

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Panvel, on this _____ day of _____, 2024 between **M/S. GURUKRUPA PRIDE**, a partnership firm registered under the provision of Indian Partnership Act, 1932 through its Partners **I) MR. MANSUKH LEERA VERAT, II) MR. DHARAMSHI NARAN NOR, III) MR. CHETAN NARAN CHAUDHARI, IV) MR. KARSAN ANDABHAI GAMI, V) MR. NATHABHAI BHIMABHAI ISASARIA, VI) MR. HIRA PANCHAVAVIA & VII) MR. MAHESH AMRUTLAL ISASARIYA**, having office at Shop No. 3 & 4, Aramus Bliss, Plot No. 287, Sector 24, Pushpak New, Ulwe, Navi Mumbai, Tal Panvel Dist Raigad-410206 here in after referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns or assignees of the last surviving partner) **OF THE ONE PART**

AND

MRS. ARCHNA YOGESH GABHNE Age 46 years having PAN(AMOPG0377N), (Aadhaar No.7434 1021 3100) **AND MR.YOGESH KUMAR GABHNE** Age 54 years having PAN NO. (AIAPG5213B) (Aadhaar No. 3985 8208 1279) having his/her/their address at Flat No 1102, Keshav Kunj 3, Sector -14, VTC Navi Mumbai, PO: Sanpada, Sub District : Thane, District: Thane, State: Maharashtra, Pin Coad: 400705 hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individuals his/her/their heirs and legal representatives, in case of Partnership Firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a Corporate body, its successors and assigns or assignees and in the case of the Trust its trustees for the time being) **OF THE OTHER PART**

... and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "Corporation") is the New Town Development Authority for the area notified as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966).

- 2) The State Government, as per Section 113(A) if the said MRTTP Act, 1966 acquired lands described therein and vested such lands in the Corporation for development and disposal.

In respect of Plot No. 4 :

- 3) CIDCO vide its Allotment Letter dated 30/05/2006 had allotted the Plot No. 4, total adm. 1400 Sq. Mtrs. area, situated in Sector-18 of Village: Kharghar, Navi Mumbai, Taluka: Panvel, District: Raigad (hereinafter referred to as "said Plot No. 4") to i) Mr. Jayendra Gokhalya Thakur, ii) Smt. Prathibha Jaidev Patil & iii) Mr. Shripat Ragho Thakur under 12.5% Gaothan Expansion Scheme.
- 4) CIDCO vide its Possession Receipt dtd. 21/06/2006 handed over possession of the said Plot No. 4 to i) Mr. Jayendra Gokhalya Thakur, ii) Smt. Prathibha Jaidev Patil & iii) Mr. Shripat Ragho Thakur.
- 5) By an Agreement to Lease dtd. 21/06/2006 executed between CIDCO as the Corporation of one part and i) Mr. Jayendra Gokhalya Thakur, ii) Smt. Prathibha Jaidev Patil & iii) Mr. Shripat Ragho Thakur as the Licensees of other part, registered with Sub-Registrar Panvel-2 under Sr. No. 5463/2006 on 08/09/2006, the CIDCO granted the lease of the said Plot No. 4 to the said Licensees for the period of 60 years on terms & conditions mentioned therein.
- 6) By Tripartite Agreement dtd. 16/10/2006 executed between CIDCO as the Corporation of one part and i) Mr. Jayendra Gokhalya Thakur, ii) Smt. Prathibha Jaidev Patil & iii) Mr. Shripat Ragho Thakur as the Licensees of second part and M/s. Vividha Developers through its prop. Mr. Velji Dharamshi Vavia as the New Licensees of third part, registered with Sub-Registrar Panvel-3 under Sr. No. 07439/2006 on 16/10/2006, the licensees with the confirmation of CIDCO transferred all their leasehold rights in the said Plot No. 4 to the New Licensees.

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- 7) CIDCO vide its Final Transfer Order dated 17/10/2006 was recorded the name/s of Mr. Velji Dharamshi Vavia prop. of M/s. Vividha Developers as the licensee of the said Plot No. 4.
- 8) By a Tripartite Agreement dtd. 22/01/2007 executed between CIDCO as the Corporation of one part and M/s. Vividha Developers through its prop. Mr. Velji Dharamshi Vavia as the New Licensees of second part and M/s. Ikia Developers & Infrastructures Pvt. Ltd. through its directors Mr. Rajkumar Jain & Mr. Amit Agarwal as the Subsequent New Licensees of third part, registered with Sub-Registrar Panvel-3 under Sr. No. 00874/2007 on 23/01/2007, the New Licensee with the confirmation of CIDCO had transferred all leasehold rights in the said Plot No. 4 to the Subsequent New Licensees.
- 9) Accordingly, CIDCO vide its Final Transfer Order dtd. 25/01/2007 transferred the said Plot No. 4 in favor of M/s. Ikia Developers & Infrastructures Pvt. Ltd.

In respect of Plot No. 4A :

- 10) CIDCO vide its Allotment Letter dated 27/09/2007 had allotted the Plot No. 4A, total adm. 150 Sq. Mtrs. area, situated in Sector-18 of Village: Kharghar, Navi Mumbai, Taluka: Panvel, District: Raigad (hereinafter referred to as "said Plot No. 4A") to i) Mr. Jayendra Gokhalya Thakur, ii) Mr. Shripath Ragho Thakur & iii) Smt. Prathibha Jaidev Patil under 12.5% Gaothan Expansion Scheme.
- 11) CIDCO vide its Possession Receipt dtd. 08/10/2007 handed over possession of the said Plot No. 4A to i) Mr. Jayendra Gokhalya Thakur, ii) Mr. Shripath Ragho Thakur & iii) Smt. Prathibha Jaidev Patil.
- 12) By an Agreement to Lease dtd. 22/10/2007 executed between CIDCO as the Corporation of one part and i) Mr. Jayendra Gokhalya Thakur, ii) Mr. Shripath Ragho Thakur & iii) Smt. Prathibha Jaidev Patil as the Licensees of other part, registered with Sub-Registrar Panvel-3 under Sr. No. 10325/2007 on 24/10/2007, the CIDCO granted the lease of the said Plot No. 4A to the said Licensees for the period of 60 years on terms & conditions mentioned therein.
- 13) By Tripartite Agreement dtd. 18/12/2007 executed between CIDCO as the Corporation of one part and i) Mr. Jayendra Gokhalya Thakur, ii) Mr. Shripath Ragho Thakur & iii) Smt. Prathibha Jaidev Patil as the Licensees of second part and M/s. Ikia Developers & Infrastructures Pvt. Ltd. through its director Mr.

18/12/2007, the licensees with the confirmation of CIDCO transferred all their leasehold rights in the said Plot No. 4A to the New Licensees.

14) CIDCO vide its Final Transfer Order dated 01/01/2008 transferred the said Plot No. 4A in favor of M/s. Ikiya Developers & Infrastructures Pvt. Ltd.

In respect of Plot No. 4 and 4A:

15) M/s. Ikiya Developers & Infrastructures Pvt. Ltd. had acquired leasehold rights in the said Plot No. 4 adm. 1400 Sq. Mtrs. area and Plot No. 4A adm. 150 Sq. Mtrs. area.

16) M/s. Ikiya Developers & Infrastructures Pvt. Ltd. had decided to amalgamate the said Plot No. 4 & 4A and applied to CIDCO for granting the lease of the said plots together.

17) By Modified Agreement dtd. 24/01/2023 executed between CIDCO as the Corporation of one part and M/s. Ikiya Developers & Infrastructures Pvt. Ltd. through its director Mr. Rajkumar Jain & Mr. Amit Agarwal as the Licensees of other part, registered with Sub-Registrar Panvel-5 under Sr. No. 3260/2023 on 24/02/2023, CIDCO confirmed the amalgamation of the said Plot No. 4 & 4A total amalgamated area is adm. 1550 Sq. Mtrs. and granted the lease of the said both plots to M/s. Ikiya Developers & Infrastructures Pvt. Ltd. subject to the terms & conditions of Agreement to Lease dtd. 21/06/2006 and Agreement to Lease dtd. 22/10/2007.

18) Further by a Tripartite Agreement dtd. 03/05/2023 executed between CIDCO as the Corporation of one part and M/s. Ikiya Developers & Infrastructures Pvt. Ltd. through its director Mr. Rajkumar Jain & Mr. Amit Agarwal as the present Licensees of second part and M/s. Gurukrupa Pride through its partners i) Mr. Mansukh Leera Verat, ii) Mr. Dharamshi Naran Nor, iii) Mr. Chetan Naran Chaudhari, iv) Mr. Karsan Andabhai Gami, v) Mr. Nathabhai Bhimabhai Isasaria, vi) Mr. Hira Pancha Vavia & vii) Mr. Mahesh Amrutlal Isasariya as the Subsequent New Licensees of third part, registered with Sub-Registrar Panvel-2 under Sr. No. 7440/2023 on 03/05/2023, with the confirmation of CIDCO transferred all their leasehold rights in the said Plot No. 4 & 4A total adm. 1550 Sq. Mtrs. area to M/s. Gurukrupa Pride.

THE PROMOTERS

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19) Accordingly, CIDCO vide its Final Transfer Order dtd. 06/07/2023 transferred the said Plot No. 4 & 4A total adm. 1550 Sq. Mtrs. area in favor of M/s. Gurukrupa Pride through its partners i) Mr. Mansukh Leera Verat, ii) Mr. Dharamshi Naran Nor, iii) Mr. Chetan Naran Chaudhari, iv) Mr. Karsan Andabhai Gami, v) Mr. Nathabhai Bhimabhai Isasaria, vi) Mr. Hira Paracha Vavia & vii) Mr. Mahesh Amrutlal Isasariya i.e. the promoter herein.

20) The promoter M/s. Gurukrupa Pride had obtained Commencement Certificate dtd. 18/08/2023 from CIDCO for construction of the building and in the said Commencement Certificate dtd. 18/08/2023 the Plot number was wrongly mentioned as Plot No. 4 only instead of Plot No. 4 & 4A. Therefore, Letter of Corrigendum dtd. 01/12/2023 is issued by CIDCO for the said mistake.

21) M/s. Gurukrupa Pride obtained Amended Development Permission dtd. 10/06/2024 and Commencement Certificate dtd. 10/06/2024 from CIDCO for construction of building on the said Plot No. 4 & 4A.

22) CIDCO vide its Amended Development Permission dtd. 10/06/2024 and Commencement Certificate dtd. 10/06/2024 granted permission to construct the residential building consist of **Ground + 4Parking + 18 upper floors** by utilizing total 6818.61 Sq. Mtrs. Built up area on the said Plot No. 4 & 4A vide Amendment Commencement Certificate bearing number CIDCO/BP-18523/TPO(NM & K)/2023/12594.

23) And whereas by virtue of the aforesaid Agreements to Lease, Tripartite Agreements the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land.

24) And whereas the aforesaid Agreements to Lease are with the benefit and right to construct any new building permitted by the concerned local authority;

AND WHEREAS the Promoters have proposed to construct a residential building known as “**ARAMUS RUDRA**” consists of **Ground + 4Parking + 18 upper floors** on the said plot, on ‘Ownership Basis’ to the prospective buyers;

AND WHEREAS the Allottee(s) is/are offered a Flat bearing number **1204** admeasuring **62.800** Sq. Mts. carpet area on the **12th** floor (hereinafter referred to as “**THE SAID FLAT/SHOP**”) of the Building project called “**ARAMUS RUDRA**”(hereinafter referred

Real Estate (Regulation & Development) Act, 2017 and the Real Estate (Regulation & Development) Authority (en dated **03-07-2024** No. **P52000076859**, the authenticated copy of the certificate is annexed herewith as "**Annexure-F**".

AND WHILE REAS under Section 13 of the said Act, the Promoters are required to execute a written Agreement for sale of the said Flat/Shops with the Allottee(s), being in fact the presents and also to register the said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions alluded to in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shops.

Now therefore this agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

- 1) The Promoters shall construct the said building project to be known as "**ARAMUS RUDRA**" consisting of **Ground + 4Parking + 18 upper floors** on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or so soon be required by the concerned local authority (Government to be made to any of the Premises, provided that the Promoters shall have to obtain prior consent of the Allottee(s) in writing, in respect of such variations or modifications which may adversely affect the Flat/Shops of the Allottee(s) except any alterations or addition required by any Government authorities or due to change in law
- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No **1204** admeasuring **62.800** Sq. Mts. carpet area on the **12th** Floor of the said building project known as "**ARAMUS RUDRA**" and more particularly described in the "Second Schedule" hereunder written and as shown in the floor plan thereof hereto annexed and marked as "**Annexure-D**" for a lump sum price of **Rs.1,14,78,000/-**(Rupees **One Crore Fourteen lakh Seventy Eight Thousand Only**) including and being the proportionate price of the common areas and facilities appurtenant to the premises,

THE PROMOTERS

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the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.

- 3) The Allottee(s) have paid on or before execution of this agreement a sum of **Rs.10,43,200/- (Rupees Ten Lakh Forty Three Thousand Two Hundred Only)** as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of **Rs. 1,04,34,800/- (Rupees One Crore Four Lakh Thirty Four Thousand Eight Hundred Only)** in the following:

PAYMENT SCHEDULE

Sr.No.	Stages of Completion of work	Percentage Due
1	At the time of Booking	10%
2	On Completion of Plinth	32%
3	On Completion of 1 st Slab (Podium)	02%
4	On Completion of 2 nd Slab (Podium)	02%
5	On Completion of 3 rd Slab (Podium)	02%
6	On Completion of 4 th Slab (Podium)	02%
7	On Completion of 5 th Slab (Podium)	02%
8	On Completion of 7 th Slab	02%
9	On Completion of 9 th Slab	02%
10	On Completion of 11 th Slab	02%
11	On Completion of 13 th Slab	02%
12	On Completion of 15 th Slab	02%
13	On Completion of 17 th Slab	02%
14	On Completion of 19 th Slab	02%
15	On Completion of 21 st Slab	02%
16	On Completion of 23 rd Slab	05%
17	On Completion of Brick Work	05%
18	On Completion of Internal Plaster Work	2.5%
19	On Completion of External Plaster Work	2.5%
20	On Completion of Plumbing Work	2.5%
21	On Completion of Electrical Fittings etc Work	2.5%
22	On Completion of Flooring/Tile Works	2.5%
23	On Completion of Doors & Window Frame	05%
24	On Completion of Painting Work	05%
25	On Possession	100%
	Total (Congratulation For UR House)	100%

- 4) The Total Purchase Price mentioned above excludes tax (consisting of tax paid or payable by the Promoters by way of Goods and Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and

USE OF THIS DOCUMENT IS LIMITED TO THE INDIVIDUALS NAMED HEREIN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED. REGISTERS DEPT. RAJASTHAN, JAIPUR.

change of address concerning the occupation of this Address and the Address Registered Post being held at common to no individual or the Address shall be deemed to have been received by the Promoter in the Address in the case that:

1) That in case there are Joint Owners of common address shall be same as the Reference to the Address of the name appears first and if the address given by the Joint Owners differ, the address shall be deemed as properly stated on the Address;

2) The Change of address shall be subject to the Agreement for sale shall be signed by all the Joint Owners;

3) Any Change of address shall be subject to the use of the land to serve the purpose for which such land is intended by the R.R.V. Act, 1956 as per the provisions of the Government of India and Postal Provision Act, 1919 Rules and Regulations thereunder;

4) When the promoter is a partner in a partnership Agreement shall be entered into with a partner with the level of equal share the land shall be held by the promoter, the said partner in the partnership.

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land Plot No. 4

All that piece and parcel of land bearing Plot No. 4, total area 1400 Sq. Mtrs. area, situated in Sector 18 of Village Kharghar, North Mumbai, Taluka Panvel District Raigad and bounded as by:

- On or toward the North by Plot No. 3
- On or toward the South by Plot No. 5
- On or toward the East by 11 (00) Mtrs. wide Road
- On or toward the West by 18 (00) Mtrs. wide road

Description of the Land Plot No. 4A

THE PROMOTERS

THE ATTORNEY

All that piece and parcel of Land known as Plot No. 4A, total adm.150 Sq. Mtrs. area, situated in Sector-18 of Village: Kharghar, Navi Mumbai, Taluka: Panvel, District: Raigad and bounded that is to say:

- On or toward the North by – Plot No. 4
- On or toward the South by – Plot No. 5
- On or toward the East by – 11.00 Mtrs. wide road
- On or toward the West by – Plot No. 4

THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that Flat No. 1204, on the 12th Floor, admeasuring 62.800 Sq. Mtrs. / Sq. Ft. Carpet Area, Usable Enclosed Balcony 0.000 Sq. Mtrs. Non Accessible Chajja 0.000 Sq. Mtrs. (Carpet area) in the Project Known as "ARAMUS RUDRA" to be constructed on Land bearing Plot Nos. 4 & 4A, situated in Sector-18 of Village: Kharghar, Navi Mumbai, Taluka: Panvel, District: Raigad thereabout and which is more particularly described in the First Schedule hereinabove.

ANNEXURE"C"

LIST OF AMENITIES FOR FLATS

FLOORING

- 24 x 24 Vitrified Flooring in all the Rooms.

KITCHEN

- Granite kitchen platform with S. S. Sink.
- Wall Tiles dado up to beam level.
- Glazed tiles above Kitchen platform up to lintel level.

DOORS

- Decorative Laminated Flush Main Doors with wooden frame.
- Decorative Laminated Flush Internal Doors
- Good quality Brass fixtures & fittings.
- Decorative Laminated Flush Bath & WC doors with Marble moulding frame.

able to pay any maintenance or common expenses or outgoings in respect of the unsold Flats/Shops in the said building. The Promoters shall, however, pay the

BATHROOM & W.C.

- Designer glazed tiles dado up to beam bottom.
- Branded sanitary wares.
- Concealed plumbing with premium quality C.P. Fitting.
- Glazed Ceramic tiles in Bathroom & WC upto lintel level.

ELECTRIFICATION

- Concealed Brand Copper Wiring & Fittings.
- Provision for cable TV, Telephone in Living & Bedrooms.
- AC point provision in Bedrooms.
- Concealed copper wiring with modular switches.

PLUMBING

- Concealed Plumbing with good quality fittings.

WINDOWS:

- Power coated Sliding Windows with Granite frame.
- Power coated glass louvered Window in Toilets.
- Power coated aluminum Sliding Windows with marble frame.

WALLS & PAINTS

- Distemper paint on internal walls.
- Acrylic / sandtex matt paint on external walls.
- Good quality colour.

WATER TANK

- Underground & overhead water tank with adequate water storage capacity.

TERRACE

- Special Brickbat water proofing treatment.

THE PROMOTERS

THE ALLOTTEE

RECEIPT



Plot NO. 4&4A, Sector-18, Kharghar Navi Mumbai.

GURUKRUPA PRIDE



Date: 17-10-2024

No. 089

Received with Thanks from
M/s. Mr. Mrs. Archana Yogesh Gabhane & Mr. Yogesh Kumar
Gabhane
Rupees in word one Lakh Ninety

Three Thousand Two Hundred only Dated 5-10-2024

Against Part/Full Payment by Cash / Cheque / BB.No. 095189 Branch Rajpur

Bank State Bank of India Floor 12th In Aramus Rudra
Flat/Shop-No. 204
Plot No. 4&4A, Sector 18 Kharghar, Navi Mumbai.

GURUKRUPA PRIDE

₹ 9,49,200/-

Receipt Valid Subject to Realization of Cheque


Redeiver Signature

RECEIPT



Plot NO. 4&4A, Sector-18, Kharghar Navi Mumbai.

GURUKRUPA PRIDE



Date: 17-10-2024

No. 090

Received with Thanks from
M/s. Mr. Mrs. Archana Yogesh Gabhane & Mr. Yogesh Kumar
Gabhane
Rupees in word one Lakh only

Against Part/Full Payment by Cash / Cheque / BB.No. Online Dated 4-10-2024
Bank State Bank of India Branch Rajpur
for Flat/Shop-No. 1204 Floor 12th In Aramus Rudra

Plot No. 4&4A, Sector 18 Kharghar, Navi Mumbai.

GURUKRUPA PRIDE

₹ 1,00,000/-

Receipt Valid Subject to Realization of Cheque


Redeiver Signature

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2024-08-15
2	REVISED PER COMMENTS	2024-08-20
3	REVISED PER COMMENTS	2024-08-25
4	REVISED PER COMMENTS	2024-08-30
5	REVISED PER COMMENTS	2024-09-05
6	REVISED PER COMMENTS	2024-09-10
7	REVISED PER COMMENTS	2024-09-15
8	REVISED PER COMMENTS	2024-09-20
9	REVISED PER COMMENTS	2024-09-25
10	REVISED PER COMMENTS	2024-09-30
11	REVISED PER COMMENTS	2024-10-05
12	REVISED PER COMMENTS	2024-10-10
13	REVISED PER COMMENTS	2024-10-15
14	REVISED PER COMMENTS	2024-10-20
15	REVISED PER COMMENTS	2024-10-25
16	REVISED PER COMMENTS	2024-10-30
17	REVISED PER COMMENTS	2024-11-05
18	REVISED PER COMMENTS	2024-11-10
19	REVISED PER COMMENTS	2024-11-15
20	REVISED PER COMMENTS	2024-11-20
21	REVISED PER COMMENTS	2024-11-25
22	REVISED PER COMMENTS	2024-11-30
23	REVISED PER COMMENTS	2024-12-05
24	REVISED PER COMMENTS	2024-12-10
25	REVISED PER COMMENTS	2024-12-15
26	REVISED PER COMMENTS	2024-12-20
27	REVISED PER COMMENTS	2024-12-25
28	REVISED PER COMMENTS	2024-12-30
29	REVISED PER COMMENTS	2025-01-05
30	REVISED PER COMMENTS	2025-01-10
31	REVISED PER COMMENTS	2025-01-15
32	REVISED PER COMMENTS	2025-01-20
33	REVISED PER COMMENTS	2025-01-25
34	REVISED PER COMMENTS	2025-01-30
35	REVISED PER COMMENTS	2025-02-05
36	REVISED PER COMMENTS	2025-02-10
37	REVISED PER COMMENTS	2025-02-15
38	REVISED PER COMMENTS	2025-02-20
39	REVISED PER COMMENTS	2025-02-25
40	REVISED PER COMMENTS	2025-02-30

PROJECT INFORMATION

PROJECT NO: 2024-08-15
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CITY: [REDACTED]
 PROJECT STATE: [REDACTED]
 PROJECT ZIP: [REDACTED]
 PROJECT CLIENT: [REDACTED]
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT FAX: [REDACTED]
 PROJECT EMAIL: [REDACTED]
 PROJECT WEBSITE: [REDACTED]

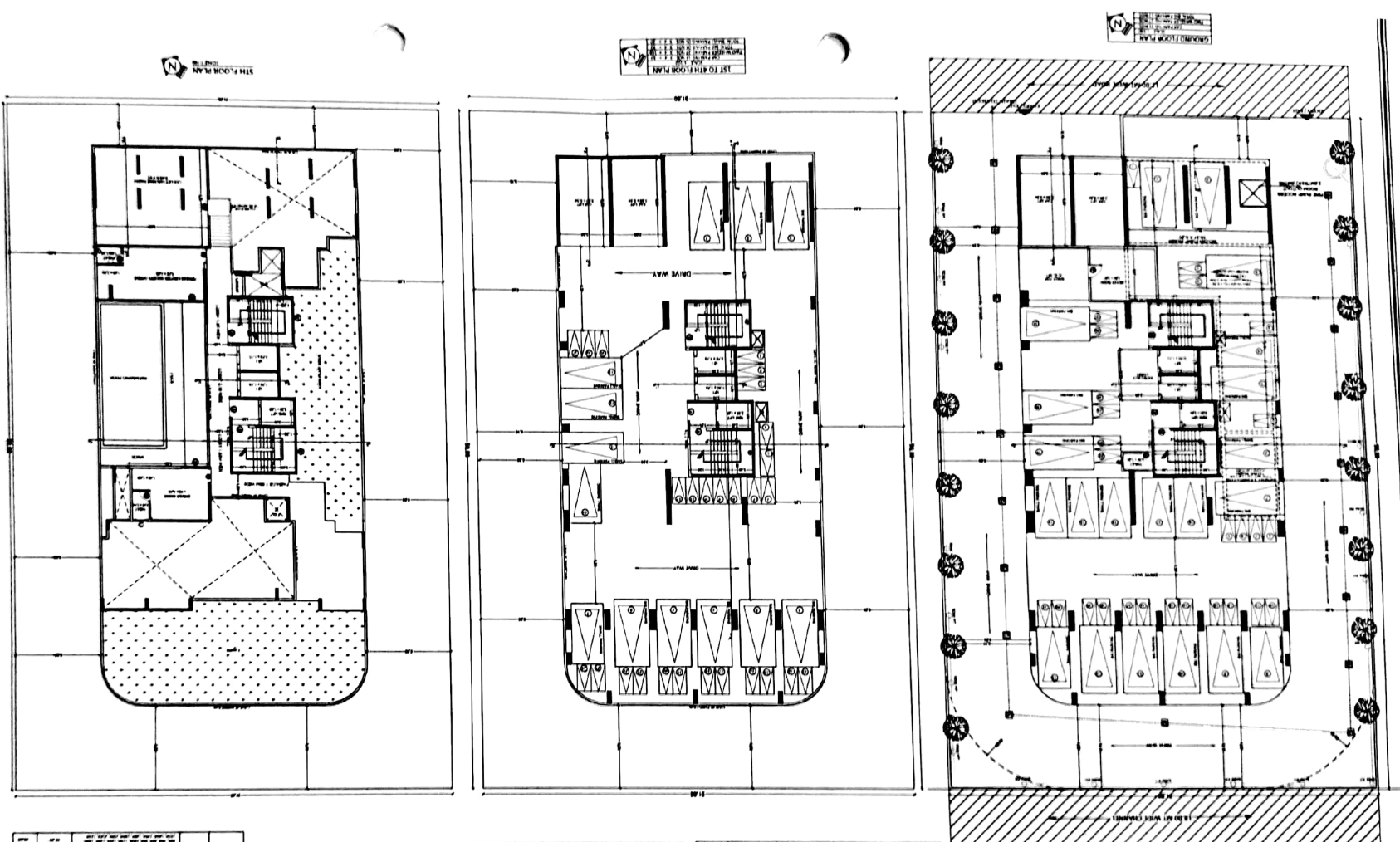


TABLE NO. 1 - FINISH REQUIREMENTS FOR INTERIORS

NO.	FINISH	REQUIREMENTS
1	FLOOR	CONCRETE
2	WALL	PLASTER
3	CEILING	AC
4	DOOR	WOOD
5	WINDOW	ALUMINUM
6	STAIR	CONCRETE
7	ELEVATOR	STEEL
8	MECHANICAL	STEEL
9	ELECTRICAL	STEEL
10	PANTRY	WOOD
11	KITCHEN	WOOD
12	BATH	WOOD
13	HALL	WOOD
14	LOBBY	WOOD
15	CONFERENCE	WOOD
16	OFFICE	WOOD
17	RECEPTION	WOOD
18	RESTROOM	WOOD
19	STORAGE	WOOD
20	MEETING	WOOD
21	TRAINING	WOOD
22	WORKSHOP	WOOD
23	LABORATORY	WOOD
24	CLUBHOUSE	WOOD
25	GYMNASIUM	WOOD
26	POOL	WOOD
27	COURT	WOOD
28	PARKING	WOOD
29	LANDSCAPE	WOOD
30	EXTERIOR	WOOD

TABLE NO. 2 - WATER CAPACITY REQUIRED FOR RESIDENTIAL U.S. WATER TANK

NO.	ROOM	AREA (SQ. FT.)	WATER CAPACITY (GALLONS)
1	BEDROOM	100	100
2	BATH	50	50
3	KITCHEN	100	100
4	LIVING	150	150
5	DINING	100	100
6	HALL	50	50
7	STAIR	50	50
8	LOBBY	100	100
9	CONFERENCE	100	100
10	OFFICE	100	100
11	RECEPTION	100	100
12	RESTROOM	50	50
13	STORAGE	50	50
14	MEETING	100	100
15	TRAINING	100	100
16	WORKSHOP	100	100
17	LABORATORY	100	100
18	CLUBHOUSE	100	100
19	GYMNASIUM	100	100
20	POOL	100	100
21	COURT	100	100
22	PARKING	100	100
23	LANDSCAPE	100	100
24	EXTERIOR	100	100

TABLE NO. 3 - WATER CAPACITY REQUIRED FOR COMMERCIAL AREA

NO.	ROOM	AREA (SQ. FT.)	WATER CAPACITY (GALLONS)
1	BEDROOM	100	100
2	BATH	50	50
3	KITCHEN	100	100
4	LIVING	150	150
5	DINING	100	100
6	HALL	50	50
7	STAIR	50	50
8	LOBBY	100	100
9	CONFERENCE	100	100
10	OFFICE	100	100
11	RECEPTION	100	100
12	RESTROOM	50	50
13	STORAGE	50	50
14	MEETING	100	100
15	TRAINING	100	100
16	WORKSHOP	100	100
17	LABORATORY	100	100
18	CLUBHOUSE	100	100
19	GYMNASIUM	100	100
20	POOL	100	100
21	COURT	100	100
22	PARKING	100	100
23	LANDSCAPE	100	100
24	EXTERIOR	100	100

TABLE NO. 4 - FINISH REQUIREMENTS FOR INTERIORS

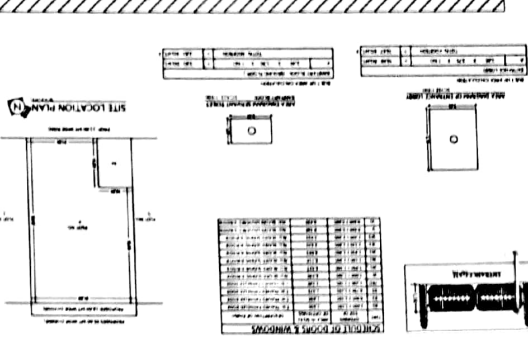
NO.	FINISH	REQUIREMENTS
1	FLOOR	CONCRETE
2	WALL	PLASTER
3	CEILING	AC
4	DOOR	WOOD
5	WINDOW	ALUMINUM
6	STAIR	CONCRETE
7	ELEVATOR	STEEL
8	MECHANICAL	STEEL
9	ELECTRICAL	STEEL
10	PANTRY	WOOD
11	KITCHEN	WOOD
12	BATH	WOOD
13	HALL	WOOD
14	LOBBY	WOOD
15	CONFERENCE	WOOD
16	OFFICE	WOOD
17	RECEPTION	WOOD
18	RESTROOM	WOOD
19	STORAGE	WOOD
20	MEETING	WOOD
21	TRAINING	WOOD
22	WORKSHOP	WOOD
23	LABORATORY	WOOD
24	CLUBHOUSE	WOOD
25	GYMNASIUM	WOOD
26	POOL	WOOD
27	COURT	WOOD
28	PARKING	WOOD
29	LANDSCAPE	WOOD
30	EXTERIOR	WOOD

TABLE NO. 5 - WATER CAPACITY REQUIRED FOR RESIDENTIAL U.S. WATER TANK

NO.	ROOM	AREA (SQ. FT.)	WATER CAPACITY (GALLONS)
1	BEDROOM	100	100
2	BATH	50	50
3	KITCHEN	100	100
4	LIVING	150	150
5	DINING	100	100
6	HALL	50	50
7	STAIR	50	50
8	LOBBY	100	100
9	CONFERENCE	100	100
10	OFFICE	100	100
11	RECEPTION	100	100
12	RESTROOM	50	50
13	STORAGE	50	50
14	MEETING	100	100
15	TRAINING	100	100
16	WORKSHOP	100	100
17	LABORATORY	100	100
18	CLUBHOUSE	100	100
19	GYMNASIUM	100	100
20	POOL	100	100
21	COURT	100	100
22	PARKING	100	100
23	LANDSCAPE	100	100
24	EXTERIOR	100	100

TABLE NO. 6 - WATER CAPACITY REQUIRED FOR COMMERCIAL AREA

NO.	ROOM	AREA (SQ. FT.)	WATER CAPACITY (GALLONS)
1	BEDROOM	100	100
2	BATH	50	50
3	KITCHEN	100	100
4	LIVING	150	150
5	DINING	100	100
6	HALL	50	50
7	STAIR	50	50
8	LOBBY	100	100
9	CONFERENCE	100	100
10	OFFICE	100	100
11	RECEPTION	100	100
12	RESTROOM	50	50
13	STORAGE	50	50
14	MEETING	100	100
15	TRAINING	100	100
16	WORKSHOP	100	100
17	LABORATORY	100	100
18	CLUBHOUSE	100	100
19	GYMNASIUM	100	100
20	POOL	100	100
21	COURT	100	100
22	PARKING	100	100
23	LANDSCAPE	100	100
24	EXTERIOR	100	100



Reference No. : CIDCO/BP-18523/TPO(NM & K)/2023/12594 Date : 10/6/2024

To,
M/s. Gurukrupa Pride Through Its Partners Mr.
Mans...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/12

Sub : Payment of Amended development charges for Residential Building on Plot No. 4+4A,
Sector 18 at Kharghar 12.5 % Scheme Plot, Navi Mumbai.

Ref : Your architect's submitted online application dtd. 28.05.2024
Your Proposal No. .CIDCO/BP-18523/TPO(NM & K)/2023 dated 07 December, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/s. Gurukrupa Pride Through Its Partners Mr. Mansukh Leera Verat And Others
Six
- 2) Location : Plot No. 4+4A, Sector 18 at Kharghar , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1550
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 14300

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	6820 *5	BuiltUP area *5	34100
Total Assessed Charges				34100

7) Date of Assessment : 30 May, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/4248	12/07/2023	34100	CIDCO/BP/2023/4248	7/12/2023	Net Banking
2	CIDCO/BP/2024/1825	05/30/2024 5:20:11 PM	433429	CIDCO/BP/2024/1825	31/5/2024	Net Banking

Unique Code No. 2024 04 021 02 4827 02 is for this Amended Development Permission for
Residential Building on Plot No. 4+4A, Sector 18 at Kharghar 12.5 % Scheme Plot, Navi
Mumbai.

Thanking You

Yours faithfully,

Signature

valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18523/TPO(NM & K)/2023/12594 Date : 10/6/2024

To,
M/s. Gurukrupa Pride Through Its Partners Mr.
Mans...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2024/12442

Unique Code No.	2	0	2	4	0	4	0	2	1	0	2	4	8	2	7	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. **4+4A**, Sector **18** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. **CIDCO/BP-18523/TPO(NM & K)/2023** dated **07 December, 2023**

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKERS WELFARE CESS RULES, 1998)

- 1) Name of Assessee : M/s. Gurukrupa Pride Through Its Partners Mr. Mansukh Leera Verat And Others Six
- 2) Location : Plot No. **4+4A**, Sector **18** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1550
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 11836.94 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 1781792

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20240402102482702	30/5/2024	1781792	20240402102482702	1/6/2024	Net Banking

Thanking You

Yours faithfully,

Signature
Valid



ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

Reference No. : CIDCO/BP-18523/TP0(NM & K)/2023/12594

Date : 10/6/2024

To,
Sub : Development Permission for Residential Building on Plot No. 4+4A, Sector 18 at Kharghar

12.5 % Scheme Plot, Navi Mumbai.
Ref : Your architect's submitted online application dtd. 28.05.2024

Dear Sir / Madam,
With reference to your application for Development Permission for Residential Building on

- Plot No. 4+4A, Sector 18 at Kharghar 12.5 % Scheme Plot, Navi Mumbai.The Development Permission is hereby granted to construct Residential Building on the plot mentioned above.The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:
- 1.The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
 - 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 certificate is granted.
 - 3.The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
 - 4.This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18523/TP0(NM & K)/2023/12594

Date : 10/6/2024

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXVII) of 1966 to M/s M/s. **Gurukrupa Pride Through Its Partners Mr. Mansukh Leera Verat And Others Six , Shop No - 3 And 4, Plot No - 287, Aramus Bliss, Sector - 24, Pushpak New, Ulwe Navi Mumbai** for Plot No. **4+4A** , Sector **18** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential** in **12.5 % Scheme Plot 1Ground Floor + 4Parking + 18Floor** Net Builtup Area **6818.61** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	6818.58	0	0
UNIT (in Nos.)	68	0	0

- A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRS, unless the work is commenced within the validity period.
- B.** Applicant Should Construct Hutments for labours at site.
- C.** Applicant should provide drinking water and toilet facility for labours at site.

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

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

Thanking You

Yours faithfully,

Signature

Valid



ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18523/TPO(NM & K)/2023/12594** Date : **10/6/2024**

or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

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

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

- (b) Give written notice to the Corporation regarding completion of the work.
 - (c) Obtain Occupancy Certificate from the Corporation.
 - (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

Thanking You

Yours faithfully,

Signature

Valid



ASSOCIATE PLANNER (BP)



Reference No. : **CIDCO/BP-18523/TPO(NM & K)/2023/12594** Date : **10/6/2024**

structural design, in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRS. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GOM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 11,295,00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

Yours faithfully,
Thanking You

Yours faithfully,
for the regular maintenance location of

Signature
valid
Date: 10/06/2024
Time: 10:00 AM
Place: CIDCO
Mumbai

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18523/TPO(NM & K)/2023/12594**

Date : **10/6/2024**

16 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature
Valid



ASSOCIATE PLANNER (BP)



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 :

P52000076859

Project: ARAMUS RUDDRA , Plot Bearing / CTS / Survey / Final Plot No : PLOT NO 4+4A SECTOR 1a1 Kharghar, Panvel, Raigarh, 410210;

- 1. Gurukrupa Pride** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410206.**
- 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 (1) 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 **03/07/2024** and ending with **30/06/2027** 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

 - 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 Armanand Prabhur
(Secretary, Maharashtra RERA)
Date: 7/3/2024 5:37:56 PM

Dated: 03/07/2024

Place: Mumbai

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