare, Taluka Vasai, District Palghar, which consists of the entire Layout and known as "YASHWANT SMART CITY" and more particularly described in the SCHEDULE - I hereunder written (hereinafter referred to as the "said Larger Property").

b. The Owners have jointly agreed to develop the said Larger Property and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Vasai Virar City Municipal Corporation (VVMC).

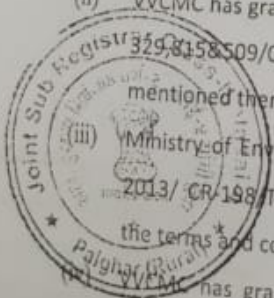
c. Pursuant thereto the Owners have obtained the following sanctions, permissions, approvals, clearances, etc from the competent authorities in respect of the said Larger Property :

(i) VVMC has granted Commencement Certificate bearing VVMC/TP/CC/VP-329,815,509/1065/2012-13 dated 10th July 2012 on the terms and conditions mentioned therein;

(ii) VVMC has granted Revised Development Permission No. VVMC/TP/RDP/VP-329,815,509/0223/2013-14 dated 25th July 2013 on the terms and conditions mentioned therein;

(iii) Ministry of Environment and Forest (MOEF) has vide MOEF letter No. SEAC-2013/CR-198/TC-1 dated 31st May 2014 granted environment clearance on the terms and conditions mentioned therein;

VVMC has granted Revised Development Permission No. VVMC/TP/RDP/VP-329,815&509/0189/2014-15 dated 15th November 2014 on the terms and conditions mentioned therein;

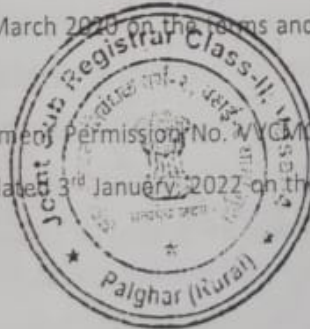


(Handwritten signature)

H.K. Shah
P. K. Shah nidhi

वसई-४
दस्त क्र. १७३५२ २०२४
५ / १००

- (v) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/120/2015-16 dated 20th July 2015 on the terms and conditions mentioned therein;
- (vi) Maharashtra Coastal Zone Management Authority (MCZMA) have vide their letter bearing No. CRZ 2015/CR 244/ TC-4 dated 12th January 2016 recommended certain terms and conditions for the development of certain portions of the said Larger Property;
- (vii) State Level Environment Impact Assessment Authority has vide its letter bearing No. SEAC 2016/CR 366/ TC1 dated 6th January 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;
- (viii) Maharashtra Pollution Control Board vide its consent order No. Format1.0/BO/CAC-Cell/UAN No.0000022009/CO/CC/ 80/000907 dated 22nd January 2018 granted consent on the terms and conditions mentioned therein.
- (ix) Ministry of Environment, Forest and Climate Change (Wildlife Division) vide its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 granted clearance on the terms and conditions mentioned therein;
- (x) VVCMC has granted Revised Development Permission No. VVCMC/TP/ RDP/VP-329,815&509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein;
- (xi) The N. A. Permission & Conversation Tax has granted by The Tahasildar Vasal in respect of the land bearing Survey No.87/7, 88/1/A, 88/1/B, 88/2/A, 88/2/B, vide their Order No. MAHSUL/K-1/T-1/JAMINBAB 1/KAVI/SR-123/2019 dated 16th February, 2019.
- (xii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0196/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein.
- (xiii) VVCMC has granted Revised Development Permission No. VVCMC/ TP/ RDP/VP-0329, 815 & 509/367/2019-20 dated 23rd March 2020 on the terms and conditions mentioned therein.
- (xiv) VVCMC has granted Commencement Certificate No. VVCMC/ TP/CC/ VP-0329, 815 & 509/472/2019-20 dated 23rd March 2020 on the terms and conditions mentioned therein.
- (xv) VVCMC has granted Revised Development Permission No. VVCMC/ TP/ RDP/VP-0329, 0815 & 0509/772/2021-22 dated 3rd January, 2022 on the terms and conditions mentioned therein.



H. K. Shah
P. K. Shah
M. K. Shah

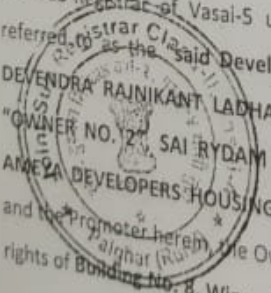
वसई-४
दस्तावेज क्र. १०३५२/२०२४
९/१००

d. The Owners have through their architects submitted layout plans in respect of the said Larger Property to the Vasai-Virar City Municipal Corporation (VCCMC) in respect of the said Larger Property and the Owners intend to develop the said Larger Property in a phased manner by constructing thereupon _____ Nos. of buildings for which the Owners will be required to make necessary amendments or substitution of the sanctioned plans, layouts, elevations and designs from time to time as may be required by the Government, VCCMC or any other local authority and/or as the Owner may consider necessary in respect of the said Larger Property to enable the Owners to fully and entirely utilize and consume the entire Floor Space Index ("FSI"), Transferable Development Rights ("TDR"), and/or any other development rights generated from the said Larger Property by whatsoever or howsoever name called upon the said Larger Property ("FSI/TDR potential").

e. The Allottee(s) is/are aware of the scheme of phased development proposed to be carried out by the Owners on the said Larger Property as mentioned herein and have entered into this Agreement knowing the same fully well and the Allottee(s) doth hereby irrevocable grants his/her/their/it(s) no objection, power, consent and authorize the Owners to make such amendments or substitution or modification in the sanctioned plans or approved plans in respect of the said layout or in respect to the building(s)/structure(s) proposed to be constructed thereupon or to carry out such additional construction in the building(s)/structure(s) (i.e. by adding floors, wing(s), etc) and/or construction of additional building(s)/ structure(s) for the purpose of utilization and consumption of the entire FSI/TDR potential upon the said Larger Property as aforesaid or in the manner the Owners deems fit and proper.

f. The Owners will be either developing the said Larger Property by themselves or may grant development rights of various portion of the said Larger Property to various developers to construct, develop and sell apartment, flats, units, shops, premises, car parking space, garages, etc and accordingly reserves the right to enter into agreements, development agreement, joint development agreement, etc for the above purposes;

g. By and under an Agreement for Sale dated 10th March, 2021 duly registered with the Sub-Registrar of Vasai-5 under Sr. No. 3724/2021 dated 15/03/2021 (hereinafter referred to as the "Said Development Agreement"), made and executed between MR. DEVENDRA RAJNIKANT LADHANI, "OWNER NO. 1", MR. ANIL RAMCHANDRA GUPTA, "OWNER NO. 2", SAI RYDAM REALTORS PRIVATE LIMITED, "OWNER NO. 3", RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED, "Owner No. 4" and the Promoter herein, the Owners have granted unto the Promoter herein development rights of Building No. 8, Wing - A In Sector - V, area admeasuring 3223.23 sq. mtr. Built up

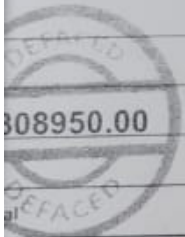


P. K. Shah
P. K. Shah Sidhi

CHALLAN
MTR Form Number-6



N MH009392054202425E		BARCODE		Date 07/10/2024-16:55:54	Form ID 252
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID / TAN (If Any)		
Mode of Payment Registration Fee			PAN No.(If Applicable) FTUP60991E		
Office Name VSIJ_VASAI NO 3 JOINT SUB REGISTRAR			Full Name HARDIK KAMLESH SHAH		
Location PALGHAR			Flat/Block No. FLAT NO. A/704, SHREE KRISHNA ELEGANCE		
Period 2024-2025 One Time			Premises/Building GOKHIVARE		
Account Head Details		Amount In Rs.	Road/Street		
0046401 Stamp Duty		278950.00	Area/Locality VASAI EAST		
0063301 Registration Fee		30000.00	Town/City/District		
			PIN 4 0 1 2 0 8		
			Remarks (If Any)		
			PAN2=ABSFS7966G-SecondPartyName=SHREE KRISHNA CONSTRUCTION CO-		
Amount In		Three Lakh Eight Thousand Nine Hundred Fifty Rupee			
Words		s Only			
3,08,950.00					
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332024100718368 2892898684
Cheque/DD No.			Bank Date	RBI Date	07/10/2024-16:57:45 Not Verified with RBI
Name of Bank			Bank-Branch IDBI BANK		
Name of Branch			Scroll No. , Date 100 , 08/10/2024		



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

Mobile No. 9987503524
दस्तावेज क्र. 90342 / 2024
2 / 1900

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
	(IS)-533-17352	0005203325202425	08/10/2024-15:56:59	IGR543	30000.00
	(IS)-533-17352	0005203325202425	08/10/2024-15:56:59	IGR543	278950.00
Total Defacement Amount					3,08,950.00



Print Date 08-10-2024 04:06:37