



28/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 13148/2020

नोंदणी :

Regn:63m

गावाचे नाव : शेडुंग

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1357500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1328142
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: विभाग क्र-7 दर 49,300/- प्रचीमी सदनिका क्रं -207, दुसरा भजला, बिल्डिंग नं-1, जाय सिटी, सर्व्हे नं - 129 हिस्सा नं -1, सर्व्हे नं -121 हिस्सा नं -2, सर्व्हे नं -121 हिस्सा नं -1/1, सर्व्हे नं -121 हिस्सा नं -1/3, सर्व्हे नं -121 हिस्सा नं -3 व सर्व्हे नं -121 हिस्सा नं -1/2, शेडुंग, ता पनवेल, जिह्वा रायगड क्षेत्र 20.8275 चौ मी कारपेट व 4.038 चौ मी बाल्कनी( ( Survey Number : 129 ; HISSA NUMBER : 1 ; ) )
(5) क्षेत्रफळ	1) 20.8275 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. प्रिन्स डेव्हलपर्स तर्फे भागीदार कल्पेश भगवानजी पटेल यांचे तर्फे अख्यारी हरिजोम रामशरण अशिहोत्री -- वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1002, गोल्डन हाईट्स सी. एच. एस. लि., शाखी नगर, लोखंडवाला कॉम्प्लेक्स, ब्लॉक नं. -, रोड नं: अंधेरी वेस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AANFP6301J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रचीत मेमानी -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 2504, शिवशक्ती अपार्टमेंट, सुंदरवन कॉम्प्लेक्स, ब्लॉक नं. -, रोड नं: सुबुरबेन डायगोनोस्टिक ऑफिस जवळ, लोखंडवाला, मुंबई, आझाद नगर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ANLPM9592K
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	28/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	13148/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	40750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13600
(14) शेरा	

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.

सह दुय्यम निबंधक बर्मीस  
(पनवेल-२)

353/13148

Monday, December 28, 2020  
2:01 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 14876 दिनांक: 28/12/2020

गावाचे नाव: शेडुंग

दस्तऐवजाचा अनुक्रमांक: पवल2-13148-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रचीत मेमानी - -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 180

रु. 13600.00

रु. 3600.00

एकूण:

रु. 17200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:20 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.1328142/-

मोबदला रु.1357500/-

भरलेले मुद्रांक शुल्क : रु. 40750/-

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)

1) देयकाचा प्रकार: By Cash रक्कम: रु 3600/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.13600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009042701202021E दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुळ दस्तऐवज परत दिले

लिपिक

दुय्यम निबंधक पनवेल-२

मुळ दस्तऐवज परत मिळाला

पावतीची तारी

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )

28 December 2020, 01:49:07 PM

पवल2

Valuation ID 202012286365

मूल्यांकनाचे वर्ष 2020  
 जिल्हा रायगड  
 तालुक्याचे नांव पनवेल  
 गांवाचे नांव शेड्दंग  
 क्षेत्राचे नांव Rural

सर्व्हे नंबर / न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. 4510  
 खुली जमीन निवासी सदनिका  
 कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक चौ. मीटर

बांधीव क्षेत्राची माहिती  
 मिळकतीचे क्षेत्र - 26.94 चौ. मीटर  
 बांधकामाचे वर्गीकरण - 1-आर सी सी  
 उद्भववाहन सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका  
 मिळकतीचे वय - 0 TO 2वर्षे  
 मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव  
 मूल्यदर/बांधकामाचा दर - Rs.4310/-

**पवल-२**  
 २०२०  
 १/१२०

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 =  $49300 * (100 / 100) * 1$   
 = Rs.49300/-

मजला निहाय घट/वाढ = 100% of 49300 = Rs.49300/-

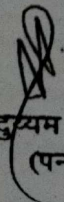
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 =  $49300 * 26.94$   
 = Rs.1328142/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या मजला क्षेत्राचे मूल्य + वरील मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेईनाईन मजला क्षेत्र मूल्य + बंदिस्त धाकणी  
 = A + B + C + D + E + F + G + H + I  
 =  $1328142 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$   
 = Rs.1328142/-



Home Print

  
 सह दुय्यम निबंधक वर्ग-२  
 (पनवेल-२)

CHALLAN  
MTR Form Number-6



MH009042701202021E	BARCODE	Date	26/12/2020-12:36:57	Form ID	25.2
Payer Details		Inspector General Of Registration			
Stamp Duty	TAX ID / TAN (If Any)				
Registration Fee	PAN No.(If Applicable)				
Full Name	RACHIT MEMAN	पवल-२			
Flat/Block No.	FLAT NO 207 SECOND FLOOR BLDG NO 1	९३९०८ २०२०			
Premises/Building	JOY CITY	२/११०			
Account Head Details	Amount in Rs.				
01 Stamp Duty	40750.00	Road/Street	SURVEY NO 129 HISSA BHOIRNE WING SHEDUNG TAL PANVEL		
01 Registration Fee	13600.00	Area/Locality	RAIGAD		
		Town/City/District			
		PIN	1 0 6		
		Remarks (If Any)	SecondPartyName=MS PRINCE DEVELOPEM		
		Amount In	Fifty Four Thousand Three Hundred Fifty Rupees Onl		
	54,350.00	Words	y		
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020122613846	2650759628
No.		Bank Date	RBI Date	26/12/2020-12:38:48	Not Verified with RBI
Bank		Bank-Branch	IDBI BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9833737301  
 केवल द्रव्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

AGREEMENT FOR SALE

FOR FLAT NO.207 ON THE 2<sup>nd</sup> FLOOR IN

BUILDING NO.1

PROJECT- JOY CITY (PANVEL)

षवल-२	
१३१४८	२०२०
५/१८०	



**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made and executed at Mumbai, on this 28<sup>th</sup> day of Dec in the Christian Year Two Thousand and Twenty (2020).

**BETWEEN:**

**M/S.PRINCE DEVELOPERS**, a partnership firm, registered under the provisions of the Indian Partnership Act, 1932; and having its principal 1002 Golden Heights CHS Ltd, Shastri Nagar, Lokhandwala West, Mumbai – 400 053, Maharashtra, India hereinafter **Promoter**" (which expression shall, unless repugnant to the thereof, be deemed to mean and include the said firm, its present partners, its partners from time to time and their survivors and the heirs, administrators and assigns of the last surviving partner) of the ONE

**AND**

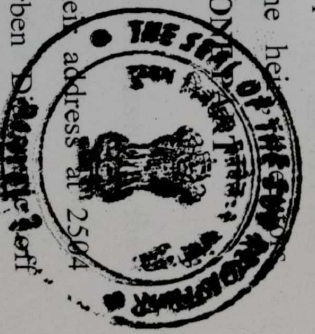
**MR. RACHIT MEMANI**, Indian Inhabitant/s, having their address at 2504 Shivshakti Apartment, Sundervan Complex, Near Suburban Lokandwala, Mumbai Azad Nagar, Mumbai Maharashtra - 400053.; hereinafter called **"the Purchaser/s"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators) of the **OTHER PART**:

The Promoter and the Purchaser/s are hereinafter individually referred to as "a Party" and collectively as **"the Parties"**.

**WHEREAS:**

A. The Promoter has acquired the immoveable property being all those pieces and parcels of land bearing (i) Survey no. 129 and Hissa No. 1 admeasuring 4300 square meters, (ii) Survey no. 121 and Hissa No. 2 admeasuring 2230 square meters, (iii) Survey no. 121 and Hissa No. 1/1 admeasuring 1420 square meters, (iv) Survey no. 121 and Hissa No. 1/3 admeasuring 4960square meters, (v) Survey no. 121 and Hissa No. 3 admeasuring 680 square meters (vi) Survey no.121 and Hissa No.1/2 admeasuring 1420 square meters in aggregate 15,010 square meters or thereabouts of Village –

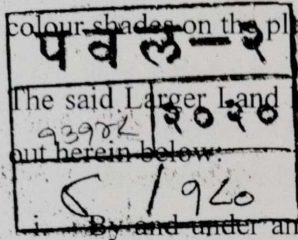
Place of business	93974
Complex Address	2080
referred to as	
context or meaning	



*[Handwritten mark]*

*[Handwritten signature]*

Shedung, Taluka – Panvel in the District Raigadas more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as the “*said Larger Land*”). The Larger Land is shown as marked in red colour shades on the plan annexed hereto and marked as Annexure ‘A’.



B. The said Larger Land has been acquired by the Promoter in the manner set out herein below:

By and under an Agreement dated 7<sup>th</sup> May 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no.PVL1-05696-129 made and executed by Mr. Ananta Shankar Patil & 3 others in favour of the Promoter herein, the said Mr. Ananta Shankar Patil & 3 others have agreed to sell and transfer to and in favour of the Promoter all that piece or parcel of land bearing Survey no. 129 and Panvel-1 admeasuring 4300 square meters or thereabouts (hereinafter referred to as “*the First Property*”);

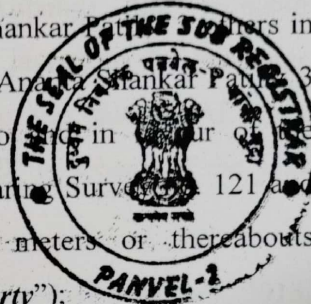
ii. By and under an Order dated 28<sup>th</sup> September, 2012 passed by the Office of Deputy Collector, Raigad (Alibaug), the requisite permission for sale of the First Property in favour of the Promoter herein was granted under the provisions of The Bombay Tenancy and Agricultural Lands Act, 1948 and Rules made thereunder (hereinafter referred to as “*the BTAL Act*”). Annexed hereto and marked as Annexure ‘B’ is a copy of the said Permission dated 28<sup>th</sup> September, 2012.

iii. Pursuant thereto, by and under a Sale Deed dated 1<sup>st</sup> November, 2012 and registered with the Sub-Registrar of Assurances at Panvel-4 under no. PVL4-1730 of 2012, made and executed by the said Mr. Ananta Shankar Patil & 3 others in favour of the Promoter herein, the said Mr. Ananta Shankar Patil & 3 others sold and transferred the said First Property to and in favour of the Promoter herein at and for the consideration and on other terms and conditions more particularly contained therein.

iv. Pursuant to execution of the said Sale Deed dated 1<sup>st</sup> November, 2012, the said Mr. Ananta Shankar Patil & 3 others put the Promoter in quiet, vacant and peaceful possession of the First Property and every part

पवल-२	
१३१०२	२०२०
२१/१२/१२	

- thereof.
- v. By and under an Agreement dated 7<sup>th</sup> May, 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no.PVLI-05695-2012, made and executed by Mr. Ananta Shankar Patil & 3 others in favour of the Promoter herein, the said Mr. Ananta Shankar Patil & 3 others have agreed to sell and transfer to and in favour of the Promoter all that piece or parcel of land bearing Survey No. 121 and Hissa No. 2 admeasuring 2230 square meters or thereabouts (hereinafter referred to as "*the Second Property*");
- vi. By and under an Order dated 28<sup>th</sup> September, 2012, passed by the Office of Deputy Collector, Raigad (Alibaug), the requisite permission for sale of the Second Property in favour of the Promoter herein was granted under the provisions of the said BTAL Act. Annexed hereto and marked as Annexure 'C' is a copy of the said Permission dated 28<sup>th</sup> September, 2012.
- vii. Pursuant thereto, by and under a Sale Deed dated 18<sup>th</sup> January, 2013 and registered with the Sub-Registrar of Assurances at Panvel-1 under no. PVL1-804 of 2013, made and executed by the said Mr. Ananta Shankar Patil & 3 others in favour of the Promoter herein, the said Mr. Ananta Shankar Patil & 3 others sold and transferred the said Second Property to and in favour of the Promoter herein at and for the consideration and on other terms and conditions more particularly contained therein.
- viii. Pursuant to execution of the said Sale Deed dated 18<sup>th</sup> January, 2013, the said Mr. Ananta Shankar Patil & 3 others put the Promoter in quiet, vacant and peaceful possession of the Second Property and every part thereof.
- ix. By and under an Agreement dated 9<sup>th</sup> May, 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no.PVLI-05804-2012, made and executed by Mrs. AnandiPundlikPatil and Baby MahaduPatil in favour of the Promoter herein, the said Mrs. AnandiPundlikPatil and Baby MahaduPatil have agreed to sell and transfer to and in favour of the Promoter all that piece or parcel of



*(Handwritten mark)*

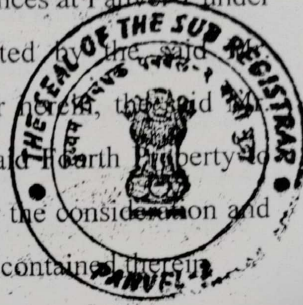
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Annexed hereto and marked as Annexure 'E' is a copy of the said Permission dated 28<sup>th</sup> September, 2012.

पवल-२	
93702	२०२०
११/१०/२०१२	

xv. Pursuant thereto, by and under a Sale Deed dated 8<sup>th</sup> October, 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no. PVL1-12177 of 2012, made and executed by the said AnantNamajiGaikar in favour of the Promoter herein, the said AnantNamajiGaikar sold and transferred the said Fourth Property to and in favour of the Promoter herein at and for the consideration and on other terms and conditions more particularly contained therein.



xvi. Pursuant to execution of the said Sale Deed dated 8<sup>th</sup> October, 2012, the said Mr. AnantNamajiGaikar put the Promoter in quiet, vacant and peaceful possession of the Fourth Property and every part thereof.

xvii. By and under an Agreement dated 9<sup>th</sup> May, 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no.PVL1-05805-2012, made and executed by Mr. BalaramPandurangPatil in favour of the Promoter herein, the said Mr. BalaramPandurangPatil had agreed to sell and transfer to and in favour of the Promoter all that piece or parcel of land bearing Survey no. 121 and Hissa No. 3 admeasuring 680 square meters or thereabouts (hereinafter referred to as "*the Fifth Property*");

xviii. By and under an Order dated 28<sup>th</sup> September, 2012, passed by the Office of Deputy Collector, Raigad (Alibaug), the requisite permission for sale of the Fifth Property in favour of the Promoter herein was granted under the provisions of the said BTAL Act. Annexed hereto and marked as Annexure 'F' is a copy of the said Permission dated 28<sup>th</sup> September, 2012.

xix. Pursuant thereto, by and under a Sale Deed dated 3<sup>rd</sup> October, 2012 and registered with the Sub-Registrar of Assurances at Panvel under no. PVL1-11985 of 2012, made and executed by the said Mr. BalaramPandurangPatilin favour of the Promoter herein, the said Mr. BalaramPandurangPatilsold and transferred the said Fifth Property to and in favour of the Promoter herein at and for the consideration and on other terms and conditions more particularly contained therein.

(S)

(S)

xx. Pursuant to execution of the said Sale Deed dated 3<sup>rd</sup> October, 2012, the said Mr. BalaramPandurangPatil put the Promoter in quiet, vacant and peaceful possession of the Fifth Property and every part thereof.

प ब ल - १  
१३१८८ २०१२  
१२ / ११००  
xxi. By and under an Agreement dated 11<sup>th</sup> May, 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no. PVL1-05938 of 2012, made and executed by Mr. KashinathBaluPatil & 8 Others in favour of the Promoter herein, the said KashinathBaluPatil & 8 Others have agreed to sell and transfer to and in favour of the Promoter all

one piece or parcel of land bearing Survey no.121 and Hissa No.1/2 admeasuring 1420 square meters or thereabouts (hereinafter referred to as "the Sixth Property");

xxii. By and under an Order dated 28<sup>th</sup> September, 2012, passed by the Office of Deputy Collector, Raigad (Alibaug), the requisite permission for sale of the Sixth Property in favour of the Promoter herein was granted under the provisions of the BTAL Act. Annexed hereto and marked as Annexure 'G' is a copy of the said Permission dated 28<sup>th</sup> September, 2012.

xxiii. Pursuant thereto, by and under a Sale Deed dated 3<sup>rd</sup> October, 2012 and registered with the Sub-Registrar of Assurances at Panvel-1 under no. PVL1-11987 of 2012, made and executed by the said KashinathBaluPatil and 8 others in favour of the Promoter herein, the said KashinathBaluPatil & 8 others sold and transferred the said Sixth Property to and in favour of the Promoter herein at and for the consideration and on other terms and conditions more particularly contained therein.

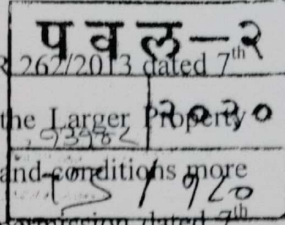
xxiv. Pursuant to execution of the said Sale Deed dated 3<sup>rd</sup> October, 2012, the said KashinathBaluPatil and 8 others put the Promoter in quiet, vacant and peaceful possession of the Sixth Property and every part thereof.

xxv. In the abovesaid circumstances, the Promoter became entitled to the said Larger Land; and accordingly, the name of the Promoter is reflected as the Promoter in the 7/12 extracts with respect to the Larger Land.

(X)

(X)

xxvi. By and under an order bearing no L.N.A.1 (B)/S.R. 267/2013 dated 7<sup>th</sup> November, 2014, the tenure and assessment of the Larger Property was converted into non-agricultural, on the terms and conditions more particularly set out therein. A copy of the N.A. permission dated 7<sup>th</sup> November, 2014 issued by the Collector is annexed hereto and marked as Annexure 'H'.



C. The Promoter is engaged in the business *inter alia* development and redevelopment of immoveable properties; and had acquired the Larger Land, with a view of ultimately develop the said Larger Land by constructing various multistoried buildings thereon by using and utilising the entire available floor space index (hereinafter referred to as "*FSI*") as may be available for consumption on Larger Land.



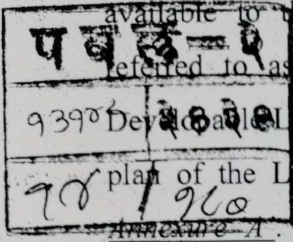
D. The Maharashtra State Road Development Corporation Limited (hereinafter referred to as "*MSRDC*") declared as a Special Planning Authority, under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "*the MRTTP Act*"); and is the planning authority entitled to grant approvals for construction of buildings on the said Larger Land.

E. The Promoter has informed the Purchaser/s that:

- i. a portion admeasuring in aggregate 6,177 square meters out of the Larger Land is earmarked/designated for gas pipe line to be laid on the said Larger Land to be used by Reliance Industrial Infrastructure Limited, Hindustan Petroleum Corporation Limited and Gail (India) Limited (hereinafter referred to as the "*Pipeline Earmarked Area*"). The Pipeline Earmarked Area is shown as marked in red colour shades on the plan of the Larger Land which is annexed hereto and marked as Annexure 'A';
- ii. a portion admeasuring in aggregate 2,500 square meters out of the Larger Land is earmarked for developing internal access roads on the said Larger Land, which is required to be used for accessing various buildings on the Larger Land as well as for public access (hereinafter referred to as the "*said Internal Road*"). The Internal Road is shown as marked in blue colour shades on the plan of the Larger Land which

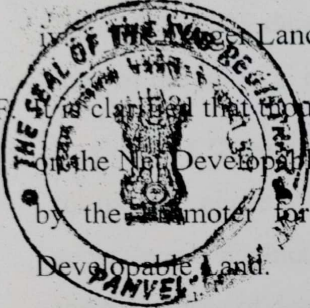
is annexed hereto and marked as Annexure 'A';

iii. The balance area admeasuring 8,547.35 square meters or thereabouts is available to the Promoter for development purposes (hereinafter referred to as the "said Net Developable Land"). The said Net Developable Land is shown as marked in Green colour shades on the plan of the Larger Land which is annexed hereto and marked as



the said Land falls under the Residential Zone.

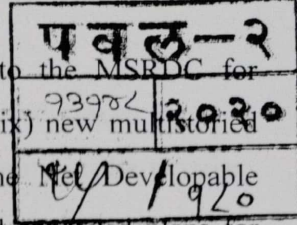
F. It is clarified that though physical construction is presently permissible only on the Net Developable Land, the FSI of the entire Larger Land may be used by the Promoter for putting up construction of building/s on the Net Developable Land.



G. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that the Promoter proposes to develop the Larger Land by construction thereon of 11 (eleven) multistoried building/s (hereinafter referred to as "**the Proposed Building/s**") as per the layout plan annexed hereto and marked as Annexure 'I' in a phased manner.

H. The Promoter proposes to develop the Larger Land in various phases. In the first phase, the Promoter proposes to construct the 6 (six) multistoried buildings being building nos. 1 to 6 (*as elaborated hereinafter*) on a portion of the Larger Property; and the Promoter would be constructing the remaining 5 (five) buildings on the said Larger Land (subject to the requisite approvals in that behalf being obtained by the Promoter from the MSRDC and other concerned authorities) as subsequent phase/s of development.

I. The Promoter has informed the Purchaser/s that presently an FSI of 1.00 is available for construction on a portion of the Larger Land; and accordingly, the Promoter has proposed to construct the various multistoried buildings on the Larger Land by consumption of an aggregate FSI 15,010 square meters or thereabouts, subject to the requisite permissions being obtained by the Promoter from the MSRDC and other concerned authorities in that behalf as aforesaid.



J. The Promoter had accordingly made an application to the MSRDC for sanction of plans for carrying out construction of 6 (six) new multi-storied building/s in the first phase of development on the Net Developable Land; and based on such application, the MSRDC had approved plans for construction of the 6 (six) buildings and had issued a Consent Certificate bearing reference no. MSRDC/SPA/Sheelings Panvel/B/20/CC/2018/625 dated 26<sup>th</sup> June, 2018 (hereinafter referred to as *Annexure*). Copy of the said CC is annexed hereto and marked as *Annexure*.



K. As per the CC and the plans to be further approved hereafter by the MSRDC for the first phase of development, the Promoter shall be constructing 6 (Six) separate and distinct buildings on a portion of the Net Developable Land in the first phase of development as per the following list:

- i. a building bearing no.1 comprising of 1 wing and ground + 4 upper floors (hereinafter referred to as "*the First Building*");
- ii. a building bearing no.2 comprising of 1 wing and stilt + 4 upper floors (hereinafter referred to as "*the Second Building*");
- iii. a building bearing no.3 comprising of 1 wing and ground + 4 upper floors (hereinafter referred to as "*the Third Building*"); and
- iv. a building bearing no.4 comprising of 2 wings and ground + 4 upper floors (hereinafter referred to as "*the Fourth Building*");
- v. a building bearing no.5 comprising of 1 wing and ground + 4 upper floors (hereinafter referred to as "*the Fifth Building*");
- vi. a building comprising bearing no.6 of 1 wing and ground + 4 upper floors (hereinafter referred to as "*the Sixth Building*");

(hereinafter collectively referred to as "*the Sanctioned Buildings/s*".)

L. Presently the First Building and the Second Building (as per the CC) are approved as buildings comprising of ground plus 4(four) upper floors. The Promoter is desirous of making an application for obtaining further approvals for construction of the First Building and the Sixth Building with upto 7 (seven) upper floors (above the ground floor). Accordingly, in the event if the MSRDC permits and approves such amendment of plans in respect of the First Building and/or the Sixth Building, the Promoter may

construct additional floors (above the 4<sup>th</sup> floor) in such buildings (upto 7 upper floors above the ground floor).

M. The first phase of development of the Larger Land undertaken by the Promoter, by constructing the Sanctioned Buildings thereon, in the manner aforesaid, is hereinafter referred to as "*the said Project*".

N. As aforesaid, the Promoter is desirous of and proposes to construct the 11 (eleven) Proposed Buildings in multiple phases. In the first phase of

development, the Promoter shall be constructing the 6 (six) Sanctioned Buildings (as aforesaid) out of the 11 (eleven) Proposed Buildings; and the remaining 5 (five) Proposed Buildings will be constructed by the Promoter in one or more subsequent phases of development. The Promoter has informed the Purchaser/s; and the Purchaser/s is/are aware that presently the Promoter has applied for and obtained registration of the Project (viz. the

first phase of development involving construction of the 6 (six) Sanctioned Buildings, as aforesaid) with the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "*RERA*") bearing registration no. **P52000017285**; and that the construction of the remaining 5 (five) Proposed Buildings which are proposed to be developed in subsequent phases, shall be registered by the Promoter under the provisions of RERA as one or more separate real estate projects. The Purchaser/s shall under no circumstances object to the construction of any of the Proposed Buildings on the said Larger Land. The certificate of registration of the Project (viz. first phase of development) issued by the Maharashtra Real Estate Regulatory Authority under the provisions of RERA is annexed hereto and marked as *Annexure 'K'*.

O. It is clarified that as per the existing building approvals obtained by the Promoter, only a part of the presently available development potential (available for utilisation on the Larger Land) is presently being utilised in the course of construction of the Sanctioned Buildings; and that since the building approvals are proposed to be obtained by the Promoter in various phases; the Promoter shall from time to time be making applications to the MSRDC as well as the other concerned authorities for revisions and amendments to the approved plans and for issuance of further

(X)

(X)

including but not limited to the MSRDC including inter alia the layout incentive FSI or pro-rata FSI or FSI available by virtue of the location of the Larger Land, by whatever name called.

R. As per the existing approvals and further amendments thereto, as may be obtained by the Promoter from time to time, the Promoter would be constructing on the said Larger Land, Proposed Buildings to be known as "Joy City" the premises which would be capable of being used as residential flats and shops and commercial premises in accordance with the building



The Promoter has entered into an Agreement as prescribed by the Council of Architects appointing the Architect Neha Jain of AN.ARCH, and have also appointed K. R. Mehta as structural designer/engineer for preparing structural design and drawings and specifications of the Proposed Buildings. The Purchaser/s accept/s the professional supervision of the said Architects and the said structural designer/engineer till the completion of the Proposed Buildings, unless otherwise changed by the Promoter. The Promoter shall have the discretion of changing the said architects or structural designer/engineer at any time hereafter as the Promoter may deem fit and proper.

T. The right and entitlement of the Promoter to develop the Larger Land has been set out in the 6 (Six) Title Certificates, all dated 4<sup>th</sup> December, 2015 issued by M/s A. P. Legal Consultants. Copies of the said 6 (Six) Title Certificates annexed hereto and marked as Annexures 'L1' to 'L6' respectively.

U. The name of the Promoter is reflected as the holder of the Larger Land in the 7/12 extracts in respect of the Larger Land. Annexed hereto and marked as Annexures 'M1' to 'M6' respectively are copies of the 7/12 extracts in respect of the Larger Land.

V. The Promoter has informed the Purchaser/s that the Promoter has availed of a loan from the DCB Bank Limited (hereinafter referred to as "**the said Mortgagee**") and in order to secure repayment of the loan of Rs.9,00,00,000/- (Rupees Nine Crores Only) (hereinafter referred to as "**the said Loan**"), vide a Indenture of Mortgage dated 18<sup>th</sup> December, 2019

Promoter under the provisions of RERA and Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as "**RERA Rules**"), as well as under the provisions

(to the extent applicable) of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "**MOFA**") and Maharashtra Ownership Flats (Regulation of promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as "**MOFA Rules**") and the Purchaser/s

confirm that he/she/they has/have entered into this Agreement after being aware of all the facts and after inspecting the aforesaid and other relevant documents and papers in respect of the Larger Land and the said Project.

A. The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Promoter and that some of such conditions and/or obligations shall require compliance in continuity even after the development and construction of the Proposed Buildings is completed and after the management of the Proposed Buildings is handed over to the Proposed Bodies and the Purchaser/s has/have agreed to abide by and comply with such continuing conditions and obligations.

BB. In the circumstances, pursuant to negotiations between the Parties, the Purchaser/s has/have agreed to purchase and acquire from the Promoter and the Promoter has agreed to sell to the Purchaser/s, the said Flat on the terms and conditions herein contained.

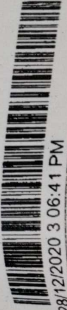
CC. The Parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

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

**1. RECITALS TO FORM AN INTEGRAL PART:**

Except where the context requires otherwise, this Agreement will be interpreted as follows:





28/12/2020 3:06:41 PM

दस्तावेजाचे प्रकार : पत्रव्यवहार

दस्तावेजाचे प्रकार : भाग-2

पत्रव्यवहार क्रमांक: 13148/2020

पत्रव्यवहार क्रमांक: 9201710

अनु क्र. पत्रव्यवहाराचे नाव व पत्ता

1 नाव: मे. विन्स डेव्हलपर्स लॉ. प्रायिव्हेट लि. भागीदार कल्याण भगवानजी पटेल यांचे लॉ. अडव्हासी प्रॉ. ओप. रामशरण अग्निहोत्री - पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: 1002, गोल्डन हाईस सी. एच. एम. लि., शाळी नगर, लोखंडवाला कॉम्प्लेक्स, प्लॉट नं. - रोड नं. अंधेरी वेस्ट, मुंबई, महाराष्ट्र, MUMBAI.

पत्रव्यवहाराचा प्रकार  
लिहून देणारा  
वय : 33  
स्वाक्षरी.



2 नाव: रचीत मेमानी -

पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: 2504, शिवशक्ती अपार्टमेंट, सुंदरबन कॉम्प्लेक्स, प्लॉट नं. - रोड नं: सुसुवेन डायग्नोस्टिक ऑफिस बिल्डिंग, लोखंडवाला, मुंबई, आंधाड नगर, मुंबई, महाराष्ट्र, MUMBAI.

लिहून देणारा  
वय : 32  
स्वाक्षरी.



द्वितीय उन्मोदक करत देणारा तथाकथित करारनामा चा दस्तऐवज करत दिल्याचे कडुप करतात.  
शिक्रा क्र. 3 ची वेळ: 28 / 12 / 2020 03 : 06 : 02 PM

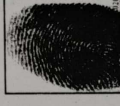
ओळख:-

खालील दस्तऐवज असे निवेदीत करतात की ते दस्तावेज करत देणारा-यांना व्यक्तीअः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पत्रव्यवहाराचे नाव व पत्ता

1 नाव - दिलेश एम उद्धर -  
वय: 43  
पत्ता: सेक्टर - 20, कामाठे  
पिन कोड: 410206

स्वाक्षरी



2 नाव - अक्षय रामचंद्र पडवळे -

वय: 26  
पत्ता: कोऍली, रानवेल  
पिन कोड: 410206

स्वाक्षरी



शिक्रा क्र. 4 ची वेळ: 28 / 12 / 2020 03

Joint of Panvel 2

प्रमाणित करणेत येते की, सदर दस्तावेज एकूण 710  
पाने आहेत, पुस्तक क्र. 2  
रुपयंक 929521 या नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Invoice	Amount	Used At	विवेक क्रमांक-2	विवेक-2
1	RACHIT MEMANI	eChallan	69103332020122613846	MH0809042701202021E	40750.00	SD	000419777202021	28/12/2020
2		By Cash			3600	RF		
3	RACHIT MEMANI	eChallan		MH0809042701202021E	13600	RF	000419777202021	28/12/2020

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

13148 /2020

Know Your Rights as Registrars

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printed after scanning.  
2. Get Print immediately after registration.

For feedback, please write to us at feedback.isriffs@gmail.com

Summary1 (GoshwaraBhag-1)

353/13148  
सोमवार, 28 डिसेंबर 2020 2:01  
म. नं.

दस्त गोषवारा भाग-1

पवळ 2 908710  
दस्त क्रमांक: 13148/2020

दस्त क्रमांक: पवळ 2 /13148/2020

बाजार मूल्य: रु. 13,28,142/- मोबदला: रु. 13,57,500/-

भरलेले मुद्रांक शुल्क: रु. 40,750/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (Yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवळ 2 यांचे कार्यालयात

पावती: 14876 पावती दिनांक: 28/12/2020

अ. क्रं. 13148 वर दि. 28-12-2020

सादरकरणाऱ्याचे नाव: रचीत मेमानी - -

रोजी 1:59 म.नं. वा. हजर केला.

नोंदणी फी रु. 13600.00  
दस्त हाताळणी फी रु. 3600.00  
पृष्ठांची संख्या: 180

दस्त हजर करणाऱ्याची सही:

एकुण: 17200.00

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिकका क्रं. 1 28 / 12 / 2020 01 : 59 : 24 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 28 / 12 / 2020 02 : 00 : 57 PM ची वेळ: (फी)

दस्तावेजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल



लिहून देणार

लिहून घेणार

# DCB BANK

Ref No : CROPS-Non Rent/CF/NOCC/2063/20-21

Date: 22/12/2020

Attn: Finance Dept. DCB Bank  
207/302 Heights, 7/35, Shastri Nagar, Lokhandwala Complex,  
Andheri West - 400 053

Dear Sir,  
93702 2030

Subj: No Objection to the sale of Flat No.207, Wing -Bldg No 1 at the Project namely "Joy  
City" located at Survey No. 121/1(A), 121/1(B), 121/1(C), 121/2, 121/3  
207/1 Village Shedung, Bhingar Road, Panvel, Maharashtra-410221.

This is in reference to your letter dated 22/12/2020 seeking permission of DCB Bank Limited for sale of the above mentioned flat (Flat No. 207) to Mr. Raehit Memani (the "Purchaser").

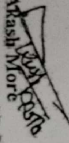
The undersigned, DCB Bank Limited, has considered your request and hereby conveys its "No Objection" to the sale of the said flat (Unit) to the Purchaser subject to the condition that DCB Bank's mortgage / charge created over the said flat should continue unabated till such time the entire sale proceeds / sale consideration of the said flat is received from the Purchaser. In this regard, the entire sale proceeds / sale consideration received from the Purchaser of paid on behalf of the Purchaser is received in No Debit Account of Prince Developers Private Account No. 03122000000055 in DCB Bank Limited, Lokhandwala Branch.

Upon receipt of the entire sale proceeds / sale consideration for the said Flat / Unit in the No Debit Account, the mortgage/charge created over the said Flat / Unit in favor of DCB Bank Limited, shall automatically stand satisfied / released.

The permission is for the limited purpose of facilitating sale of the said Flat / Unit in favor of the Purchaser. Please also note that the sale of said Flat / Unit shall not affect the mortgage / charge created on all other Units including the land and construction thereon and the receivables, in favor of DCB Bank Limited.

This certificate has been issued on the specific request made by you without any other responsibility or guarantee on the part of DCB Bank Limited; or its officials.

Yours faithfully,

  
Arash More  
Manager- MIS & Analytics  
Construction Finance



**DCB Bank Limited**  
Regional Office: Office No. 302, 3rd Floor, Cato Padma, Near Police Parade, Shivajinagar, Pune - 411005, Maharashtra  
Corporate & Registered Office: 3rd Floor, Tower A, Peninsula Business Park, General Bapat Marg, Lower Panel, Mumbai - 400013, Maharashtra  
Tel: +91 20 67220300 Website: www.dcbbank.com

Date: 5<sup>th</sup> December, 2018

Authority to execute the documents on behalf of the Firm

With reference to captioned subject, we the partners of the Firm viz.

1. Mr. Manji Mahadev Patel
2. Mr. Jignesh Bhawan Patel
3. Mr. Bhavesh Valji Gotli
4. Mr. Kalpesh Bhagwanji Patel



hereby authorise Mr. Kalpesh Bhagwanji Patel, one of the Partner to sign, execute and deliver on behalf of the firm being agreements, deeds and memorandum of understandings for creation of third party rights in respect of the premises in the buildings under construction by the firm on all those pieces and parcels of land bearing (i) Survey no. 129 and Hissa No. 1 admeasuring 4300 square meters, (ii) Survey no. 121 and Hissa No. 2 admeasuring 2230 square meters, (iii) Survey no. 121 and Hissa No. 1/1 admeasuring 1420 square meters, (iv) Survey no. 121 and Hissa No. 1/3 admeasuring 4960 square meters, (v) Survey no. 121 and Hissa No. 3 admeasuring 680 square meters (vi) Survey no.121 and Hissa No.1/2 admeasuring 1420 square meters in aggregate 15,010 square meters or thereabouts of Village - Shedung, Taluka - Panvel in the District Raigad, project named '**JOY CITY**'.

We further hereby authorize Mr. Kalpesh Bhagwanji Patel to admit execution of such documents executed by him before the concerned sub-registrar of assurances as per the applicable provisions of such Rules & Regulations.

We further hereby confirm that the acts of the said Partner as mentioned above shall be binding on all the partners of the Firm.

This authority/power shall remain in force until we issue any intimation of rescinding the powers of the said Partner given under this authority letter.

For Prince Developers

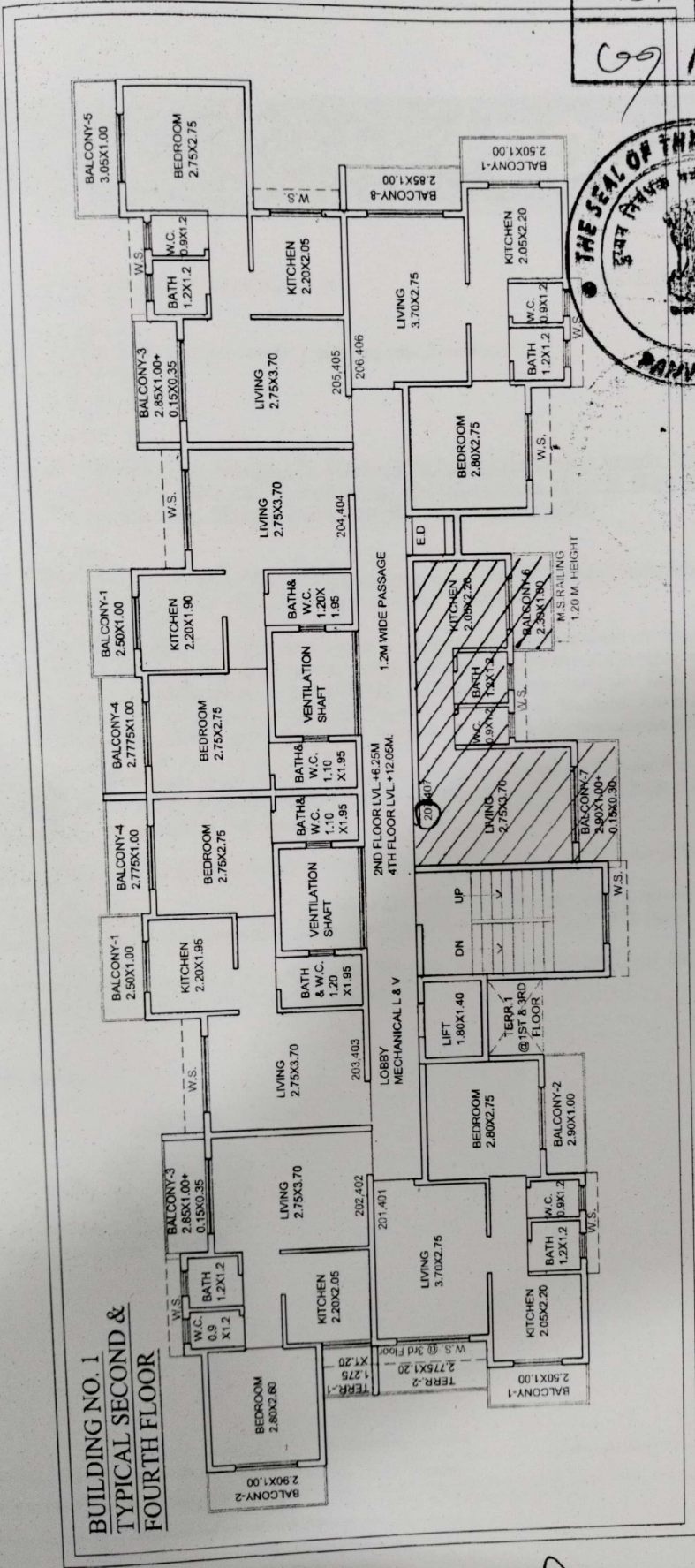
1. Mr. Manji Mahadev Patel
2. Mr. Jignesh Bhawan Patel
3. Mr. Bhavesh Valji Gotli
4. Mr. Kalpesh Bhagwanji Patel

(Partners)

**PRINCE DEVELOPERS**

Q 1002, Golden Heights, T/35, Shastri Nagar, Lokhandwala Complex, Andheri West - 400053.  
+91 22 20876674 ✉ privedevelopers99@gmail.com

पवल-२  
 73702 2020  
 69 / 960



**BUILDING NO. 1  
 TYPICAL SECOND &  
 FOURTH FLOOR.**

*(Handwritten signature)*

ANNEXURE 'P'

५५८-२	
१३१४८	२०२०
PURCHASE PRICE	
१२०	

DETAILS OF PURCHASE PRICE AND INSTALLMENTS OF

The Purchase Price payable by the Purchaser/s to the Promoter in respect of the said Premises shall be **Rs. 13,57,500/- (Rupees Thirteen Thousand Five Hundred Only)**. The said Purchase Price Purchaser/s to the Promoter in the following manner:



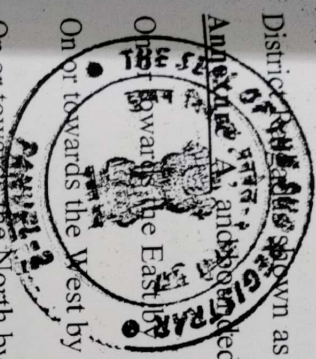
Sr.No.	Payments to be made in the following manner	
1	Earnest Money Deposit paid by the Purchaser/s to the Promoter on or before the execution hereof (the payment and receipt whereof the Promoter doth hereby admit and acknowledge).	Rs.2,50,000/-
2	On or before execution of this agreement	Rs.4,96,625/-
4	On or before Completion of 3 <sup>rd</sup> Slab.	Rs.1,35,750/-
5	On or before Completion of 5 <sup>th</sup> Slab.	Rs.1,35,750/-
6	On or before Completion of Internal Brickwork and Plaster.	Rs.1,35,750/-
7	On or before Completion of External Plaster.	Rs.1,35,750/-
8	Within 7 (Seven) days of the Promoter offering to put the Purchaser/s in possession of the said Flat or at the time of the Purchaser/s being permitted to carry out fit out works in the said Flat, whichever is earlier.	Rs.67,875/-
<b>TOTAL</b>		<b>Rs.13,57,500/-</b>

*(Handwritten mark)*

*(Handwritten signature)*

THE FIRST SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of land bearing (i) Survey no. 129 and Hissa No. 1 admeasuring 4300 square meters, (ii) Survey no. 121 and Hissa No. 2 admeasuring 2270 square meters, (iii) Survey no. 121 and Hissa No. 1/1 admeasuring 1420 square meters, (iv) Survey no. 121 and Hissa No. 1/3 admeasuring 4960 square meters, (v) Survey no. 121 and Hissa No. 3 admeasuring 680 square meters (vi) Survey no. 21 and Hissa No. 1/2 admeasuring 1420 square meters in aggregate 5070 square meters or thereabouts of Village – Shedung, Taluka – Panvel in the



District Office, Panvel, Taluka as marked in hatched lines on the Plan hereto annexed as follows:  
On or towards the East by : Survey No.129/2 - River  
On or towards the West by : Survey No.132  
On or towards the North by : Survey No.131/1/3 - Road  
On or towards the South by : Pond

THE SECOND SCHEDULE ABOVE REFERRED TO

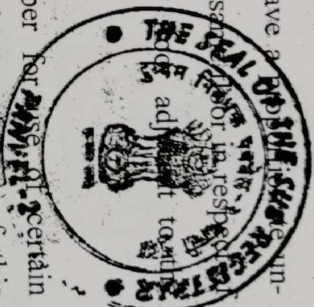
The residential flat bearing no.207, on the 2<sup>nd</sup> floor of building No.1 admeasuring approximately 224.187 square feet carpet area i.e. approximately 20.8275 square meters carpet area (which area is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules) in addition thereto having an attached balcony with an area of 43.460 square feet equivalent to 4.038 square meters carpet area in Building No.1. Building to be constructed on the said Larger Land more particularly described in the First Schedule hereinabove written.

It is clarified that the carpet area of the said Flat, as mentioned hereinabove (excluding the area of balcony) is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment).

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**Common Areas and Facilities**

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१०/१६०	



- i) All the Purchaser/s of units on each floor will have a ~~share~~ undivided interest with their fellow neighbors on the ~~same~~ respective floor the flat entrance lobby and lift lobby at every respective units.
- ii) Car parking spaces earmarked by the Developer for use of occupants of the Proposed Buildings, as per the provisions of this Agreement.
- iii) Any terrace/s/pocket terrace/s earmarked by the Developer for use of certain occupants of the Proposed Buildings as per the provisions of this Agreement.
- iv) The Purchaser/s shall not claim to be entitled to use any common areas or facilities provided in any wings/buildings except for the wing/buildings in which the said Unit/Flat is situated.

**PART B - COMMON AREAS**

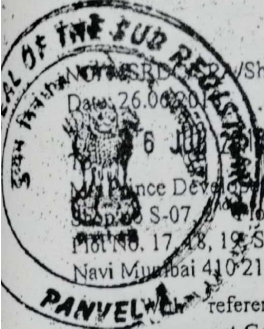
The Purchaser/s will have a proportionate un-divided interest in the following along with acquirers/holders of the premises in the Proposed Building:

- i. Entrance lobby on the Ground Floor,
  - ii. Society office room.
  - iii. Lifts provided in the Proposed Building.
  - iv. Staircase of the Proposed Building including the floor landing and the mid-landing, for the purpose of ingress and egress.
  - v. Terrace on the topmost floor of the Proposed Building.
  - vi. Gymnasium/ Fitness Centre (Subject to Approval from the authorities).
- Children play area/recreation ground (Subject to Approval from the authorities).



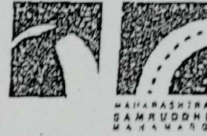
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## ANNEXURE "J"



MSRDC/Shedung/Panvel/BP-20/CC/2018/ 625

### 'Commencement Certificate'



Maharashtra State  
Road Development  
Corpn. Ltd.

(A Government of Maharashtra Undertaking)

In reference to your Application dated 18/07/2016 for granting of 'Commencement Certificate' for Residential Purpose under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of Residential buildings on land bearing on survey no. 121/1(1), 121/1(2), 121/1(3), 121/2, 121/3 & 129/1 at village - Shedung, Tal - Panvel, Dist. Raigad.

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) This commencement certificate / building permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 5) This permission is limited to only for survey no. 121/1(1), 121/1(2), 121/1(3), 121/2, 121/3 & 129/1 at village - Shedung, Tal - Panvel, Dist. Raigad and does not entitle you to develop any other land.
- 6) The Applicant/Developer shall restrict to the built up area of 7302.792 Sq.m. as mentioned in the approved plan attached to this Commencement Certificate.
- 7) The Applicant / Developer shall strictly adhere the Development Control Regulations for Mumbai Metropolitan Region sanctioned under Government Notification Urban Development Department G.R.No: TPS-1297/1094/CR-116/97/UD-12 dtd. 23.09.1999 as amended from time to time & the Standardised Development Control and Promotion Regulations applicable for Regional Plans in Maharashtra sanctioned vide G.R No: TPS-1812/157/CR71/12/REC No 34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time which are applicable to land under reference.
- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 10.2 of Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide G.R. No: TPS-1812/157/CR71/12/REC No:34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be

Corporate Office : Opp. Bandra Reclamation Bus Depot, Near Lilavati Hospital, K C Marg, Bandra (West), Mumbai - 400 050.  
Telephone No.: 022-26400190/201, 26558175/76 Fax No.: 022-26417893

Regd. Office : Nepean Sea Road, Besides Priyadarshini Park, Mumbai - 400 036.  
Telephone No.: 022-23685909, 23613789, 23691030  
Website : www.msrdc.org, CIN : U45200MH1996SGC101586