

79/14729

पावती

Original/Duplicate

Monday, October 21, 2024

नोंदणी क्र. :39म

3:36 PM

Regn.:39M

पावती क्र.: 17527 दिनांक: 21/10/2024

गावाचे नाव: गोखिवरे

दस्तावेजाचा अनुक्रमांक: वसई-1-14729-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: लोविना पिंटो - -

नोंदणी फी

रु. 23500.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 25380.00

Sub Registrar Vasai 1

वाजार मूल्य: रु.1341000/-

मावदला रु.2350000/-

भरलेले मुद्रांक शुल्क : रु. 141000/-

सह दुय्यम निबंधक, वसई-१
पार्ग-२

1) देयकाचा प्रकार: DHC रकम: रु.1880/-

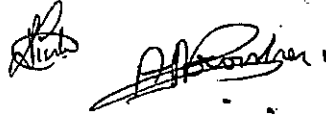
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024212900828 दिनांक: 21/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010101804202425E दिनांक: 21/10/2024

बँकेचे नाव व पत्ता:



मुळ दस्त परत दिला

गावाचे नाव : गोखिवरे

(1) विनियमाचा प्रकार	करारनामा
(2) मंजूरपत्र	2350000
(3) वाजनाभावाभांडपट्ट्याच्या वाचनितपट्ट्याकर आकारणी देणे की पट्टेदार ते नमुद करावे	1341000
(4) झ-नागन,नेट्टिन्ना व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:वसई विंगर महानगरपालिका इतर वर्णन : इतर माहिती: गाव मौजे गोखिवरे,ता. वसई,जि. पालघर येथील म. नं. 229,हि. नं. 3 या जमीन मिळकती वरील मदतिका क्र. 708,मानवा भजला,विंग म(ए 1),बिल्डींग न. 1,विश्व नगरी कॉम्प्लेक्स,वसई पूर्व,क्षेत्र 17.13 चौ. मीटर रेग कारपेट + अटचड परिचा 4.99 चौ. मीटर,एकूण क्षेत्र 22.12 चौ. मीटर ही मिळकत((Survey Number : 229, Hissa No. 3 ;))
(5) क्षेत्रफळ	1) 22.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल वेळी.	
(7) इन्संगेवज करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अजमेरा डेव्हलपमें तर्फे भागीदार जयेश बाबूलाल अजमेरा तर्फे कु. म. म्हणून दिलीग यु. गोंडा - - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गार्नेट, राजहंम ड्रीम्स, ब्लॉक नं: ए/101 , रोड नं: विशप ह्याक्रम च्या मार्गे, वरामपूर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AANFA5375M
(8) इन्संगेवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-लोविना पिंटो - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-8/503, ब्रॉडवे अवेन्यू विल्डिंग ए-8 को. ऑप. हौ. सोमा. लि., सिल्व्हर पार्क जवळ, मीरा रोड पूर्व, , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGQPN7869L 2): नाव:-अपोलिन जेराल्ड नोरोन्हा - - वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-8/503, ब्रॉडवे अवेन्यू विल्डिंग ए-8 को. ऑप. हौ. सोमा. लि., सिल्व्हर पार्क जवळ, मीरा रोड पूर्व, , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANMPN6348M
(9) इन्संगेवज करन दिल्याचा दिनांक	21/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/10/2024
(11) अनुक्रमांक खंड व पृष्ठ	14729/2024
(12) वाजनाभावाप्रमाणे मुद्रांक शुल्क	141000
(13) वाजनाभावाप्रमाणे नोंदणी शुल्क	23500
(14) शेत	

सह दुय्यम निबंधक, वसई-१
वसई-२

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AJMERA DEVELOPERS	eChallan	00040572024102180454	MH010101804202425E	141000.00	SD	0005559970202425	21/10/2024
2		DHC		1024212900828	1880	RF	1024212900828D	21/10/2024
3	AJMERA DEVELOPERS	eChallan		MH010101804202425E	23500	RF	0005559970202425	21/10/2024

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

वर्ग-१			
पुस्तक	दस्तावेज क्र.	१	२४
१	२०२४		

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल राज २०२०

- दस्तावेजाप्रकार :- करारनामा अनुच्छेद क्रमांक :- २५ बी
- सादरकत्याचे नांव :- लोविना पिंटो
- नातुका :- वसई
- गावाचे नांव :- डोय्डीवरे
- नगरमूल्यांकन क्रमांक / सर्व्हे नं. / ऑलिग मूखंड क्रमांक :- सोई कु. २२६ डिस्का क्र. ३
- मूल्य दरविभाग (डोणे) :- ३ उपविभाग :- ५७,७००/-
- मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक / पत्ती चौ. मि.
- दस्तावेज नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- १७.१३ चौ.मी रेंडा कारपेट + अधिक क्षेत्र ६.९९ चौ.मी
- कारपारिजिना :- गच्चो पोटरफळ :- एकूण क्षेत्र = २२.१२ चौ.मी.
- मजला क्रमांक :- सातवा उदवाहन सुविधा :-
- बांधकाम वर्ष :- सातवा परासा :-
- बांधकाम प्रकार :- आस्तीरी इतर फळे / अर्थ फळे / कच्चे :- आर. सी. सी.
- बाजारमूल्य तलव्यातील मार्गदर्शक सूचना क्र. :- उपानवने दिलेली पट / वाक
- लिंक अॅन्ड ज्यारान्वाचा दस्त :- १. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी २. अनागत रक्कम / अगावू भाडे :-
३. कालावधी :-
- निर्धारित केलेले बाजारमूल्य :- १३४९०००/-
- दस्तावेजचे दर्शविलेले मीनदस्ता :- २३,५०,०००/-
- देश मुद्रांक शुल्क :- १,४९,०००/- (देश मुद्रांक शुल्क) १,४९,०००/-
- देशक नोंदणी फी :- २३,५००/-

लिपिक

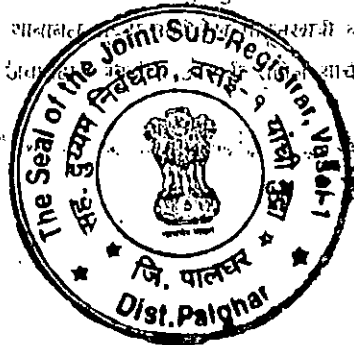
सह मुख्य निबंधक, वसई-१
वर्ग-२

प्रतिज्ञा / घोषणापत्र

- मी / आम्ही ए. श्री/श्रीमती
- मी / आम्ही ए. श्री/श्रीमती

लोविना पिंटो
अपोलिन डेराळु नोरोन्हा

सत्यप्रतिज्ञेवर कब्जा करितो की, दस्तावेजाची विषयवस्तू प्राप्तलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेली विक्री, ग्राहण, दान, लीज, मुखत्यार, पोटगी, वा इतर आल्या प्रकारे कोठेली अडजोखगामाची गुंतागुंती नाही. याची नोंदणी करताना एवढे मधील अराणाच्या शोध (Search) तस्तुदीनुसार खत्री करून घेतलेली आहे. तसेच सादरमिळकत ही खरेदी देणार याच्याच मालकीची आहे. याबाबत कोणत्याही प्रकारची कसून घेतलेली आहे. या मिळकतीबाबत नाही वाद उत्पन्न झाल्यास त्याची सत्वेस्वी उत्तरदायित्व घ्यावी असे मी / आम्ही हमी देतो.



[Signature]
खरेदी घेणार (Purchaser)

वसई-१			
पुस्तक	दस्तावेज	२	९४
१	२०२४		

घाणगापत्र/अपघपत्र

मी/आम्ही स्वामील गरी कर्णार मा नोंदणी महानिर्गक्षक व मुद्राक नियंत्रक म. ग पुणे यांचे दि. ३०.११.२०१३ मधील परिपत्रक वाचून असे घोषित करतो की नोंदणीसाठी नादर केल्या दस्तऐवजांमधील गिळकती हे फरवणूकद्वारे अथवा दुदर विक्री दल नाही. याचा आम्ही अभिलेख जाय घेतलेला आहे. दस्तावेजाले लिहून देणार कुलमुद्राधारक हे दरे अभून याची आम्ही स्वयं भाग काळ्या वा दस्तावेजाले आन पलाश ओळखणार असम स्वाक्षरीसाठी घेऊन आली आहे.

गदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणे पत्रिकेनुसार आमच्या जवाबदारीने मी/आम्ही दस्तावेजाले गिळकतीचे मालक/वायग हळदल/घळजदर हितमवर्धन व्यक्ती याची मालकी (Title) योय गिळकतीचे मालकास नेणून दिलेल्या कुलमुद्राधारक (P.A.Holder) लिहून देणार हे दयान आदले व नदर कुलमुद्राधारक अघापही असणेदलन आहे व न आजावती रद झालेले नाही याची मी/आम्ही खात्री घेत आहोत. तयच गदरची गिळकती जामन मालकीयोग नाही व गिळकतीत डलर हक्क, छरी, बक वाज, निहयन वाज, जामन वाज व कुलमुद्राधारकांना केलले व्यवहाराच्या अर्थान गहन आम्ही आमच्याअर्थिक व्यवहार पुर्ण कळन दस्तऐवज माक्षोदाम गमक्ष निष्पादित केलेला आहे.

या दस्तावेजाले नोंदणी पत्रिकेमध्ये जाडण्यात आलेले पुढे कागदपत्र हे खरे आहेत. व गिळकतीचा दस्तावेजाले वळणव्याही मी. न्यायालय/शासकीय कार्यालयाचा मगई नाही. तमेव मद्रागदर नोंदणी नियम १९०१ व नियम ४३ नुसार वाधित होत नाही याची मी/आम्ही खात्री घेत आहोत.

नोंदणी नियम २२ व नियम २३ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजाले गिळकतीचे मालक/कुलमुद्राधारक यांची मालका व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जवाबदारी नाही. याची आम्हास पुर्ण पणे जाणोव आहे.

स्थान गिळकतीची यथी यथसा दल दयलनी फरवणूक/वनावटीकरण/गंगनल व त्या असुवंगाने पलाय गदरनमच दयल दल दयलेले पुढे हे माझ्या दस्तऐवजाले गिळकतीविषयी होऊ नये म्हणून नादणी अधिनियम १९०१ व कलम ८३ नुसार मी/आम्ही घाणगापत्र/अपघपत्र लिहून देत आहोत. अधिघात मी/आम्ही नोंदणीघात आलेल्या व्यवहारात वायदानुसार मुद्रांक मुद्रक किंवा नोंदणी फी कापी लावली/वुडदिली अगल्या अथवा नोंदणी अधिनियम १९०८ चे कलम ८३ नुसार कोणत्याही प्रकारचा कायदेशीर पत्र दस्तऐवजास त्यास मी/आम्ही व दस्तावेजाले गरी निष्पादक व ओळख देणार जवाबदारी महाणार आहोत. याची आम्हास पुर्ण कल्पना आहे.

आम्ही मी/आम्ही नोंदणी परकीयामध्ये कोणत्याही प्रकारचे पुढे वदणारे कृत्य केलेले नाही. ज गदराले कायदानुसार काणलेले पुढे वदल्यास मी /आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व दरे गीहेला १९२० मधील नमुद अगलेल्या व यथोच्या विक्षेय आम्ही पाव गदणार आहोत याची मी/आम्ही खात्री घेत आहोत. त्यामुळे हे घाणगापत्र/अपघपत्र कलाचा भाग म्हणून जोडले



Ditip. u. २०२४

लि. घेणार

Sub

APBZouker

नूत्यांकनाचे वर्ष	2024	वसई-१		
जिल्हा	पालघर	पुस्तक	दस्तावेज	वसई
नूत्या विभाग	तालुका : वसई	१	३	९४
उप नूत्या विभाग	३-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	२०२४		
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#229	

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	वृत्तो जमिन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
12300	57700	60100	3200	60100	चौ. मीटर	

वांधीव क्षेत्राची माहिती	वांधीव क्षेत्र Built Up-	22.12 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वांधीव
वांधीव क्षेत्राचे वर्गीकरण-	1-आर सी सी		मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्देशाने लु वधा -	आहे		मजला -	5:h to 10th Floor		

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

मूल्य निहाय घट वाढ	= 105 / 100 Apply to Rate = Rs.60585/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((60585-12300) * (100 / 100)) + 12300 = Rs.60585/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 60585 * 22.12 = Rs.1340140.2/-

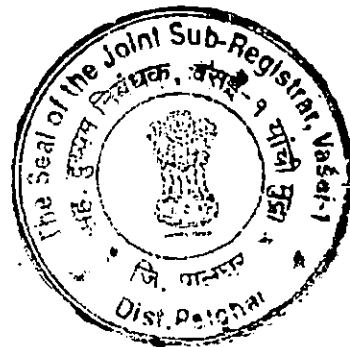
Applicable Rules	= 3, 9, 18, 19
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एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ = A - B + C + D - E + F + G + H + I + J = 1340140.2 + 0 + 0 - 0 + 0 + 0 + 0 - 0 - 0 - 0 = Rs.1340140/- = र तेरा लाख चाळीस हजार एक शो चाळीस :-
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Home

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सह दुय्यम निबंधक, वसई-१
वर्ग-२



वसई-१			
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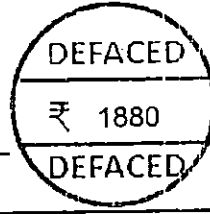


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024212900828	Receipt Date	21/10/2024
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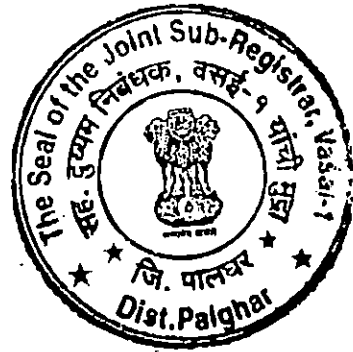
Received from LOVINA PINTO, Mobile number 9226889669, an amount of Rs.1880/-, towards Document Handling Charges for the Document to be registered on Document No. 14729 dated 21/10/2024 at the Sub Registrar office S.R. Vasai 1 of the District Palghar.



Payment Details

Bank Name	SBIN	Payment Date	21/10/2024
Bank CIN	10004152024102100778	REF No.	429503667994
Deface No	1024212900828D	Deface Date	21/10/2024

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



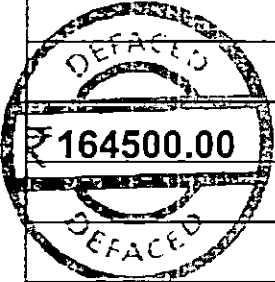
CHALLAN
MTR Form Number-6

वार्ड-१			
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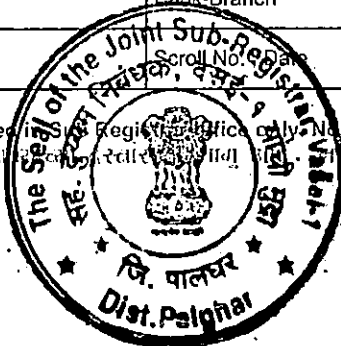
GRN	MHD10101804202425E	BARCODE	Date 21/10/2024-10:24:12		Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)		AANFA5375M	
Office Name VSI1_VASAI NO 1 SUB REGISTRAR			Full Name		AJMERA DEVELOPERS	
Location PALGHAR			Flat/Block No.		FLAT NO 708, WING A (A1), BUILDING NO 1,	
Year 2024-2025 One Time			Premises/Building		SURVEY NO 229, HISSA NO 3, VILLAGE	

Account Head Details	Amount In Rs.	GOKHIVARE				
0030046401 Stamp Duty	141000.00	Road/Street	VISHWA NAGRI COMPLEX, BEHIND RANGE OFFICE, GAVRAI PADA ROAD			
0030063301 Registration Fee	23500.00	Area/Locality	VASAI EAST			
		Town/City/District				
		PIN		4	0	1 2 0 8
		Remarks (If Any)	PAN2=AGQPN7869L--SecondPartyName=LOVINA PINTO--CA=2350000			
		Amount In	One Lakh Sixty Four Thousand Five Hundred Rupees O			
Total	1,64,500.00	Words	nly			



Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024102180454	CK00EKJII1
Cheque DD No		Bank Date	RBI Date	21/10/2024-10:28:11	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch			Not Verified with Scroll		

Department ID : Mobile No. : 9226889669
 NOTE - This challan is valid for document to be registered in the Register Office only. Not valid for unregistered document.
 नॉट वॉलिड फॉर अनरिजिस्टर्ड डॉक्युमेंट्स. केवळ रजिस्ट्रार कार्यालयीन कामांसाठीच वैध आहे. अनरिजिस्टर्ड डॉक्युमेंट्ससाठी अयशस्वी.



Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-79-14729	0005559970202425	21/10/2024-15:29:12	IGR133	23500.00

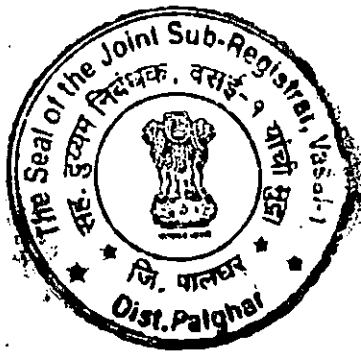
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	१०७२९	₹	₹
२०२४			

QRN : MH010101804202425E Amount : 1,64,500.00

Bank : STATE BANK OF INDIA

Date : 21/10/2024-10:24:12

2	(IS)-79-14729	0005559970202425	21/10/2024-15:29:12	IGR133	141000.00
Total Defacement Amount					1,64,500.00





CHALLAN
MTR Form Number-6

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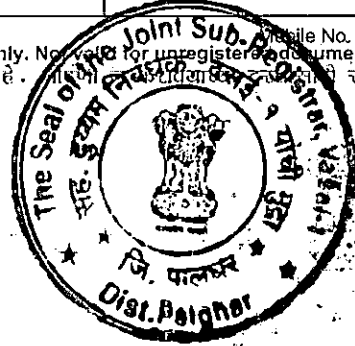
GRN	M#010101804202425E	BARCODE	Date		21/10/2024-10:24:12	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	VSI1_VASAI NO 1 SUB REGISTRAR		PAN No.(If Applicable)	AANFA5375M			
Location	PALGHAR		Full Name	AJMERA DEVELOPERS			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 708, WING A (A1), BUILDING NO 1,			
			Premises/Building	SURVEY NO 229, HISSA NO 3, VILLAGE			
Account Head Details		Amount In Rs.	GOKHIVARE				
0030046401	Stamp Duty	141000.00	Road/Street	VISHWA NAGRI COMPLEX, BEHIND RANGE OFFICE, GAVRAI PADA ROAD			
0030063301	Registration Fee	23500.00	Area/Locality	VASAI EAST			
			Town/City/District				
			PIN	4	0	1	2 0 8
			Remarks (If Any)	PAN2=AGQPN7869L~SecondPartyName=LOVINA PINTO~CA=2350000			
			Amount In	One Lakh Sixty Four Thousand Five Hundred Rupees O			
Total		1,64,500.00	Words	nly			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572024102180454	CK00EKJII1	
Cheque/DD Details			Bank Date	RBI Date	21/10/2024-10:28:11	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. No valid for unregistered document.

सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तावेजासाठी लागू आहे. सदर चालन लागू नाही.

File No. : 9226889669



वसई-१			
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Revenue Village :- GOKHIVARE.
 Survey Number :- 229 Hissa No 3
 Building :- Building No. 1
 Wing :- A (A1)
 Flat No :- 708
 Floor :- 07th (seventh)
 Rera Carpet Area :- 17.13 SS MTR
 Consideration :- Rs. 23,50,000/-

AGREEMENT FOR SALE

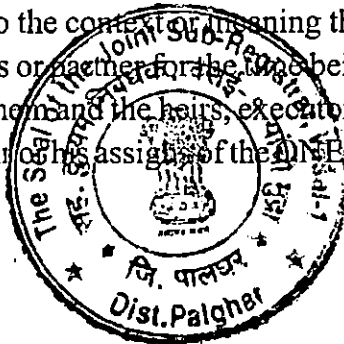
THIS AGREEMENT FOR SALE ("the Agreement") is made at

Vasai on this 21st day of October 2024.

BETWEEN

MESSRS AJMERA DEVELOPERS, a registered partnership firm and having its principal place of business at A/101, Garnet, Rajhans dreams, Behind Bishops House, Barampur, Vasai Road (W) Pin Code 401202, (hereinafter referred as the **"the Promoter/Developer"**) which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his assigns of the **ONE PART;**

[PAN No.: AANFA5375M]



For AJMERA DEVELOPERS

1) [Signature] 2) [Signature]

[Signature]

PARTNER

3) _____ 4) _____

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AND

1. Name :- LOVINA PINTO

Alias :- _____

Pan No.:- AGQPNT869L

Aadhar No.:- 6186 3977 3634

2. Name :- APOLINE GERALD NORONHA

Alias :- _____

Pan No.:- ANMPNG6348M

Aadhar No.:- 4026 5602 1581

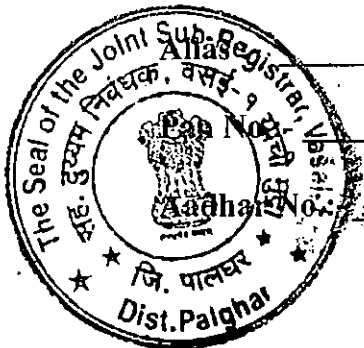
3. Name :- _____

Alias :- _____

Pan No.:- _____

Aadhar No.:- _____

4. Name :- _____



For AJMERA DEVELOPERS

1) [Signature] 2) [Signature]

[Signature]

PARTNER

3) _____ 4) _____

बिल्डिंग - १			
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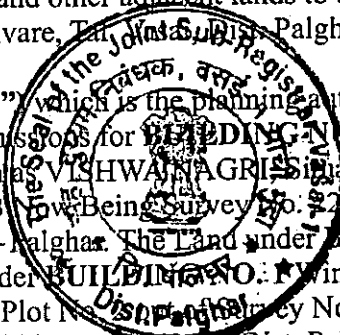
All Indian Inhabitant Residing at OR a company registered in India under the Companies Act, 1956, and having its registered office at OR, partners of a partnership firm registered under the Indian Partnership Act, 1932, and carrying on its business at OR a public charitable trust registered under the Bombay Public Trusts Act, 1950, and having its registered office at OR karta

of HUF having his address at A-8/53, Broadway Avenue
Block A-8 Chs Ltd, Near Silver Park,
Mira Road East - 401107

hereinafter referred to as "the Allottee(s)" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of an individual or individuals, his/her or their respective heirs, executors, administrators and permitted assigns / in the case of a body corporate, its successors and permitted assigns / in the case of a partnership firm, the partners for the time being and from time to time constituting the firm, and the survivors or survivor of last of them, and the heirs, executors and administrators of the last survivor of them and their, his or her permitted assigns / in the case of a trust, the trustees for the time being and from time to time of the trust, and the survivors or survivor of them, and the heirs, executors and administrators of the last survivor of them and their, his or her permitted assigns / in case of Hindu undivided family, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Karta and the member(s) for the time being of the said HUF, the survivor(s) of them and the legal representatives, executors, successors, administrators and the assigns of the last survivor) of the
SECOND PART;

WHERE AS :

- A. M/s. Ajmera Developer, Partnership firm, Through its partner Mr. Jayesh Babulal Ajmera, is the sole and absolute owner of and well sufficiently entitled to all those pieces and parcels of land lands bearing part of Survey No. 229, Hissa No 3, land admeasuring 100.45.00 R. Sq. Mtrs., situated at village Gokhivare, Tal. Vasai, Dist. Palghar, and the name of the Developers have been inserted as Owners of the Property in the 7/12 extract of the said property. The original survey number of the said land was Survey No. 229, Hissa no. B and the land admeasured 1-50-00 H.R.P. The said Survey No. 229, Hissa no. B was further subdivided and the subject land where the building is situated is falling under layout plot no. 2, Now being Hissa No 3 of Survey No. 229, situated at Gokhivare, Tal. Vasai, Dist. Palghar (hereinafter referred to as "the said Larger Property" more particularly described in "Schedule 1" hereunder written). Further the larger property shall comprise of Survey No. 229, Hissa No. 3 and other adjacent lands to be amalgamated with the said land situated at village Gokhivare, Tal. Vasai, Dist. Palghar
- B. The Vasai-Virar City Municipal Corporation ("VVCMC") which is the planning authority for Vasai Virar Sub Region has sanctioned the building permissions for **BUILDING NUMBER 1 Wing - A (A1) and Wing B (A2)** in the Complex known as **VISHWANAGRI** situated on Part of Layout Plot No. 2 out of Survey No. 229, Hissa No. B Now Being Survey No. 229 Hissa No. 3 situated at village Gokhivare, Taluka - Vasai, District - Palghar. The Land under **BUILDING NO. 1 Wing A (A1)** admeasures 423.67 sq. mtrs., land under **BUILDING NO. 1 Wing B (A2)** admeasures 238.42 sq. mtrs. all situate at part of Layout Plot No. 2 out of Survey No. 229, B Now Being Hissa No. 3 of Survey No. 229 of village Gokhivare, Tal. vasai, Dist. Palghar (referred to as "the said land" here in after which is marked in Red Colour Boundary in plan annexed in Annexure no. "1")



For AJMERA DEVELOPERS

1) [Signature] 2) [Signature]

[Signature]

3) _____ 4) _____

PARTNER

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C. Pursuant to the application/s, the office of the Tehsildar, Vasai has granted permission for conversion of user of the said larger property vide order bearing order no. MAHASUL/K1/T1/JAMINBABU/KV/SR500/2018 dated -14-12-2018 (annexed hereto as an Annexure "2").			

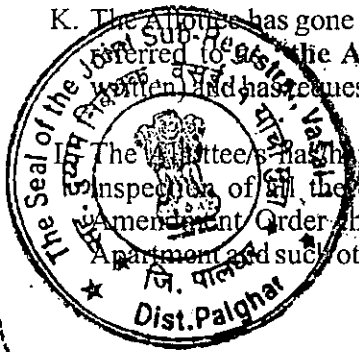
- D. Further, VVCMC the planning authority for the sub region has sanctioned and issued a Commencement Certificate VVCMC /TP/CC/VP-6103/247/2020-21 for construction of **BUILDING NO. 1** Wing A(A1) and Wing B (A2) consisting of Stilt + Ground + 7 upper floors in the complex known as "Vishwa Nagri" (here in after referred to as "the said Building") to be constructed on the said Land; annexed hereto as an Annexure "3"
- E. The Promoter is entitled to develop the said larger property as per the plans, approvals, permissions sanctioned/to be sanctioned by the concerned authorities. The Promoter has disclosed to the Allottee that apart from the said Building, the Promoter is going to construct (Few) more buildings on the said larger property /adjoining land to the said Land.
- F. The said Larger Property will be developed by the Promoter in phase wise manner along with the adjacent/adjoining land parcels adjacent to the said Larger Property and/or such other property that the Promoter may deem fit and proper, as a mixed use development, consisting of, Residential and/or Commercial Complex. The buildings and such other structures which will be constructed on the said Larger Property shall always be known as "VISHWA NAGRI" (hereinafter referred to as "the said Project").
- G. The Promoter has appointed **Mr. Vipul Adhia** as he is licensed Engineer, who is duly registered with the Vasai Virar City Municipal Corporation ("The said Engineer").
- H. The Promoter has appointed **M/s. Prithvi Consultant Through its proprietor Mr. Vipul Adhia** who is duly qualified engineers, for the purpose of preparing structural designs and drawings of the said Building.
- I. The Promoter proposes to construct the said Building in accordance with the plans as approved and sanctioned by the VVCMC and permission/s granted by VVCMC vide above referred CC with such variations and modifications which may be permitted and which the Promoter may consider necessary and desirable hereinafter.

J. The Allottee/sis/are desirous of purchasing residential premises being

Flat No. 708 admeasuring about 17.13 square meter of Carpet Area (as per RERA) on the 07th (Seventh) Floor in Wing of Building No. /Name **BUILDING NO. 1** Wing A (A1) in the complex known as, "VISHWA NAGRI" Building being constructed on the said Land and the Allottee is aware that Building no. A-1 is mentioned as Building no. 1 Wing A, Building no. A-2 is mentioned as Building no.1 Wing B on the MAHARERA web site portal.

K. The Allottee has gone through the said facts and do not have any objection for the same (hereinafter referred to as "the Apartment" and more particularly described in "Schedule 3" hereunder written) and has requested the Promoter for allotment of the same.

The Allottee has been provided full inspection by the Promoter of full, and complete inspection of all the documents of title relating to the said Land, the N.A order, the C.C., the Amendment Order, the sanctioned plans and the plans, designs and specifications of the said Apartment and such other documents.



For AJMERA DEVELOPERS

[Handwritten Signature]


PARTNER

- 1) *[Handwritten Signature]* 2) *[Handwritten Signature]*
- 3) _____ 4) _____



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- M. The Allottee/s has/have been provided the inspection of layout of the Larger Property approved by VVCMC and has fully understood the development of the larger layout in phase wise manner on the said Larger Property.
- N. The Allottee, having perused all the necessary documents, deeds and writings related to title of the said Land and the said Building, and after being fully informed and satisfied about the same, as also about the status and the plans in respect of the said Building; is/are desirous of purchasing from the Promoter the said Apartment for the consideration and on the terms and conditions hereinafter appearing.
- O. The Promoter shall provide the fixtures, fittings and amenities in the said Apartment as provided in "Annexure 4" here to. The Promoter shall also provide certain common amenities in the said Building which are also enumerated in "Annexure 4".
- P. Relying upon the Allottee/s application, declaration and agreement herein contained, the Promoter has agreed to sell to the Allottee/s, the said Apartment at the price and on the terms and conditions herein contained.
- Q. Under Section 13 of the Real Estate (Regulation and Development) Act and MAHARERA the Promoter is required to execute a written agreement for sale of the said Apartment with the Allottee/s and such Agreement is required to be registered under the Registration Act, 1908. As such the Promoter is executing this agreement for Sale.
- R. The Allottee(s) is aware that the plans approved of the said Building as on the date of signing of this agreement are only for part of the total FSI proposed to be utilized on the said Land and are therefore tentative and provisional in nature and shall undergo changes, save and except for the Apartment Proposed to be Allotted under this Agreement.
- S. The Allottee(s) confirms, and has unconditionally and irrevocably given consent to the Promoter that he has agreed to purchase the said Apartment considering the development of the said Land in accordance with details given in this Agreement and has accordingly given his/her expressly informed consent to the Promoter as required under Real Estate (Regulation and Development) Act, 2016/MAHARERA and Rules and Regulations made thereunder (collectively referred to as "RERA"). The said consent is also for varying, amending, altering or modifying the plan of the said Building or construction of additional floor on the said Building, or construction of additional building(s) on the said Land and/or the said Larger Property. The Allottee(s) is aware that the plans approved shall undergo changes, amendment, modification, alteration, variation, relocation, etc. in order to develop the said Larger Property including all the said Land with the full potential of the said Larger Property. The Promoter shall be entitled to make any changes, amendment, modification, alteration, variation, relocation, etc. in the Larger Layout or in layout of the said Project. The Promoter shall also be entitled to relocate and/or re-align open spaces, parking spaces, amenities, etc. The Promoter shall be entitled to realign utility and service connections. The Allottee(s) has given his unconditional and informed consent in favour of the Promoter, under the provisions of RERA for carrying out all or any of the aforesaid purposes. The Allottee(s) has made informed decision to purchase the said Apartment considering the aforesaid disclosure(s) made by the Promoter, and also based on the aforesaid irrevocable consent given to the Promoter.
- T. The Promoter shall be entitled to construct additional podiums, revise internal roads, or parking lots or provide parking in basements or in stilts or in the podiums or in the open spaces, as the Promoter may deem fit from time to time and the Allottee(s) has given his unconditional and informed consent in favour of Promoter, under the provisions of RERA for carrying out all or any of the aforesaid purposes.

For AJMERA DEVELOPERS



PARTNER

- 1)  _____
- 2)  _____
- 3) _____
- 4) _____

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U. The Promoter has accordingly commenced the construction of the said Building in accordance with the approved plans and sanctions by the Local Authorities.			

V. The Allottee(s) herein has/have demanded from the Promoter and the Promoter has given inspection to the Allottee(s) of all the documents relating to said Land as under:-

- a) The Promoter herein has specifically informed to the Allottee(s) that there is no illegal encroachment which is affecting the said land.
- b) Details of mortgage or lien or charge on the said Land hereto annexed and marked as "Schedule 4".

W. The Allottee(s) herein has/have further demanded from the Promoter and the Promoter has given inspection to the Allottee(s) of all the documents relating to the said Project. The Allottee(s) hereby declares and confirms that before the execution of this Agreement, the Promoter has made full and complete disclosure of the title to said Land. The Allottee(s) confirms and warrants that the Allottee(s) shall not further investigate or raise any queries or objections to and is/are fully satisfied with regard to the title of the Promoter to the said Land and the competency of the Promoter to enter into this Agreement as are specified under RERA. The Allottee(s) agrees and confirms and warrants that the Allottee(s) is/are satisfied in all respects with regard to the title of the Promoter in respect of the said Land including any right, title, interest or claim of any other party to or in the said Land as well as any encumbrances if any. The Allottee(s) has/have familiarized himself/herself/themselves with the proposed development of the said Larger Land and also of the said Land. The Allottee(s) have accepted designs and specifications prepared by the Architect of the Promoter.

X. The Promoter is desirous of selling, transferring or otherwise disposing off Apartments, units, premises, shops, and other areas to be constructed on the said Land as per the approvals and sanctions to be obtained from time to time;

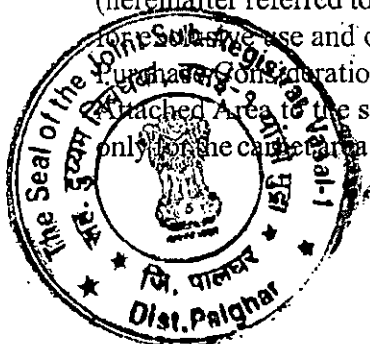
Y. The Promoter proposes to develop the said Larger Property including the said Land in accordance in different Phase (s). Each of the Phases shall be an independent Real Estate Project as defined under RERA. The Promoter has registered the said Building with the Real Estate Regulatory Authority (RERA Authority) under RERA vide Registration No. P99000034620 Authenticated copy of Registration Certificate is annexed and marked herewith as "Annexure 5".

Z. Besides the above Phase which is registered under RERA as declared above the Promoter shall from time to time be registering balance development potential as per multiple phases, under RERA with the RERA Authority.

AA. It is agreed by the Allottee that no consent of Allottee(s) shall be required for constructing Building(s) and/or Wing(s) which can utilize the full FSI proposed to be utilized on the said Land.

BB. The Allottee(s) has / have agreed to acquire from the Promoter the said Apartment for the consideration and, on the terms and conditions as set out hereinafter. The said Apartment is attached

with an area admeasuring 4.99 square meter in the form of flowerbed and/or utility spaces and/or deck and/or cupboard space and/or terrace and/or niche and/or elevation feature etc., (hereinafter referred to as the "Attached Area"). As the Attached Area to the said Apartment, though hereinafter referred to as the "Attached Area", it is not been charged to the Allottee(s) and the purchase consideration agreed to be paid under this Agreement doesn't include charges for the said Attached Area to the said Apartment and the said Purchase Consideration payable by Allottee(s) is only for the carpet area of the said Apartment;



For AJMERA DEVELOPERS

[Handwritten signature]

PARTNER

- 1) *[Signature]*
- 2) *[Signature]*
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- CC. The Allottee(s) is/are aware of the fact that the Promoter have entered into or shall be entering into separate agreements with several other Allottee(s) and party(ies) in respect of the other Apartments and / or shops, along with License to use Car Parking Space(s) (If any), in the said Building to be constructed on the said Land.
- DD. The Allottee(s) has/have carefully read and understood the contents and meanings of each of the Clauses and recitals of this Agreement, along with all the relevant information furnished by the Promoter and the Allottee(s) has/have also taken independent legal advice and only thereafter he/she/they has/have agreed to enter into this Agreement;
- EE. The Parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence these presents

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

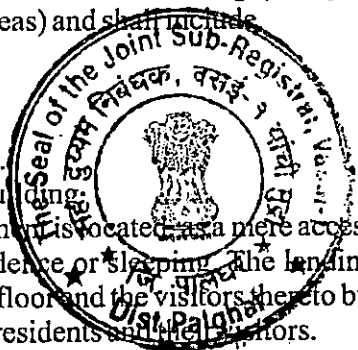
1. THE RECITALS FORM PART OF THE AGREEMENT:

The Parties hereby agree and confirm that all the recitals shall form integral part of this Agreement and shall be read accordingly.

2. DEFINITIONS AND INTERPRETATIONS:

In this Agreement, the following expressions used herein shall have the following meaning: -

- i. "Apartment/Flat" shall mean Apartment/Flat No. 708 situated on Floor 7th (Seventh) In Building no. / Name. BUILDING NO. 1 Wing A (A1) of the Complex known as **VISHWANAGRI** as hatched in on the Floor Plan being **Annexure 6** hereto.
- ii. "Attached Area" to the said Apartment or "Exclusive Area" means the areas which is within or attached to an Apartment and is being allotted to the Allottee(s) of the Apartment for his/her exclusive use of that Apartment to the exclusion of other Apartment users and shall include area of balconies, enclosed balconies dry balconies, cupboard, deck or, pocket terraces, flower beds, and the like within or attached to an Apartment. This area is in addition to RERA area as given under this agreement.
- iii. **Building Common Areas And Building Common Facilities:-**
The Building Common Areas and Building Common Facilities shall mean such areas for the general use, convenience, and benefit of all Apartment owners of the said Building (except Car Parking Space(s), attached areas or independent areas, and utility areas) and shall include
- Entrance Hall
 - Staircases
 - Lift
 - Terraces other than which are allotted specifically to any Apartment.
 - Common Passages on the ground floor as well as each floor of the building.
 - Landing in front of stairs on the floor on which the particular Apartment is located as a mere access to the Apartment but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of occupiers of the Apartments on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all residents and visitors.
 - Water Tank, Electric Room, sewerage, drainage, and other utility and services provided within the said Building.
 - Paving around the building as per the Rules of Municipal Corporation, excluding the parking spaces allotted by the Promoter;
 - Compound lights or street lights;
 - The installation of central services such as electricity, water, tanks/pumps, motors, ducts & in general, all apparatus and all installation fittings and fixtures which may be provided for common use;



For AJMERA DEVELOPERS

1) [Signature] 2) [Signature]

[Signature]

3) _____ 4) _____

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All other parts of the said Land necessary or convenient to its existence, maintenance & safety or normally in common use (unless included in Building Common Areas and Building Common Facilities)


- IV. "Carpet Area" of the said Apartment shall mean net usable floor area of the Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment and the attached area of the Apartment, measured as per RERA.
- V. "Common Organization" shall mean a Society under the Maharashtra Co-operative Housing Societies Act 1960 or a Company under the Companies Act, 1956 or a Condominium under the Maharashtra Apartment Ownership Act, 1970 or, any other entity permissible, formed or to be formed by Promoter, amongst the Allottee(s) of the Apartment/units in the said Building. Common Organization shall independently maintain and control administration in respect of each of the building(s) or wing(s) for which they are formed. Common Organization shall become member of Federation.
- VI. "Force Majeure" shall have the meaning as set out in clause 29 herein.
- VII. "FSI" shall mean Floor Space Index and includes FSI, FAR, DR & TDR-FSI, Fungible FSI, floating FSI, incentive FSI or any other form of FSI as may be permissible under the Development Control Regulations and/or any other acts as may be applicable from time to time.
- VIII. "Maintenance Charges" shall mean such contribution and or compensation (excluding Municipal taxes or any other taxes (direct or indirect) (present or future) (prospective or retrospective) as may be decided by the Common Organization (as defined in the Agreement) or the Promoter (if the Common Organization is not formed) from time to time for the general maintenance of the said Building and said Property to be paid in advance on or before 5th day of the month by the Allottee(s).
- IX. "Municipal Corporation" or "Local Authority" shall mean Municipal Vasai-Virar City Municipal Corporation.
- X. "Open Space" means an area forming an integral part of said Land and left open to the sky and shall include area on top of the building.
- XI. "Planning Authority" means the Authority which sanctions the Layout Plan and Building Plan i.e.
- XII. "Possession Date of the said Apartment" shall mean the date on which intimation to take possession of the said Apartment is given to Allottee (s) by Promoter i.e 30/09/2024 or such extended date as permissible under this agreement including for reasons of force majeure.
- XIII. "Promoter" shall mean and include Promoter and joint Promoter;
- XIV. "Real Estate Project" shall mean phase registered vide registration no. P99000034620 with RERA
- XV. "Tax on Sale or Transfer of Apartment" shall mean any tax cess or duty payable by the Allottee(s) by way of GST, Sales tax, Service Tax, Labor Welfare Cess, TDS, contract sales tax, works contract tax, etc or another new tax levied by the government/Municipal Authority on Sale or Transfer of Apartment
- XVI. "Taxes levied by Local Authority or Planning Authority" shall mean any tax, premium, cess, duties or charges payable to Planning Authority or Local Authority in respect of said Building or said Land or said Apartment, including but not limited to Development Charges, betterment charges, Assessment tax, water tax, sewerage tax, education cess, etc.

For AJMERA DEVELOPERS



PARTNER

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XVII. "TDR" shall mean Transferable Development Rights;

XVIII. For the Purpose of this document, "RERA" also means "MAHARERA"

3. RULES FOR INTERPRETATION

In this Agreement where the context requires:-

- 3.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-
 - 3.1.1 Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - 3.1.2 All statutory instruments or orders made pursuant to a statutory provision; and
 - 3.1.3 Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.
 - 3.1.4 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
 - 3.1.5 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
 - 3.1.6 Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified there in.
 - 3.1.7 He means she, they or it, (as may be appropriate).
 - 3.1.8 The words "include" and "including" are to be without limitation.
 - 3.1.9 "*" indicates that the said phrase or facility is applicable, only if provided.

4. SALE AND PURCHASE OF APARTMENT AND PAYMENT OF PURCHASE CONSIDERATION

- 1. Upon satisfaction of the title of the Promoter, the Allottee (s) is / are desirous of purchasing and acquiring from the Promoter, on what is commonly known as 'ownership basis', an Apartment bearing No. 708 on the 07th (Seventh) Floor of Building No./Name BUILDING NO. 1 Wing (ACAI) in the complex known as VISHWA NAGRI having Carpet area of 17.13 square meter under (RERA carpet area) i.e. the said Apartment situated on the said Land together with use and exclusive possession of the said Attached Area to the said Apartment for the Purchase Consideration and on the terms and condition share in contained. The Attached Area to the said Apartment is admeasuring 4.99 square meter. The Purchase Consideration for the Attached Area to the said Apartment is not charged to the Allottee (s) and the Purchase Consideration for the Attached Area to the said Apartment is only for the carpet area of the said Apartment and not for the Attached Area to the said Apartment. The said Apartment is shown in on the floor plan of the project attached as Annexure 6.
- 2. The Promoter, having agreed to sell and the Allottee(s) having agreed to purchase the said Apartment, the Allottee(s) shall pay to the Promoter the consideration amount as follows.

Particulars	Amount
Consideration Amount	Rs. <u>23,50,000/-</u>

(hereinafter referred to as the total Purchase consideration). The Purchase consideration on Sale / transfer of the apartment, an aggregate sum of Rs. 23,50,000/- (Rupees in words TWENTY THREE LAKH FIFTY THOUSAND ONLY ONLY)

being the total Purchase Consideration (here in after referred to as the "Purchase Consideration") which is aggregate of the Purchase Consideration for the said Apartment calculated only on the basis of the Carpet Area of the said Apartment. It is clarified that the amount of Purchase Consideration agreed by the Parties herein is only in respect of Carpet Area of the said Apartment. Does Not Include the Attached Area to the Apartment. The Purchase Consideration shall be payable by the Allottee(s) to the Promoter in the manner more particularly set out in "Schedule 5" hereto.
For AJMERA DEVELOPERS

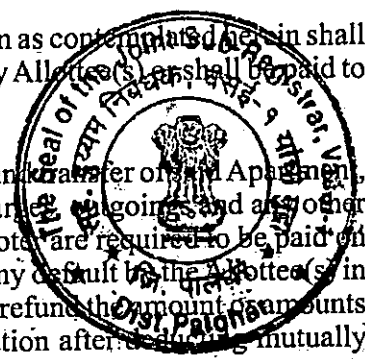
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of Land as provided under RERA. The Promoter shall be entitled to withdraw the remaining 30% (Thirty percent) of the amount deposited in the above account for his own benefit or to deal with the same as he deems fit and proper

12. The Promoter herein has specifically informed to the Allottee(s) that if the Promoter has taken a loan from any Bank/Financial Institution, for the purpose of implementation and construction in respect of the said Project is more particularly described in **Schedule 4**
13. It is further agreed that the Promoter shall be entitled to obtain Part Occupation Certificate (OC) for any Apartment or any floor or any part of the said Building as may be completed and such Apartment or the floor or such area for which OC is obtained shall be offered for possession to the respective Allottee(s) of such Apartment. On obtaining occupation certificate for such Apartment or floor or area the Promoter shall be entitled to withdraw the balance amount lying in aforesaid separate account (if any) with respect to such Apartments for which occupation is obtained.
14. The Purchase Consideration is based on the present prevailing market price of the materials, labour and services. The Purchase Consideration is escalation free, save and except escalations/ increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, costs, or levies imposed by the competent authorities etc. the Promoter shall enclose the said notification/order/rules/ regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Allottee(s) which shall only be applicable on or entire consideration or subsequent as case maybe. Such additional Purchase Consideration shall be apportioned equally between the unpaid balance installments of the Purchase Consideration and shall be payable by the Allottee(s) to the Promoter along with such unpaid balance installments of the Purchase Consideration.
15. Any escalations/increases, due to increase of taxes levied by Central, State, Local Authority or Planning Authority shall be payable by Allottee(s) in addition to Purchase Consideration. The Promoter agrees that while raising a demand on the Allottee for increase in taxes levied by Local Authority or Planning Authority, the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on Entire Consideration or on subsequent payments as case may be.
16. Any tax on Sale or transfer of said Apartment arising out of transaction as contemplated herein shall be borne and paid by Allottee(s). Such payment can be directly paid by Allottee(s) or shall be paid to Promoter within Seven (7) days of demand raised by Promoter.
17. The Allottee(s) agrees that the Purchase Consideration, taxes on sale and transfer of said Apartment, tax levied by Local Authority or Planning Authority maintenance charges and all other amount payable under this Agreement by the Allottee(s) to the Promoter are required to be paid on respective due dates time being as of the essence of the contract and any default by the Allottee(s) in this regard shall entitle the Promoter to terminate this Agreement and refund the amount of amounts paid by the Allottee(s) to the Promoter towards Purchase Consideration after deducting mutually agreed liquidated damages or to enforce default remedies as set out hereunder in this Agreement. In the event the Promoter terminates this Agreement and if Possession of the Apartment has been handed over to the Allottee(s), then the Allottee(s) will be liable to quit, vacate and deliver quiet and peaceful possession of the said apartment to the Promoter or the person claiming to promoter without encumbrances and the Allottee(s) agree not to raise any dispute or difference or objections in that behalf.



For AJMERA DEVELOPERS

PARTNER

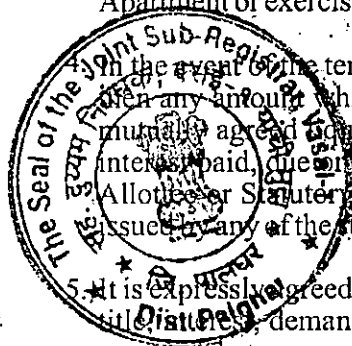
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18. The Allottee(s) have agreed that the amounts paid or becoming payable to the Promoter by the Allottee(s) under this Agreement shall be refundable only in accordance with the terms of this Agreement and shall not in any event carry interest except as expressly provided under this agreement.
19. The Promoter shall not be liable to render any account to the Allottee(s), for any amount received by Promoter except for those amounts for which RERA requires rendering account to the common organization or Federation as the case may be.
20. Any payments by the Allottee(s) shall first be adjusted towards interest payable and any other due from the Allottee(s) and the balance, if any, shall be adjusted against the payment which is due against the Purchase Consideration. In case of delay in payment of any amounts as specified above, the Allottee(s) shall be liable to pay additional charges per installment towards administration charges plus applicable taxes and interest. The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by the Allottee(s) under any head(s) and in any order as the Promoter may deem fit and proper against any outstanding dues of the Allottee(s) under this Agreement.
21. In the event that any of the cheques given by the Allottee(s) to the Promoter towards any installment of the Purchase Consideration, or taxes or outgoings and any other dues payable to the Promoter, is not encashed or the cheque is returned unpaid or is dishonored, then it will be an event of default by an Allottee(s).

5. DECLARATION OF SOURCE OF PAYMENTS:

1. The Allottee(s) declares and confirms that all the payments under this Agreement made by Allottee(s) shall always be from the bank account of the Allottee(s)/Joint Allottee(s) only. In the event of any payment being made by the Allottee(s), from any other persons account (excluding Joint Allottee(s)) then the same shall be deemed to have been made by such other person at the request and behest of the Allottee(s)/Joint Allottee(s). It is agreed between the parties hereto that any payment made by any person other than the Allottee(s) will not create any right, title or interest in the said Apartment in favour of such other person.
2. The Promoter herein has specifically informed the Allottee(s) that if in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Allottee(s) to the Promoter, the Allottee(s) shall be liable to provide the source of the amount paid by the Allottee(s) to the satisfaction of such authorities or an agency. The Allottee(s) hereby indemnifies the Promoter and continue to keep the Promoter indemnified against all the expenses, charges and payments arising out of failure of providing satisfactory reply to the statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authorities for any amount paid by the Allottee either from his own account or made through third party.
3. In the event the Allottee(s) is not able to satisfy the statutory Authorities about the source of the payment made to the Promoter then, the Promoter shall be entitled to withhold the possession of the Apartment or exercise the option to terminate the Agreement for Sale.



In the event of the termination of this Agreement at the option of the Promoter for aforesaid reason, when any amount which is found to be refundable over and above the amounts retained as and for mutually agreed liquidated damages such as the earnest money, interest on delayed payments any interest paid, due or payable, any other amount of non-refundable nature, shall be refunded to the Allottee or Statutory Authority by the Promoter subject to any terms and conditions of any order issued by any of the statutory authorities or agency.

5. It is expressly agreed that upon such termination by the Promoter, the Allottee(s) shall have no right, title, interest, demand, claim or lien over the said Apartment and the Car Parking Space(s) in any manner whatsoever.

6. ALLOTTEE(S) FINANCING CONTINGENCY

For AJMERA DEVELOPERS

PARTNER

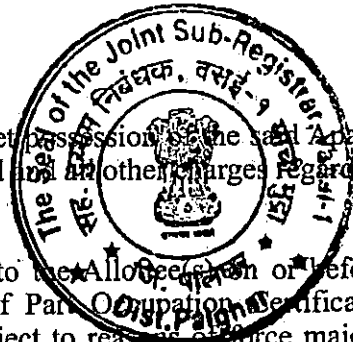
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- The Allottee(s) may obtain finance from any financial institution/bank or any other source but the Allottee(s) obligation to purchase the said Apartment pursuant to this Agreement shall not be contingent on the Allottee(s) ability or competency to obtain such financing and the Allottee(s) will remain bound under this Agreement whether or not he/she/it has been able to obtain finance for the purchase of the said Apartment or any reason whatsoever. The Allottee(s) hereby agrees that he/she/it shall not be absolved from his/her/its liabilities and obligations under this Agreement in case bank/financial institute doesn't sanction loan or delays in sanctioning loan or delay in disbursements for any reasons whatsoever. Further, in the event that the Allottee(s) obtains a loan after execution of this Agreement against the security of the said Apartment, then it shall be solely the Allottee(s) responsibility to satisfy any charge/lien in respect of the said Apartment and the Promoter shall not be liable in any form or manner whatsoever. It is clarified that in the event, the Allottee(s) defaults in its payment obligation to such lender, the rights of such lender shall be subject to the first charge of the Promoter on the said Apartment for the entire Purchase Consideration, tax on sale and transfer of said Apartment or, maintenance charges, outgoings and all other amounts payable by the Allottee(s) under this Agreement. Further, in the event that this Agreement is cancelled at any time, then the Allottee(s) shall ensure that such lender returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Apartment which may be in their possession. The Allottee(s) shall inform and give proper notice to the Common Organization as and when formed, about the said Apartment being so mortgaged and the Promoter shall not be under any obligation to provide such intimation in any manner whatsoever.
- The Promoter being a Partnership Firm, All and / or Any Partner is authorized to sign for signing No Objection Certificate (NOC) to be issued to Banks/Financial Institutions/etc., Lien Confirmation Letter, Demand letters, Fit-out Letter and Possession Letter or any other document as required by the Allottee(s).
- The Promoter has further informed the Allottee(s) that any No Objection Certificate (NOC) to be issued to Banks/Financial Institutions/etc. Lien Confirmation Letter, Fit-out Letter and Possession Letter or any other document is signed or executed by person not authorized even if it is issued on the letterhead of Promoter shall be void ab initio. The Builder/Promoter shall not recognize any mortgage or lien or charge created on basis of such letter etc. signed by unauthorized signatories.
- Any NOC etc. issued in favour of Bank, Financial Institute, NBFC or any other lender shall always be subject to receipt of balance consideration and other amount due to the Promoter under this Agreement. The Promoter shall have first charge and lien on the over the said Apartment for any unpaid consideration as well as any other due to the Promoter under this Agreement. The said first charge and lien shall be irrespective of any terms and conditions contained in the NOC etc. which may be issued by the Promoter to the banks/financial institutions for granting loan against the said unit to the Allottee(s).

7. POSSESSION OF THE APARTMENT:

- Under no circumstances, the Allottee(s) shall be entitled to get possession of the said Apartment without Allottee(s) submitting requisite certificate of TDS paid in other charges regarding the said apartment.
- The Promoter shall give possession of the said Apartment to the Allottee(s) on or before the possession date mentioned in this Agreement on receipt of Part Occupation Certificate and Occupation Certificate in respect of the said Apartment, subject to reasons of force majeure or availability of building materials or other relevant factors, if any, beyond the control of the Promoter.
- The maintenance charges and local taxes allocated to such temporary Car Parking Space(s) or Permanent Licensed Parking Space(s) shall be paid by the Allottee(s) as and when demanded by the promoter.



For AJMERA DEVELOPERS

[Signature]

PARTNER

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4. The Promoter has informed to the Allottee(s) that subject to any force majeure events the Common facilities & amenities attached to the said Building and also providing connection of Municipal services such as sewerage, water supply, electricity, drainage and the like shall be obtained/provided by the Promoter at the time of putting all the flat purchasers of the said Building in possession of their respective apartments.
5. The Allottee(s) shall be liable to pay electrical bills raised by Power Supply Company, and bills in respect of all other services raised by the service provider and maintenance charges, etc. from the date of receipt of intimation from the Promoter that the said Apartment is ready for occupation by the Allottee(s).
6. The Promoter upon obtaining certificate for occupation and use from the Planning authority(ies) shall offer in writing to the Allottee(s) to take over, occupy and use the said Apartment and pay balance Consideration amount or any other amount due and payable under this agreement, in terms of this Agreement within (7) seven days from the date of issue of such offer and the Promoter shall handover possession the said Apartment to the Allottee(s) for his/her/their occupation and use subject to the Allottee(s) having complied with all the terms and conditions of this Agreement and is not in default under any of the provisions of this Agreement and has complied with all provisions, formalities, documentation etc. as may be prescribed by the Promoter in this regard.
7. The Promoter may agree to permit, (subject to the Allottee(s) having fulfilled all his/her/its obligations under this Agreement, and having paid full Purchase Consideration amount, along with tax on sales and transfer of the said Apartment and maintenance charges, outgoings and any other amount payable) entry to the Allottee(s) to the said Apartment for carrying out interior works if such entry is desired by the Allottee(s) prior to the Possession Date. The Allottee(s) doth hereby indemnify the Promoter for any loss, damage caused to the Promoter or any penalty levied on the Promoter due to such handing over of the Apartment for fit-out. However, such permission shall not be construed as or in no way entitle the Allottee(s) to have any right, interest or title of any nature whatsoever in respect of the said Apartment. During this period the Allottee(s) undertakes to ensure that its interior work would supplement efforts of the Promoter to obtain necessary approvals for the occupation and use of the said Apartment from the concerned authorities. The Allottee(s) undertakes not to cause any damage to the said Building while carrying out the interior works of the said Apartment and in the event any such damage is caused, the Allottee(s) agrees to reimburse the Promoter the costs of rectification thereof. The Allottee(s) further agrees to pay to the Promoter Security Deposit to be adjusted towards the actual cost of electricity, water, Debris removal and other direct expenses incurred by the Promoter on account of the Allottee(s) during the period of interior works being done by the Allottee(s). Notwithstanding anything contained elsewhere in this Agreement, it is expressly understood and agreed between the Parties that other charges and payments payable in respect of the said Apartment shall continue unabated irrespective of whether the permission for carrying out interior works of the said Apartment is not granted by the Promoter
8. The Allottee(s) also agrees to point out in writing any defects in construction (other than Structural Defects) within one month of the possession. If the Allottee(s) points out in writing any defect in construction (other than Structural Defects), then such defect shall be rectified by the Promoter. In case of leakage of water from any part of the building due to monsoon, same shall be rectified by the Promoter within one month of the completion of first monsoon after the date of Possession. Promoter shall not be responsible for leakage due to monsoon after completion of first monsoon from the date of possession. Further if any damage or leakages caused to/in the apartments adjoining to the said Apartment due to any renovation/fit out or any other work carried out by the Allottee(s) then the Allottee(s) undertake/s to repair the said same and also make good the damage done to neighboring apartment/sat his/her/its own cost and consequences.
9. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment is situated then, such defect shall be rectified by the Promoter at his own cost

For AJMERA DEVELOPERS



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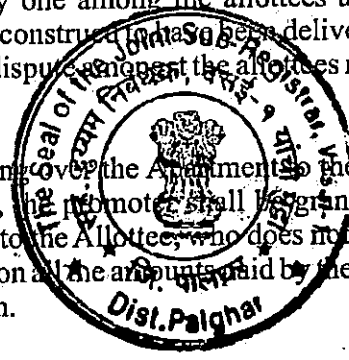
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10. The Allottee(s) also undertakes and agrees to sign documents for the formation of society. The Allottee shall also ensure that he shall comply with all the provisions of the laws relating to labour employment for the labour employed by him to do interior work of the Apartment. The Allottee shall execute Indemnity/Undertaking with regard to compliance with labour laws and other statutory compliances prior to taking possession of the unit.
11. Only after the Allottee(s) has cleared the entire dues under this Agreement and paid entire consideration and any other dues under this agreement to the Promoter, the possession of the said Apartment will be handed over within 15 (Fifteen) days from the date of receipt of dues (including all statutory and other charges) by the Promoters. The Promoter shall intimate the day on which Allottee can have joint inspection of the said Apartment in the aforesaid period of 15 days. The Allottee shall thereafter within 10 days of such intimation by Promoter have joint inspection of the said Apartment and the Allottee(s) further agrees to point out in writing to the Promoter any defect and/or any non-compliance observed with regard to habitable condition of the said unit at the time of joint inspection and the same shall be rectified by the Promoter within Seven (7) days from the date of such joint inspection. If the Allottee(s) shall not found any defect and/or non-compliance at the time of joint inspection then such joint inspection is termed as Final Joint Inspection and further activities shall be followed as per due process.
12. Upon receiving a written intimation from the Promoter as indicated above, the Allottee(s) shall within 7 days of receipt of such letter or within the time stipulated by the Promoter in the letter, take over possession of the said Apartment from the Promoter, after payment by the Allottee(s) of all the dues under this Agreement failing which, the Promoter shall have the option to cancel this Agreement and avail the remedies as stipulated in this Agreement. The Promoter may, without prejudice to its rights under this Agreement and at their sole discretion, decide to condone the delay by the Allottee(s) in taking over the said Apartment in the manner as stated in this Clause on the condition that the Allottee(s) shall pay to the Promoter compensations at the rate of Rs.50/- (Rupees Fifty only) plus interest and any applicable taxes per sq. mt. of the Carpet Area of the said Apartment per month for the period of such delay. It is made clear and the Allottee(s) agrees that the Compensation as stipulated in this clause shall be distinct charge which are not related to, but are in addition to the maintenance charges or interest on delayed payment of maintenance or any other charges as provided in this Agreement. Further the Allottee(s) agrees that in the event of his failure to take possession of the said Apartment within the time stipulated by the Promoter in its notice and Promoter has condoned the delay and the Allottee(s) takes the possession at later date, then he/she shall be deemed to have been fully satisfied in all respects concerning construction, specifications and all other work relating to the said Apartment/ Building. If there are more allottees than one, then all allottees hereby consents to handover possession to any one among the allottees and if the possession is handed over to one of the allottee then it shall be construed as being delivered to all the allottees. The promoters shall not be responsible for any dispute amongst the allottees regarding the receipt of possession.
13. If the Promoter fails to abide by the time schedule for handing over the Apartments to the Allottee within the Extended Timelines as disclosed to MahaRERA, the promoter shall be granted grace period of 6 months, failing which the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the Project, interest as specified in the RERA, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession.
14. If the Promoter is unable or fails to give possession of the said Apartment to the Allottee(s) within 12 months from the Possession Date as per dates submitted to Maha RERA I.e. 30/09/2024, or such further extended date, then either in accordance with terms and conditions of this Agreement or as may be mutually agreed upon by and between the Parties, the Allottee(s) may, by a notice in writing, terminate this Agreement within 90 (Ninety) days from such date and in such event, the Allottee(s) shall execute and register deed of cancellation and thereafter the Promoter shall within 90 (Ninety) days of such notice, refund to the Allottee(s) the Purchase consideration amounts received from



For AJMERA DEVELOPERS

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15. Subject to provision pertaining to Force Majeure contained in this Agreement, if the completion of the said Building is delayed by any reason beyond the control of the Promoter, the Allottee(s) agrees that the time for delivery of the possession of the said Apartment shall deemed to be extended due to reason of force majeure or reasons beyond the control of Promoter. The Promoter as a result of such contingency arising reserves the right to alter or vary the terms and conditions of this Agreement or if the circumstances beyond the control of the Promoter so warrant, the Promoter may suspend the Real Estate Project for such period as it may consider expedient and the Allottee(s) agrees not to claim compensation of any nature whatsoever (including the compensation stipulated) elsewhere in this Agreement, during the period of suspension of the Real Estate Project.
16. The Allottee(s) agree that in case the Promoter is unable to deliver the Apartment/Unit for his occupation and use, due to force majeure, then in that event the Promoter may cancel this Agreement, in which case the Promoter, shall only be liable to refund the amounts received from the Allottee(s).
17. The Allottee(s) confirm that he/she has authorized the Promoter to treat this Agreement as cancelled in consequence of the Promoter abandoning the Project. The Allottee(s) confirms that he/she/they has/have given irrevocable authority to the Promoter that upon such cancellation/abandonment and subject to Allottee(s) not being in default under this Agreement, to refund by all amounts received from him/her/them by issue of cheque drawn in favour of Allottee(s) and upon dispatch of such refund by registered post, the Allottee(s) agree(s) that he/she/they shall not have any rights, claims, demands etc. against the Promoter and that the Promoter shall, upon such refund, be released and discharged from all its obligations and liabilities under this Agreement.
18. Any unauthorized usage of Open space for Parking any Vehicles or any other unauthorised use shall result into imposing Penalty. The Promoter or the Common Organization/Federation shall not be required to issue any notice for the same. The Promoter/Developer shall remove such unauthorised usage and the cost of such removal shall be borne by the Purchaser

8. STAMP DUTY, REGISTRATION, TAXES ON SALE OR TRANSFER OF APARTMENT, TAXES LEVIED BY LOCAL AUTHORITY OR PLANNING AUTHORITY.

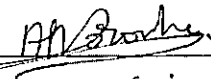
1. All the amount payable in respect of stamp duty of Rs. 144000/- Registration charges of Rs. 24000/- on sale or Transfer of Apartment, payable in accordance clause 4 above are borne and paid by the Promoter/Developer.
2. All the amount payable in respect of Taxes on sale or Transfer of Apartment, Taxes levied by Local Authority or Planning Authority payable in accordance clause 4 above shall be deposited in advance by the Allottee(s) with the Promoter. The Allottee(s) further agrees to pay all the levies, taxes, cess, duties, etc. as determined by the respective authorities. In case, any further demand is made by the authorities, pursuant to any audit or otherwise including the demand for penalty, then the Allottee(s) alone shall be liable to pay the same. The Allottee(s) hereby indemnifies and keep indemnified forever the Promoter against any claim demands, actions or proceedings that may be made or

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initiated or instituted by any concerned authorities in respect of the non-payment of adequate levies, taxes, cess, duties, etc. on this Agreement to the extent of the loss or damage that may be suffered by the Promoter. The Allottee(s) shall also fully reimburse the expenses that may be required to be incurred by the Promoter in consequence of any legal proceedings that may be initiated or instituted by the authorities concerned against the Promoter for non-payment of any levies, taxes, cess, duties, etc. by the Allottee(s) payable on transaction contemplated under this Agreement.

- The Allottee(s) shall deposit Tax Deducted at Source (TDS) (at applicable rate on the date of deduction) under Income Tax Act or under any other statute along with the payment of each instalment with Appropriate Government and the same shall be evidenced by the Allottee(s) by providing to the Promoter the duly stamped copy of Challan cum prescribed form, from time to time.

9. JOINT ALLOTTEE

- The Allottee(s) declares and affirms that in case of joint purchase, their liabilities and obligations would be joint and several. The failure to pay by anyone shall be deemed as failure to pay by both and all Allottee(s) shall be treated as one single person for the purpose of this Agreement and both shall be liable for the consequence jointly as well as severally.

10. DEPOSITS AND CHARGES TO BE PAID BY ALLOTTEE(S)

- Notwithstanding what is provided hereinabove, the Allottee(s) shall, on or before delivery of possession of the said Apartment, pay to the Promoter the amounts by way of Deposits or charges.
- At the time of taking possession of the said Apartment, the Allottee(s) shall reimburse and pay to the Promoter such amount as they in turn might have paid to the services and the utility provider for services to be provided to the said Apartment/said Land. The Allottee(s) shall also reimburse and pay to the Promoter cost, charges and deposits in respect of electric meters and water Meter to be fitted for the said Apartment.

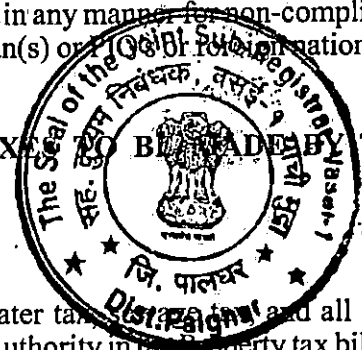
11. PURCHASE OF APARTMENT BY A NON-RESIDENT

The Non-Resident Allottee(s) agree(s) that in respect of all remittance for acquisition /transfer of the said Apartment and any refund, etc. shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. It shall be the sole responsibility of the Allottee(s) who is non-resident / foreign national of Indian origin / foreign national / foreign companies to abide by the same. The Promoter shall not be liable in any manner for non-compliance by such Allottee(s) of any laws applicable to Non-Resident Indian(s) or foreign national(s) who are resident in India or foreign companies as the case may be.

12. PAYMENTS OF MUNICIPAL AND LOCAL BODY TAXES BY THE ALLOTTEE(S)

Payment of Municipal Taxes

- The Allottee(s) shall pay his/her/their share of property tax, water tax and all other taxes/charges and cess levied by Municipal Corporation / Local Authority in the Property tax bill and as assessed from time to time. If any special taxes and/or rates are demanded by Municipal Corporation or any other authority, the Allottee(s) alone shall bear and pay such special taxes and rates. Provided further in the event any bill is addressed and/or sent by the Municipal Corporation to Promoter after the date when the Allottee(s) is required to pay the same then in that event Allottee(s)



For AJMERA DEVELOPERS

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shall pay the same to Promoter within Seven (7) days from the date of intimation given by the Promoter to the Allottee(s), so as to enable the Promoter to pay the same to the Municipal Corporation. The Allottee(s) shall also bear and pay pro-rata share in the Non Agricultural tax, or any other tax, charges or levies, levied in respect of the said Property.

2. The Allottee(s) confirms and agrees that all sums, levies, deposits, amounts, cess, duties, rent, premium and/or assignments and/or charges of any nature whatsoever (present or future), including, local body tax, labour welfare cess, fire cess, imposed levied or recovered by Municipal Corporation or Planning Authority or by any other Concerned Authorities as per the laws in force today or those that may become enforceable and payable at any time in future (Prospective or Retrospective) as are or may be applicable and/or payable hereunder or in respect of the said Apartment or otherwise shall be solely and exclusively borne and paid by the Allottee(s) and shall be exclusively of and in addition to the Purchase Consideration, and the Deposits and Charges. It is, however, clarified that the property taxes in respect of the said Apartment shall be borne and paid by the Allottee(s) only after the Promoter makes available the Possession of said Apartment to the Allottee(s).
3. The Allottee(s) hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Municipal Corporation or to the Planning Authority or to the State Government or betterment charges or development tax or security deposit is payable for the purpose of water connection, drainage connection and electricity connection or any other tax, premium or deposit or payment of a similar nature becoming payable by the Promoter, in respect of the said Building or said Land then, the same shall be paid by the Allottee(s) to the Promoter in proportion to the area of the said Apartment to the total area of all the Apartments and in determining such amount at the discretion of the Promoter shall be conclusive and binding upon the Allottee(s). It is agreed that the betterment charges referred hereinabove shall mean and include pro-rata charges which the Allottee(s) may be called upon to pay by the Promoter in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cables, electric sub-station (if any) making and maintaining of Internal Roads, and access to the Land and/or Project, drainage, lay out and all other facilities including providing for any transport facilities to the Allottee(s) of Apartment in the said Building and maintenance, insurance and replacement from time to time till the charge of the said Building is handed over to such Society or Limited Company or Condominium of Apartment Owners as the case may be.
4. The Allottee(s) acknowledges that Purchase Consideration of said Apartment mentioned herein doesn't include the charges, taxes, levies, cess referred in foregoing clause specifically and the Promoter shall not contribute any amount towards any of the aforesaid costs, charges and expenses and outgoings.

Contribution towards Maintenance Charges and/or Outgoings

5. The Allottee(s) shall, from the date on which possession of his/her/their Apartment is offered by the Promoter irrespective of the Allottee(s) taking possession or not, till the formation of the common organization of all the Allottee(s), pay to the Promoter and/or to the Project Management Agency (if appointed) as the case may be, his/her/their monthly provisional proportionate share of outgoings and other expenses provided in the said Building and also for Common Facilities and Amenities provided on the said Land; due in respect of his/her/their Apartment regularly on or before the 5th day of each and every month. The Allottee(s) shall be required to pay charges for maintenance of common facilities and common areas and amenities irrespective of whether such common facilities and amenities are used or not by the Allottee(s).


The Allottee(s) shall be required to contribute the maintenance charges in respect of the said Building and maintenance charges in respect of the common facilities and amenities provided in the said Land including but not limited to common basement(s)*, recreation space*, Mechanical/Robotic car parking*, open space etc.

For AJMERA DEVELOPERS



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7. In the event the Allottee(s) fails to pay such Maintenance Charges, the Allottee(s) shall immediately after being called upon by the Promoter, replenish the deficit of such deposit. It is agreed that failure of payment towards replenishment of deficit of such Deposit within 7 days of being called upon by the Promoter, shall entitle the Promoter to terminate this agreement and Promoter to enforce default remedies as set out hereunder. Payment of deficit as demanded by Promoter within seven days is essence of this contract. In the event the Promoter terminates this agreement then the Allottee(s) will be required to quit, vacate and deliver quiet and peaceful possession of the said apartment to the Promoter or the person claiming to promoter without encumbrances and the Allottee(s) agree not to raise any dispute or difference or objections in that behalf.
8. Deposit of Maintenance Charges which is paid to the Promoter; if any; shall be handed over, by the Promoter to the Common Organization of the Allottee(s), or to Federation for the credit in the name of such Allottee(s), after adjusting any amount payable to Promoter under this Agreement and which have remained unpaid by the Allottee(s) to the Promoter.
9. In the event Common Organization is formed of the Allottee(s) in the said Building wherein the Allottee(s) has agreed to purchase the said Apartment under this Agreement, the Allottee(s) shall even thereafter be liable to pay and shall pay, (over and above the maintenance charges payable in respect of his/her/their Apartment) his proportionate share of all the outgoings in respect of the common areas, amenities and facilities of said Land to the Promoter until the said Land is Leased and building is Conveyed to the Federation as provided under this Agreement.
10. The Allottee(s) hereby agree, confirm and undertake that irrespective of any disputes, which may arise between the Promoter and the Allottee(s), the Allottee(s) shall punctually pay all amounts, contributions, deposits mentioned hereinabove and shall not withhold the same for any reason whatsoever.

Withdrawal of various services and facilities due to Non-Payment of Maintenance Charges.

11. The Allottee(s) shall not withhold the payment of Maintenance Charges for any reason whatsoever and shall pay to the Promoter till the establishment of Common Organization in respect of the said Building and establishment of Federation/Apex Body in respect of the said Land, without any demur and default. Without prejudice to other remedies available under this agreement, non-payment of Maintenance Charges shall authorize the Promoter to prevent the use of lift by the persons residing in or visiting the said Apartment, prevent the Allottee(s) from using Common Area and facilities and shall also authorize Promoter to levy interest at the rate prescribed under RERA on defaulted and delayed payment. The Allottee(s) is hereby granting irrevocable authority to Promoter for the same.

Fixation of Total Maintenance Charges.


12. The total Maintenance Charges will be fixed by the Promoter on basis of estimated costs to be incurred for the forthcoming financial year. The estimates of the Promoter shall be the basis on which provisional monthly contribution shall be collected from the Allottee(s). Within 3 months of the end of the financial year the actual account will be drawn and final amount of contribution from each of the Allottee(s) will be determined and such final amount * determined shall be binding on the Allottee(s). Any short fall in the recovery of Maintenance charges shall be made good by the Allottee(s) within one month of the demand being raised by the Promoter.


Building Management by Promoter.

13. Until such time as the development of the said Project is completed and the possession of all the Apartments are delivered to all Allottee(s), the Promoter will be entitled at his discretion, to control the management of the said Building and to realize the outgoings and Maintenance Charges. Promoter shall be entitled to charge 20% (plus GST or any other applicable taxes) of all maintenance charges / outgoings (excluding Municipal taxes) as service charge for the purpose of Building Management. The Maintenance shall be paid by the Allottee(s) of the Apartments of the said Building including the Allottee(s) herein on a pro-rata basis.

For AJMERA DEVELOPERS



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Until such time as the entire proposed development of said Land is completed and the possession of all the Apartment(s) are delivered to all Allottee(s), and common organization in respect of each of the building(s)/wing(s) on the said Land is formed, the Promoter will be entitled at their discretion, to control the management of the said Building and buildings on the said Land and to realize the outgoings and Maintenance Charges in respect of the said Land and buildings standing thereon. The Promoter shall be entitled to charge 20% (plus GST and any other applicable taxes) of all maintenance charges / outgoings (excluding Municipal taxes) as service charge for the purpose of Layout Management. The Maintenance shall be paid by the Allottee(s) of the Apartments of the said Building including the Allottee(s) herein along with Allottee(s) of Apartments of all other buildings and Wings in the layout on a pro-rata basis

13. USER OF SAID APARTMENT

1. The said Apartment shall be used only and strictly for the purpose of residence only and car parking space shall be utilized for parking of personal owned mid sized LMV car of the Allottee(s) or his/her family members residing in the said Apartment only.
2. The Allottee (s) shall not be entitled to change the user of the said Apartment unless prior written consent/permission from the promoter is obtained. The Promoter shall be entitled to refuse to grant permission to change the user or may grant subject to such terms and conditions as the Promoter may deem fit and proper. The Promoter will not be bound to give reasons for the same.

14. RULES ON USE OF APARTMENTS BY NON RESIDENTIAL USER.

It is hereby expressly agreed that the Promoter shall always be entitled to sell any of the Apartment in the said Building being constructed on the said Land for the purpose of any non-residential user as may be permitted under DC regulation or by the concerned authorities and the Allottee(s) thereof shall be entitled to the use of the units purchased by them accordingly and similarly the Allottee(s) shall not object to the use of the Apartments in the said Building for aforesaid purposes by the respective Allottee(s) thereof.

15. CERTAIN RESTRICTIONS APPLICABLE TO USAGE/UTILIZATION OF RESIDENTIAL APARTMENT /SHOPS/ COMMERCIAL/ OFFICE SPACES/GODOWN/ITSPACE,ASAPPLICABLE.

1. No unlawful (or) illegal activities (or) as opposed to public policies (or) against the moral turpitudes (or) activities offending the sentiments of any particular cast, creed or community, shall be carried on at any point of time, now or at any future date, and throughout the use, occupation and enjoyment of such space by the Allottee(s) or his/her/licenses / lessees / assignees / beneficiaries / their respective successors and assigns of the residential Apartments, shops and/or commercial space(s)/parking space(s) as the case may be.
2. No birds, reptiles, animals/ its products/byproducts, in live or lifeless form (or) synthesized form (or) otherwise say for example:- poultry, cattle, aquatic/ ocean livings, domestic or forest creatures (in open or in concealed form) etc. shall be displayed or stored or sold or sacrificed either on temporary or permanent basis in the residential Apartment/shops and/or commercial /office spaces in the said building, open spaces, no sacrifice of any animal shall be carried out in building, open space, common area, terrace etc.
3. No combustible and/or explosive materials of whatsoever nature or name by which the same may be called, shall be brought in (or) stored (or) sold from the said Land.
4. No external extension or elevation of space of whatsoever nature including protective projection on temporary (or) permanent (or) seasonal basis (or) otherwise shall be permitted and if resorted to the same shall be forcibly pulled down by the Promoter/Common Organization of Allottee(s), at the costs and consequences of the concern Allottee(s) of the residential Apartment/shops/ commercial/office space.

For AJMERA DEVELOPERS



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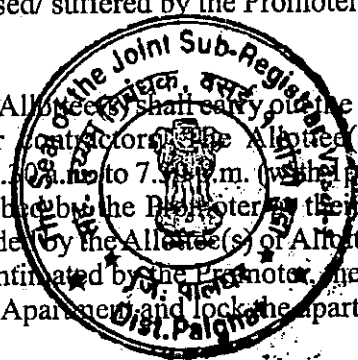
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5. The Allottee(s) shall maintain the front elevation, side elevation and rear elevation of the said Apartment, in the same form as the Promoter constructed and shall not at any time affect/alter the said elevations in any manner whatsoever even after society is formed without the prior written consent of the Promoter and also from Planning Authority or Local Authority and the Common Organization as the case may be;

16. FIT-OUTS AND INTERIOR WORKS.

1. The Allottee(s) shall be entitled to carry out the fit-outs/interior work in the said Apartment, provided that the Allottee(s) shall have paid the entire Purchase Consideration, and taxes and all other payments as mentioned under this Agreement and provided the Allottee(s) undertakes to abide by the terms and conditions stipulated by the Promoter.
2. If the Allottee(s) proposes to carry out such fit-out/interior work, the Allottee(s) shall make a prior written request to the Promoter permitting it/him/her to carry out the same. Along with such request letter, the Allottee(s) shall submit the interior drawings/entire plan to the Promoter and take the Promoter approval and clearance letter. The Promoter shall be entitled to reject the fit-out/interior work plan submitted by the Allottee(s) without assigning any reasons or suggest modification thereto. In such event the Allottee(s) shall submit new/fresh plan for such work after carrying out all necessary modifications as suggested by the Promoter and seek final approval in writing of the Promoter on such amended plans.
3. It shall be the sole responsibility of the Allottee(s) at his/her/their own cost and expenses, to obtain all necessary sanctions/approvals permissions from all the concerned statutory and local authorities for carrying out the fit-out/interior work as approved by the Promoter and the Allottee(s) shall be liable, at its own cost and risk, for any non-compliance or breach of any of the term of such sanctions/approvals/permissions. It is clarified that the Promoter has no liability or responsibility whatsoever in this behalf including for any prosecution or ancillary act or penalty whatsoever in connection with those acts which are attributable to the Allottee(s) or its contractor and the Allottee(s) hereby agrees to indemnify and shall keep indemnified, harmless and defended the Promoter in that behalf.
4. The Allottee(s) shall pay to the Promoter a Refundable Interest Free Security Deposit for Fit-Outs ("**Fit-Out Deposit**") as may be determined by the Promoter before commencing the fit-out/interior work. The aforesaid Fit-Out Deposit shall only be refunded to the Allottee(s) upon the formation of the Common Organization subject to no damage being caused to any part of the said Apartment/ Building/adjoining Apartment/Apartment below the said Apartment including common areas and upon all material and debris being completely removed from the said Apartment and all the terms and conditions as imposed by Promoter and/or Local Authorities being complied with. The Allottee(s) shall be responsible / liable to make good the damages/ loss caused/ suffered by the Promoter with regard to such fit-out/interior work.
5. Upon obtaining the final written approval from the Promoter, the Allottee(s) shall carry out the same by appointing professional or skilled persons, Architects or contractors. The Allottee(s) or Allottee(s) contractor shall carry out the fit-out work only from 8.00 a.m. to 7.30 p.m. (with 1 p.m to 3p.m as no work time) or within such other timings as prescribed by the Promoter to their sole discretion. Under no circumstances the said timings can be extended by the Allottee(s) or Allottee(s) contractor. In the event that the Allottee(s) exceeds the timings intimated by the Promoter, then the Promoter shall be entitled to remove the workmen from the said Apartment and lock the apartment and/or stop the supply of water and electricity, if provided.
6. All materials brought to the said Apartment/site for carrying out such interior works/furniture and other fit out works will be solely at the Allottee(s) cost, safety, security and consequence and that neither the Promoter nor any of the Promoter Contractor shall be held responsible or liable for any damage, theft or loss of the same.
7. If during such fit-out period any of the Allottee(s) or its Contractor's workmen, family member or visitors or any other person sustain injury of whatsoever nature, the same will be properly taken care,



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
provided to and treated by the Allottee(s) by providing at the Allottee(s) own cost, including proper medical care and attention by the Allottee(s) and that neither the Promoter nor the Promoter Contractor will be held responsible for the same at all. All liabilities and damages arising out of such injury will be borne and paid by the Allotees(s) alone. The Allottee(s) shall be deemed to be the principal employers of such contractor and its workmen and shall be liable and responsible for their acts or omission or negligence. The Allottee(s) shall procure insurance of the sufficient amount to cover any damage to the said Building or any structure on the said Land or workman compensation which may be payable.

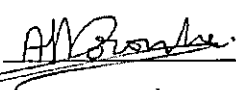
8. The Allottee(s) shall ensure that the workers engaged by the Allottee(s) and/or the Allottee(s) contractors during execution of the said interior work do not dump any waste material of whatsoever nature either in the toilet, waste water line or soil line in the said Apartment or in the servant's toilet's in mid landings, which may block the free flow of down take waste water lines, resulting in perennial choking and leakage. The Allottee(s) shall ensure that common areas/passages/walkways/stairs and staircase landings, walls etc. are not obstructed or damaged during the course of carrying out such works or thereafter. The Allottee(s) shall keep toilets in the said Apartment locked and the keys shall be kept with the Allottee(s). All materials to be used for interior works or equipments to be installed in the said Apartment shall be carried only through the staircase and under no circumstances the same can be carried through the lifts. The cost of any damage(s) caused in the process shall be fully recovered from the Allottee(s).
9. The Allottee(s) shall be responsible for payment of minimum wages to the labour employed by them or the Contractor for carrying out any such interior works/furniture and fit-outs and shall keep the Promoter indemnified against all claims in respect thereof.
10. If during the fit-out period, if any of the Allottee(s)/its contractor's workmen misbehave or is found to be in a drunken state then the Allottee(s) shall remove the said workmen from the said Apartment/site forthwith and shall not allow such workman to re-enter the said Apartment/site again. No workmen shall be permitted to stay in the said Apartment/site during the course of carrying out the said work.
11. During the process of carrying out such interior works/furniture and fit-outs works, the Allottee(s) shall extend full co-operation to the Promoter, their security personnel and contractors and ensure good governance of such works.
12. No external/internal or elevation changes/modifications or breaking of duct space of whatsoever nature will be permitted to be carried out by the Promoter and neither shall the Allottee(s) change or alter the design of the window and/or grills provided by the Promoter in the said Apartment.
13. The Allottee(s) shall not fit any grill on the window on the exterior side of the said Building. Any protective/decorative grill required by the Allottee(s) will have to be duly approved by the Promoter in writing and shall be fixed on the inner side of the window only.
14. The Allottee(s) shall install all air-conditioning facilities in all its forms only at place/space as shall be marked by the Promoter and in no other place. Any unlawful or unauthorized installation or installation in any other place/space shall be pulled down or forcibly removed without any intimation or notice by the Promoter, at the costs and consequence of the residential apartment/steps/commercial/office space Allottee(s).
15. The Allottee(s) hereby covenants that he shall not make any structural changes such as breaking of any beam etc. for fitting air condition unit/TV connection or for any other purpose. The Allottee(s) further covenants not to chisel any structural members in any manner whatsoever of the building. The breach of this condition shall cause this agreement to come to an end ipso facto and will be considered as Allottee(s) event of default.

For AJMERA DEVELOPERS



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16. The Allottee(s) shall abide by all the regulations and requirements of the Promoter and their contractors in this regards, which are all for common good and shall in no way cause any nuisance to the owners of other Apartments in the same wing or other wings of the said Building.
17. The Allottee(s) shall be liable to bear and pay charges for temporary electricity and temporary water supply, if provided, at the commercial rates, for carrying out such furniture work in the said Apartment.
18. In case any damage of whatsoever nature is caused to the said Apartment/building/adjoining Apartment/any other Apartment, by the Allottee(s) or the Allottee(s) contractors, the Allottee(s) shall be held responsible for the cost of reinstating or repairing the same and the Allottee(s) alone will be responsible for the same and shall keep the Promoter indemnified, in respect of the same
19. In case of any damage or leakage etc. is noticed in any Apartment or in common areas, within two years of the completion of fit-outs by the Allottee(s), then the Allottee(s) alone shall be responsible for the same and shall carry out repairs at its own cost and Allottee(s) shall Keep Promoter indemnified and harmless against any loss, damages, claims, suits, proceedings, expenses, charges and costs that the Promoter may suffer as a result of non-observance or non-performance of any of the above conditions stipulated herein and/or on account of unauthorized alteration, repairs or wrongful use etc. to the said Apartment, including the amount expended on litigation in enforcing rights herein, if any.
20. The Allottee(s) shall comply with all the labour laws with respect to the contractor, workmen engaged by him/her them and shall be solely responsible for any non-compliance with the same and shall indemnify the Promoter in respect of non-compliance with any labour or other laws.
21. The Allottee(s) shall not employ any child labour for the purpose of carrying out such fit-out/interior works/other works in the said Apartment and the Allottee(s) shall be solely responsible for any non-compliance with laws relating to employment of child labour. Further, the Allottee(s) shall indemnify the Promoter in respect of non-compliance with any such laws;
22. The Promoter shall have a right to inspect and satisfy themselves about the nature of interior works, during the course of execution of the said works and thereafter. If after such inspection the Promoter notices that the nature of such works will be harmful to the said Building or to the owners of other Apartments, then the Promoter shall have the right to stop such interior works and the Allottee(s) shall forthwith demolish or remove such work. The Promoter shall also be entitled to demolish or remove any work which is not acceptable.
23. If the Promoter finds that the Allottee(s) have committed any breach of any of the above terms and conditions, they shall have the right at any time to cancel this temporary permission, including the right to stop the Allottee(s) workmen from entering the Apartment/site and also disconnect power and water supply, if provided. In the event of 2 or more occurrence of breach of any of the terms and conditions contained herein the Promoter shall have the right to terminate this agreement.
24. The Promoter shall have the license to enter the said Apartment during the period when the Allottee(s) is carrying out the internal work/fit-outs at all times;
25. The Allottee(s) agrees to Indemnify the Promoter for all losses, damages, costs and expenses suffered, incurred by them as a result of any/non-compliance or breach of the above terms during or after the fit out period.
26. The Allottee(s) also agrees if, after the date on which Allottee(s) has taken possession of the said Apartment, any damage of whatsoever nature is caused to the said Apartment, neither Promoter nor their contractor will be held responsible for the cost of reinstating or repairing the same and that Allottee(s) alone will be responsible for the same and all warranties and guarantees relating to all products including leakages shall come to an end.

For AJMERA DEVELOPERS

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27. The Allottee(s) also agrees that no portion of his/her/their floor area is subjected to a superimposed load in excess of its designed load and nothing is done in the said Apartment/Unit whereby any floor below or above develops cracks or leaks, since the floor area load has been structurally designed as per BIS to take only a specified load
28. The Allottee(s) also agrees that pursuant to the said interior works, the debris will be dumped in an area earmarked by Promoter or their Contractor for the same and the same will be cleared by the Allottee(s), on a daily basis and this should at no cost cause any nuisance or annoyance to the other owners of Apartments. All cost and consequences in this regard will be to the account of Allottee(s).
29. The Promoter shall not be responsible for any leakage or breakage due to any additions or alterations or any repairs carried out by Allottee(s).
30. The Allottee(s) also agrees that contractors of the Allottee(s) or workmen do not use or spoil the toilets inside the said Apartment or in the said Building and that they must use only the toilet earmarked by Promoter.
31. The Allottee(s) also agrees that contractors of the Allottee(s) or workmen shall neither use the lift for heavy loads which is beyond permissible limits nor spoil the aesthetic/interior of the lift.
32. The Allottee(s) also agrees to extend full co-operation to Promoter and contractors of Promoter and ensure good governance of such works.
33. The Allottee(s) also agrees that common passages/walkways are not obstructed or damaged during the course of carrying out such works or thereafter forever.
34. The Allottee(s) also agrees that the Allottee(s) shall not extend its windows or increase any floor space by enclosing any balconies or overhanging ledgers above windows, 'chajjas' or make any installations or additions to the said Apartment which Project or extend beyond the said Apartment or make any change to the said Apartment, including the exterior of the said Apartment or the windows of the said Apartment, which extension, increase, installations, additions or change alters or is likely to alter the exterior features, façade or elevation or the exterior appearance on any side or rear of the said Building in any manner whatsoever so as to alter the façade/elevation built by the Promoter or detract from the uniformity and aesthetics of the said Building, which exists at the time at which the Promoter hands over possession of the said Apartment to the Allottee(s).

17. NAME OF THE SAID BUILDING CANNOT BE CHANGED.

1. The name of the said Complex is **VISHWA NAGRI** – Building No. / Name. **BUILDING NO. 1** and the Common Organization of the Allottee (s) or Federation shall not change the same at any time and forever without written consent of the Promoter.

18. EVENTS OF DEFAULT.


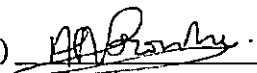
It is specifically agreed, undertaken and covenanted by the Allottee(s) that all defaults, breaches and/or non-compliance of any of the terms and conditions of this Agreement including but not limited to the defaults specified below shall be deemed to be events of default liable for consequences stipulated in this Agreement:-

1. Failure on the part of Allottee(s) to make payments within 15 days from the date of receipt of Final Demand Notice issued by the Promoter to pay the Purchase Consideration, Taxes on sale or Transfer of Apartment, Taxes levied by Local Authority or Planning Authority TDS contribution, maintenance charges, outgoings appropriate stamp duty, legal charges, registration charges any incidental charges, any increases in security, deposits including but not limited to

For AJMERA DEVELOPERS



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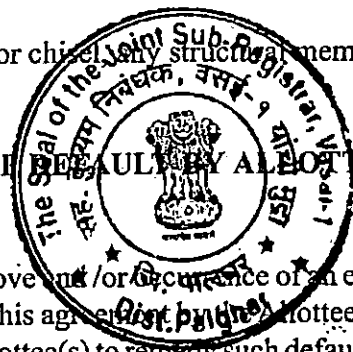
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maintenance security as demanded by the Promoter, any other charges, deposits or any amount payable under this Agreement as may be notified by the Promoter to the Allottee(s) under the terms of this Agreement and all other defaults of similar nature;

2. Failure or incapacity on the part of the Allottee(s) to perform and observe any or all of the Allottee(s) obligations as set forth in this Agreement or if the Allottee(s) fails to execute any deed/document/undertaking/ indemnities/ Affidavits/letters etc., or to perform any other obligation, if any set forth in any other agreement with the Promoter in relation to the said Apartment
3. Failure or incapacity on the part of the Allottee(s) to pay on or before its due date the taxes and Maintenance Charges, deposits or any other charges, security, as demanded by the Promoter, its nominee, Common Organization or Federation;
4. Failure or incapacity on the part of the Allottee(s) to take over the said Apartment for occupation within the time stipulated by the Promoter in its notice;
5. Failure on the part of the Allottee(s) as and when called upon by the Promoter, to become a member of the Common Organization of Allottee(s) or to pay subscription charges etc. as may be required under the terms thereof;
6. Causing obstructions/hindrances to the construction or implementation of Project or sales of Apartments, either by physical means or by mass communications, including emails, mass emails, social media/networking sites etc.
7. Causing or making any defamatory statements against the promoter which is lowering the esteem of the Promoter in eyes of other Apartment Allottee(s) or public at large.
8. Assigning of this Agreement (in part or in full) without prior written consent of the Promoter; and/or assigning of any of the rights or obligations under this agreement without prior written consent of the Promoter(s).
9. Dishonor of any cheque(s) given by the Allottee(s) for any reasons whatsoever.
10. Any Structural changes such as breaking of any beams/walls, or chisel any structural members in any manner whatsoever of the building.

19. DEFAULT REMEDIES ON OCCURANCE OF EVEN OR BREACH BY ALLOTTEE(S) AND MUTUALLY AGREED LIQUIDATED DAMAGES.

1. In case of occurrence of an event of default as per Clause 18 above and/or occurrence of an event of Default arising out of breach of any of the clause and terms of this agreement by Allottee(s), the Promoter shall be required to give a 7 (Seven) day's notice to Allottee(s) to remedy such default(s). In case the default(s) is/are not remedied by the Allottee(s) within the aforesaid 7 (Seven) days, then the Promoter shall be entitled to terminate this Agreement and in case the Promoter exercises the option of termination, then the Promoter shall also be entitled to mutually agreed liquidated damages, of an amount equivalent to 10% of the Purchase Consideration. Without prejudice to the rights of the Promoter under foregoing clause, if the Promoter at its own option decides not to terminate this Agreement then the Allottee(s) shall be liable to pay amount calculated at the rate of 5% of the Purchase Consideration as mutually agreed liquidated damages payable to Promoter.



For AJMERA DEVELOPERS

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Without prejudice to the right of promoter to charge amount in terms of sub clause 19.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing any three defaults of payment of installments, the Promoter may at its option, terminate this Agreement.

3. Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement

4. The Allottee(s) agree(s) that upon termination of this Agreement, the Promoter will be released and discharged of any and all liabilities and obligations under this Agreement and the Allottee(s) hereby acknowledges and also irrevocably authorizes the Promoter to sell the said Apartment to any other party or deal with the same in any other manner as the Promoter may in its sole discretion deem fit and proper as if this Agreement had never been executed and without accounting to the Allottee(s) for any of the proceeds of such sale. In the event of the Promoter deciding to terminate this Agreement, any amount which is found to be refundable to the Allottee(s) over and above the amounts adjusted towards mutually agreed liquidated damages or, interest on delayed payments or any interest paid, or any other amount of non refundable nature, shall be refunded by the Promoter only after realizing amounts on further sale/ resale to any other person and shall be refunded without any interest or compensation of whatsoever nature. Further, it has been expressly agreed that in those cases where the Allottee(s) has obtained a loan against the said Apartment pursuant to the Promoter written consent, then in such event the Promoter shall first refund the amount outstanding and payable to the lender in respect of the said Apartment and thereafter the balance amount only shall be refunded to the Allottee(s) after deducting the mutually agreed liquidated damages and all other costs incurred by the Promoter, including but not limited to the brokerage/commission if any paid by the Promoter and any other costs incurred by them. Further, in the event of such refund by the Promoter to the Allottee(s), it has been agreed that Taxes on sale or Transfer of Apartment, Taxes levied by Local Authority or Planning Authority or any other taxes/payments made to the Government by the Allottee(s) in respect of the said Apartment shall be refunded by the Promoter to the Allottee(s) only when the Promoter receives such refund from the Government and the Promoter shall refund only such amount as may be received by it from the Government and no further amounts shall be claimed by the Allottee(s) from the Promoter. It is expressly agreed that upon such termination by the Promoter, the Allottee(s) shall have no right, title, interest, demand, claim or lien over the said Apartment and the Car Parking Space(s) of any nature whatsoever.

5. The Allottee(s) agrees that in the event of termination of this Agreement by the Promoter as provided in this Agreement, and in the event of the said Apartment being in the possession of the Allottee(s) then the Promoter shall forthwith be entitled to and have the right to re-enter upon the said Apartment and the Car Parking Space(s) and resume possession of the same and the Allottee(s) will quit, vacate and deliver quiet and peaceful possession of the said apartment to the Promoter. If the Allottee(s) fails to quit, vacate & deliver the said apartment to the Promoter then the Allottee(s) shall thereupon be liable to immediate ejection there from as trespasser. It is understood by the Allottee(s).

It is agreed that any amount paid by the Allottee(s) to the Promoter towards interest shall not be refunded and the Allottee(s) cannot claim the refund of any interest paid to Promoter in any event, including event of termination and cancellation of this Agreement.

20. LIEN AND FIRST CHARGE OF PROMOTER

Without prejudice to its other rights hereunder, the Promoter shall, in respect of any amounts remaining unpaid by the Allottee(s) under the terms and conditions of this Agreement, have lien and first charge on the said Apartment to the extent of such unpaid amount by the Allottee(s) to the Promoter.

For AJMERA DEVELOPERS

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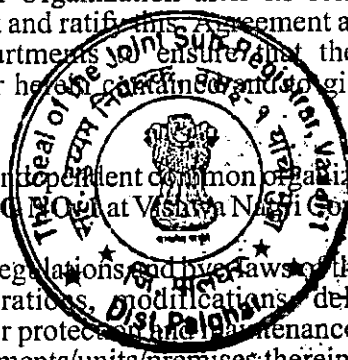
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21. COMPLETION OF DEVELOPMENT OF LARGER PROPERTY.

1. The Allottee(s) agrees that the development of the Larger Property shall be said to be completed only when all of the following is achieved:
2. On the receipt of Occupation Certificate in respect of the last of the Building or last wing of the last building to be constructed as per the proposed phase wise development of the Larger layout.
3. All the conditions in the last Approved Master Layout or amended Master Layout envisaging development of the said Larger Property and Larger Layout are complied with by the Promoter.
4. In the event of amalgamation of any other property with the said Land/Larger Property and Larger Layout, the Project shall be considered to be completed only on completion of the further construction of additional floors on the said Building or construction of additional buildings in the said amalgamated land/ said Land or the said Larger Property and Larger Layout by consuming F.S.I available due to such amalgamation as may be permissible under Development Control Regulations from time to time and/ or any other law for the time being in force of the entire amalgamated Land and the date of completion shall be considered, to be the date on which the Occupation Certificate is received in respect of last of the Building to be constructed on said Larger Layout

22. FORMATION OF COMMON ORGANIZATION OF ALLOTTEE(S), AND FORMATION OF FEDERATION/APEX BODY

1. The type of Common Organization to be formed of the Allottee(s) in respect of said Building shall be at the sole discretion of the Promoter. Common Organization to be formed may be a Co-operative Society or a company or a condominium or any other legal entity.
2. The Promoter shall submit an application to the Competent Authority for registration of the Co-Operative Society or Company or condominium or any other legal entities as the Promoter may decide within the period of Three months from the date on which fifty one percent of the total number of Allottee(s) in the said Building have booked the Apartments. Provided such fifty one Percent of the Allottee(s) in said Building have signed and given all the forms and declarations required to be submitted along with the application for formation of the Common Organization. The Allottee(s) and the Allottee(s) of the other apartment shall join in the formation and registration of the Common Organization and from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the Common Organization including bye-laws of the Common Organization and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Allottee(s), so as to enable the Promoter to register the Common Organization within the time as prescribed under the RERA.
3. The Bye-Laws or as the case may be and/or Memorandum of the Common Organization shall not contain any provision, save to the extent required by law, which is contrary to the provisions herein contained. At the first general meeting of the Common Organization after its formation; the Allottee(s) shall cause the Common Organization to accept and ratify this agreement and all other Agreements entered with the Allottee(s) of other Apartments and ensure that the Common Organization will be bound by the rights of the Promoter hereinafter mentioned and give effect to various provisions hereto.
4. The Promoter shall at his sole discretion form separate and independent common organization of the Allottee (s) in respect of the Building No./Name. **BUILDING No. 101 at Vishva Nishi Complex.**
5. The Allottee(s) shall observe and perform all the rules and regulations and bye-laws of the Common Organization on its formation and the additions, alterations, modifications, deletions and amendments thereof that may be made from time to time for protection and maintenance of the said Building standing on the said Building Land and the Apartments/units/premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Allottee(s) shall also observe and perform all the terms and stipulations laid down by the Common Organization regarding occupation and use of the Apartments/units/premises and shall pay outgoings in accordance with the terms of this Agreement.



For AJMERA DEVELOPERS

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6. The Promoter shall form a Registered Federation or Apex Body consisting of all of the common organizations formed for each of the building(s) or wing(s) constructed on the said Land. The said Federation/Apex Body may be formed as a Society Registered under Society's Act and or a Company Registered under Companies Act 2013 or as Association of Condominiums. Such Federation/Apex body shall be formed within period of 3 months from the date of receipt of the Occupancy Certificate of the last of the building to be constructed in Larger Property Or Larger Layout is formed.

7. The administration and Maintenance in respect of each of the Building shall be independently carried out by the common organization formed for such Building wing, whereas such Federation /Apex Body shall administer and maintain Car Parking Space(s), common areas and amenities and common facilities provided in the said Land.

8. Garden, Playground, Recreation space(s) at Podium, Recreation space at ground, which are not forming part of any individual building or wing or which are constructed as a common facility for one or more of the buildings or wings on the said Land, than such areas shall remain common in nature and shall also be administered and maintained by the respective societies.

23. CONVEYANCE OF THE SAID LAND

1. The Allottee(s) do hereby irrevocably agree, confirm and covenant with the Promoter that the Promoter shall Lease/Convey said Land/Building, Common Facilities and convey said Building to the Society/Federation only after the said Larger Layout is fully developed and all the FSI/ TDR in any nature or form whatsoever in respect of the Larger Layout is fully utilized by the Promoter and all the Apartments and other apartment are sold by the Promoter to the prospective Allottee(s) and all the moneys receivable by the Promoter are fully received by the Promoter and not earlier. The Allottee is aware that the FSI area of the building is not in proportionate with the land under the building the said land, as the FSI is sanctioned in proportionate to the total layout of the larger property.

2. The Conveyance Deed of the building structure to be executed as provided hereinabove shall be in such form and shall contain such terms, conditions, covenants, stipulations and provisions including those contained in this Agreement as may be decided and determined by the Promoter in its sole, absolute and unfettered discretion, and also to enable Promoter to unrestricted and unobstructed completion of the Project, including the following covenants:-

I. Rights of Promoter under this agreement which shall be binding upon the Allottee(s) and Allottee(s) heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, and on the Common Organization and Federation;

II. For right of way/access, if any, given and granted or to be given and granted to and in favor of the owner(s) and/or occupiers of any contiguous or adjacent or adjoining lands and properties and/or any other person(s), over or through the said Land and the said Larger Property and the said larger Layout or any part thereof and/or to any other building/structure within the said Land and the said Larger Property and the said Larger Layout;

III. Specific and/or general indemnities in favor of the Promoter.

3. The Promoter hereby agrees that it shall, before execution of a Lease of the said Land and Conveyance of the Said Building in favor of the Society/Federation ensure that the said Land is free from all encumbrances, except those declared under this Agreement.

4. The Promoter shall have the right to designate and transfer any space in the said Land to third party service providers for the purpose of facilitating the provision and proper maintenance of various utility services to be availed by the Allottee(s) of the buildings that may be developed on the said Land. The Promoter shall also be entitled to designate or transfer any space in the said Land to such utility providers either on lease and license or Conveyance basis for the purpose of installing relieving stations, sub-stations, STP, Rain water harvesting system etc. as per the service requirements in the said Land and the buildings constructed thereon.

5. The Promoter shall be entitled to construct or retain site offices/ sales lounge in the said Land and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the Land or any portion thereof is Leased/Conveyed to the Society/Federation and shall continue to have and use such site offices/ sales lounge etc., until the said Land is fully developed, and entire development of the Larger Layout is completed.

For AJMERA DEVELOPERS

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6. The Society/Federation shall fully co-operate with the Promoter in the matter of construction and development of said Land, Larger Property and Larger Layout and the infrastructure and common amenities and facilities on the said Land, Larger Property and Larger Layout without creating any obstruction or interference.
7. Further the Allottee(s) not only as the Allottee(s) but also as a member of the Common Organization and Federation agrees that in case the promoter executes a Conveyance in favor of the Society/Federation before completion of Entire Development, then balance FSI and Development potential of the Said Land and/or the Larger Property shall exclusively belong to Promoter/Owner and Promoter/Owner shall alone be entitled to develop and sell the units constructed from such balance development potential or the owner shall sell development rights in form of Tdr as convenient to the owner/promoter.
8. All open spaces, parking spaces, lobbies, staircases, terraces, lifts, recreation grounds, etc., within the said Land will remain the property of the Promoter until the said Land is Conveyance to the Society/Federation of the Common Organizations of the Allottee(s) as hereinafter mentioned Or/And Any Other condition as the promoter/developers thinks fit for it


24. DECLARATION & CONFIRMATION BY THE ALLOTTEE(S).

1. The Allottee(s) acknowledges that the Promoter has readily provided information/clarifications as required by him/her/them and has/have not relied upon nor has/have been influenced by any sale plans, pamphlets, sample Apartment sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral concerning the amenities to be made available or any other data except as represented in this Agreement and the Allottee(s) has/have relied solely on his/her/their own judgment in deciding to enter into this Agreement.
2. The Allottee(s) agrees and acknowledges that the sample Apartment*constructed by the Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing as sample Apartment if furnished by Allottee(s) and the Promoter is not liable or required to provide any furniture, items, electronic goods and amenities etc. as displayed in the sample Apartment, other than as expressly agreed by the Promoter under this Agreement.
3. Allottee(s) shall not be entitled to or claim any easement or right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said Building and/or Land or the Larger Property and the adjacent, contiguous and adjoining lands and properties of the Promoter, for the purpose of development thereof and/or any other lawful purpose.
4. The access and use of light and air to and for the said Apartment, the said Building and other building(s) structure(s) in the Land, for and over any portion of the said Land and/or the adjacent, contiguous and adjoining Lands is enjoyed under the express consent and permission of the Promoter.
5. The Allottee(s) agrees and acknowledges that the Promoter has the sole and absolute authority regarding sale, transfer, assignment and/or disposal of the construction of units/apartments, units and premises. The Allottee(s) agrees and acknowledges that the Promoter/Owner has the sole and absolute authority regarding additional construction carried out on the said Land and/or the Larger Property as per the disclosures contained herein by utilizing and consuming the FSI, FAR, OR and TDR, inherent FSI, Fungible FSI, Residual FSI, Utilized as well as under the FSI, including FSI, Increased or enhanced FSI or sale, lease, license, transfer, assignment and/or disposal thereof and the Promoter/Owner sole right to enjoy and appropriate the revenue, income and benefits thereof;
6. The Allottee(s) agrees and acknowledges that the Promoter has the sole and absolute authority regarding any contracts, arrangements, memorandums and/or writings executed for the said Building and/or Land including appointment of any agency, firm or corporate body or person or any other organization or association to maintain and manage, control and regulate the said Building or other such buildings on the said Land including power and authority to collect the said outgoings, charges and other amounts for such period from the date of the Occupation Certificate of the said Building, as the Promoter may determine, for such Purchase Consideration and on such terms and conditions as the Promoter may deem fit;

For AJMERA DEVELOPERS



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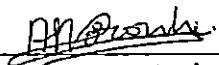
7. The Allottee(s) is/are aware of and has inspected copies of the documents and writings relating to all government approvals for development of the said Building and has agreed and undertaken to adhere to observe and comply with the terms and conditions contained in the said documents and writings not only as a Allottee(s) of the said Apartment, but also as a member of Common Organization and also that of Federation;

8. The Allottee(s) agrees and acknowledges that the Promoter has informed the Allottee(s) that for the completion of the development of the said Land & the Larger Property, the Promoter is required to and the Promoter shall be entitled at all times, to carry out construction and/or any other allied work including completion work of the structures on the said Land & the Larger Property, the Allottee(s) not only as a Allottee(s) of the said Apartment, but also as a member or Managing Committee member of Common Organization shall not at any time, raise any objection, obstruction on any ground whatsoever, notwithstanding that there shall or may be any perceived or actual nuisance, annoyance and inconvenience that could arise during the construction and/or any other allied work including completion work of the structures on the said Land. The Allottee(s) and/or the Common Organization shall not interfere with the rights, powers and authorities of the Promoter in respect of implementing the scheme of development of the said Land in any manner whatsoever. The Allottee(s) hereby undertakes to co-operate with and render all assistance to the Promoter in respect of the development of the said Land and/or the Larger Property.
9. The Allottee(s) agrees and acknowledges that the residual, floating, additional, increased, enhanced, balance, fungible, inherent or unutilized floor space index (FSI) in respect of the said Land shall always be available to and shall always be for the benefit of the Promoter/Owner. In the event of any zonal/additional FSI in respect of the said Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Promoter/Owner alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and /or additions to the BUA (Built Up Area) on the said Land and/or Larger Property as may be permissible. Under no circumstance, the Allottee(s) or Common Organization of the Allottee(s) shall alter/demolish/reconstruct or redevelop the said Building or part thereof to use any incentive, residual, unutilized, floating, fungible increased or enhanced FSI available on the said Land. It is also agreed by the Allottee(s) that even after Common Organization shall have been formed in respect of the said Building in which the said Apartment is located, the Promoter/Owner alone shall continue to retain full right and authority to develop the said Land and to utilize such entire FSI and/or any incremental development potential.
10. The Allottee(s) acknowledges that the Promoter shall be entitled to construct additional building(s) or wings(s) of the buildings on the said Land, for the purpose of achieving completion of development as envisaged in this Agreement. The Allottee(s) shall as and when called upon by the Promoter to sign and execute any application, affidavit, undertaking, consent as may be required for approval of additional construction beyond what is presently approved for the said Land and shall not raise any objection thereto on any account or any reason whatsoever.
11. The Allottee(s) ^{sub.} agrees and acknowledges that the Promoter is/are providing equipment/systems/appliances. The Allottee(s) is aware that the Promoter is/are not the manufacturer of these systems of equipment/systems/appliances. The Promoter does not warrant or guarantee the use, performance or otherwise of these equipment / systems / appliances. The Parties hereto agree that the Promoter is/are not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these systems/appliances.
12. The Allottee(s) agrees and acknowledges that the Promoter may amalgamate or sub divide or allow the said Land & the Larger Property & the Larger Layout to be developed in part or parts by himself, his nominee or nominee(s) or assignee or assignee(s) and/or to give on lease, sub-lease, convey or under lease of the said Land or any part thereof.
13. The Allottee(s) shall as and when called upon by the Promoter to sign and execute any application, affidavit, undertaking, consent as may be required for approval of construction due to any deficiency in open space, access or right of way etc. which are, required by the Planning Authority then he shall sign and execute such application, affidavit undertaking or consent and shall not raise any objection thereto on any account or for any reason whatsoever.

For AJMERA DEVELOPERS



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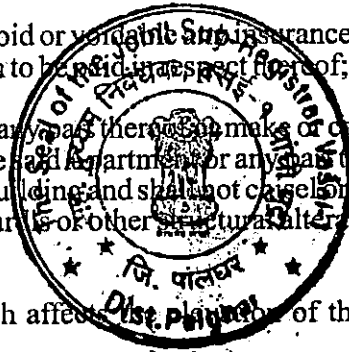
14. The Allottee(s) not only as the Allottee(s) but also as a member of the common organization /Federation shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of the said Land and the infrastructure and common amenities and facilities on the said Land without creating any obstruction or interference.

25. NO RIGHTS OF THE ALLOTTEE(S).

1. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Land or any part thereof to the Allottee(s). The Allottee(s) shall have no claim of any nature whatsoever save and except in respect of the said Apartment hereby agreed to be sold to him/her.
2. All open spaces, parking spaces, lobbies, staircases, terraces, lifts, recreation grounds, etc., within the said Land will remain the property of the Promoter until the said Land is leased and the said building is conveyed to the Society/Federation.

26. COVENANTS AND OBLIGATIONS OF THE ALLOTTEE(S).

1. The Allottee(s) with the intention to bind all the persons into whosoever hands the said Apartment may come, hereby agrees, undertakes and covenants that from date of taking possession of the said Apartment, the Allottee(s) shall:
 1. Maintain the said Apartment, it's support, shelter columns, beams, walls and slabs at his/her/their own cost as a prudent person, would in good and tenable condition;
 2. Not to use the said Apartment in violation of any provision of law applicable thereto;
 3. Not to use or permit the said Apartment to be used for any purpose other than permissible under any law for the time being in force;
 4. Not to cause any nuisance or annoyance to the neighbors;
 5. Not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said Building;
 6. Not to do or suffer to be done anything in or about to the said Building or the said Apartment or in the staircase and/or fire escape passage and/or the common passages which may be against the rules or regulations and bye-laws of the Common Organization, Municipal Corporation, and/or any other concerned authority;
 7. Not to do or cause to be done any act or thing which may render void or voidable any insurance of the said Building or any part thereof or cause any increase in premium to be paid in respect thereof;
 8. Not to demolish or cause to be demolished the said Apartment or any part thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said Apartment or any part thereof nor any alteration in the elevation and outside colour of the said Building and shall not cause or in any other manner damage to columns, beams, walls, slabs or RCC, Part or other structural alteration in the said Apartment or any part thereof;
 9. Not to fix grills from outside of window or at any place which affects the elevation of the said Building in any manner whatsoever;
 10. Not to fix air conditioners at place(s) other than earmarked for fixing such Unit(s) nor at any other place which would affect the elevation of the said Building in any manner whatsoever;
 11. Not to shift/change place of kitchen and toilets which affects drainage system of the said Building in any manner whatsoever;
 12. Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Apartment or any part thereof, and shall keep the relevant portion in good tenable repair and condition, and in



For AJMERA DEVELOPERS

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particular, so as to support, shelter and protect the other parts of the said Building, shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC, Pardis or other structural parts of the said Apartment of the said Building;

13. Not to refuse or neglect to carry out any work directed to be executed by Competent Authority in the said Building or in the said Apartment after he/she/they have taken possession thereof, or require or hold the Promoter liable for execution of such works;
14. Not to encroach upon or make use of any portion of the said Building or open space of the compound not agreed to be acquired by him or otherwise forming part of the said Apartment;
15. Not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound, except in the parking lot;
16. Not to restrain the Promoter or their person/s assigned by the Promoter and agents from entering upon the said Apartment for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said Building or to the said Apartment for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said Building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;
17. Not to sell, transfer, assign, let, grant leave and license, dispose of or in any other manner deal with, dispose of or part with physical possession of the said Apartment or any portion thereof or his right, title, claim, demand and interest thereto or therein or under this Agreement, to any other person before paying to the Promoter all the amounts payable to them hereunder and without first obtaining their prior written consent in that behalf from the Promoter. For giving such consent, the Promoter shall be entitled to charge and demand Consideration and/or fees as the Promoter may deem fit and proper and the Allottee(s) hereby unconditionally agree to pay the same without any demur or protest;
18. Become a member of the Common Organization formed for all such Allottee(s) of the Apartment(s) and from time to time sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoter and/or the said Common Organization shall reasonably require him to do;
19. Observe, perform and comply with all the bye-laws, rules and regulations of the Common Organization.
20. The Allottee(s) shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of Project and the infrastructure and common amenities and facilities on the Entire Land without creating any obstruction or interference.

27. Additional Obligations of the Allottee(s).

In the event that the Allottee(s) after receiving possession of the said Apartment commits a breach under the foregoing provisions or makes any unauthorized change or alteration or causing any unauthorized repairs in or to the said Apartment or the said Building, the Promoter shall be entitled to call upon the Allottee(s) to rectify the same at his cost and restore the said Apartment or the Building to its original condition. Without prejudice to the foregoing obligation of the Allottee(s), the Promoter may carry out the necessary rectification or restoration and the Allottee(s) shall be liable to reimburse the Promoter for all costs, charges and expenses incurred by the Promoter in this behalf. Without prejudice to the aforesaid, if the Allottee(s) does not rectify the breach within a period of 30 (thirty) days from the date of notice to the Allottee(s) or fails to reimburse the Promoter forthwith on demand all costs, charges and expenses incurred by the Promoter, then in such event the Promoter shall be entitled to terminate this Agreement and Promoter shall be entitled to 20% of the Purchase Consideration as mutually agreed liquidated damages, and the Promoter shall within a period of 6 months from the date of termination, refund to the Allottee(s) the balance amount which may till then have been paid by the Allottee(s) to the Promoter, but the Promoter shall not be liable to pay to the Allottee(s) any interest on the amount so refunded, provided that the Promoter may deduct from any such refundable amount any loss caused to the Promoter or the cost, charges and expenses incurred

For AJMERA DEVELOPERS

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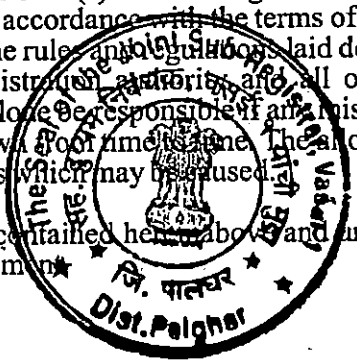
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by the Promoter to rectify the damage to the said Apartment or the said Building. Upon termination of the Agreement the Promoter shall be at liberty to sell and dispose of the said Apartment to such third party and at such price as the Promoter may in its absolute discretion think fit and the Allottee(s) shall have no claim on the said Apartment or the Promoter or the price so obtained or otherwise howsoever. Upon refund of the aforesaid balance amount after deducting mutually agreed liquidated damages, the Allottee(s) shall not have any money claim on the Promoter. Provided further it is clarified that in the event of default by the Allottee(s) as set out in the foregoing paragraph, the Promoter shall be entitled to all the default remedies as set out in this Agreement.

2. Notwithstanding anything herein contained the Promoter shall not be liable for any defect or damage caused to the said Apartment or the said Building or to rectify any such defect caused as a result of negligence, improper maintenance, improper operation, any change, repair or alteration carried out by the Allottee(s). The liability of the Promoter under this Agreement shall forthwith cease in the event that the Allottee(s) makes any such change or carries out any repairs or alterations to the said Apartment or the said Building without the written consent of the Promoter.

Assignment by Allottee(s):

3. This Agreement or any interest of Allottee(s) in this Agreement shall not be assigned by the Allottee(s) without prior written consent of the Promoter, which consent may be given or denied by the Promoter at its sole discretion and subject to applicable laws and notifications or any government directions as may be in force. The Promoter may permit the Allottee(s) to assign, transfer, nominate or convey the said Apartment subject to the payment of his dues and other pending charges at the time of such transfer and further shall be subject to the terms, conditions as the Promoter may impose. The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignments and the Promoter shall have no direct or indirect involvement in any manner whatsoever. Any purported assignment by the Allottee(s) in violation of this Agreement shall be a default on the part of Allottee(s) entitling the Promoter to cancel this Agreement and to avail of remedies as set forth in this Agreement.
4. The Allottee(s) shall not let, sub-let, transfer, mortgage, charge, assign or part with the Allottee(s) interest or benefit under this Agreement or part with the possession of the said Apartment unless all the dues payable by the Allottee(s) to the Promoter under this Agreement are fully paid up and only if the Allottee(s) has not been guilty of any breach or non-observance of any of the terms and conditions of this Agreement and in any such case the Allottee(s) shall have obtained the prior written consent of the Promoter of his intention to do so.
5. The Allottee(s) shall obtain the Police NOC/Verification if the Allottee(s) intends to give the said Apartment on Leave and License/Lease basis to any third party in accordance with the terms of this Agreement, but in such case the allottee shall be liable to follow the rules and regulations laid down by the local planning authority, local Police Station, local registration authorities and all other government and semi-government authorities. The allottee shall alone be responsible if any mishap occurs due to non-compliance of the rules and regulations laid down by the authorities. The allottee shall indemnify and keep indemnified the promoter against any loss which may be caused.
6. The covenants, confirmation and obligations by the Allottee (s) contained herein above and under this agreement shall be binding on all transferee(s) of the said Apartment.



Allottee(s) Not to Obstruct.

7. The Promoter may complete any wing, part, portion or floor of the said Building and obtain part occupation certificate and give possession of Apartment(s) therein to the Allottee(s) of such Apartments and the Allottee(s) herein shall not be entitled to raise any objection thereto. If the Allottee(s) takes possession of the said Apartment in such partly completed wing, part or portion or floor and the Promoter or its agents or contractors shall carry on the remaining work with the Allottee(s) occupying his/her/their Apartment, the Allottee(s) shall not object to, protest or obstruct or create hindrance in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them.
8. The Allottee(s) shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of Project and the infrastructure and common amenities and facilities on the said Land without creating any obstruction or interference.

For AJMERA DEVELOPERS

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Allottee(s) to sign, execute and register Cancellation Deed.

3. The Allottee(s) agrees and confirms that in the event of termination or cancellation under any of the clauses of this Agreement, the Allottee(s) shall, sign, execute and register the Deed of Cancellation or any other document which records the termination and/or cancellation of this Agreement as prepared by the Promoter within (7) seven days of date of notice issued by the Promoter recording cancellation or termination of this Agreement. In the event Allottee(s) fails to come forward to execute and register the Deed of Cancellation or any other document which records the termination and/or cancellation of this Agreement within above period of 7 (Seven) days then this Agreement shall deemed to have been cancelled automatically without further action from anyone's side.

28. RIGHTS OF PROMOTER

Amalgamation of Plots.

1. It is agreed that the said Entire Land can be amalgamated with any other adjoining plot and in that event the definition of the said Entire Land shall include such amalgamated Land and entire Agreement shall be read accordingly. Development of entire Land under Clause hereinabove shall be mean to be achieved only on completion of all works and full utilization of combined development potential on such Entire amalgamated Land.
2. It is agreed that the said Project can be amalgamated with any other adjoining plot and in that event the said Project shall be deemed to be such amalgamated Project.

Sub division of Plots

3. The Promoter may sub divide or allow the Larger Layout to be developed in part or parts to its nominee or nominee(s) or assignee or assignee(s) and/or to give on Lease, Sub Lease, Convey or Under Lease, the Entire Land or any part thereof including converting the tenure of the Entire Land from free hold to Lease hold* or from Lease hold to sub Lease hold* as the Promoter may desire.
4. The Promoter may sub divide or allow the said Project to be developed in part or parts to its nominee or nominee(s) or assignee or assignee(s) and/or to give on Lease, Sub Lease or under Lease of the said Project or any part thereof including converting the tenure of the said Project from free hold to Lease hold* or from Lease hold to sub Lease hold* as the Promoter may desire.

Additional Construction.

5. It is hereby expressly clarified, agreed and understood that the Promoter/Owner shall always and at all times (including before or after execution of any deed of transfer) have the exclusive, absolute, irrevocable, unconditional and unrestricted right to and in respect of and shall be entitled to develop the said Property and/or Larger Layout by utilizing the said FSI, FAR, DR, and TDR including the unutilized, Incentive FSI, Floating FSI, Inherent FSI, Fungible FSI, Residual FSI, Utilized FSI, Increased or enhanced FSI Rental Housing FSI, Affordable Housing FSI, Transit Accommodation FSI, Public Parking FSI and unconsumed FSI, FAR, DR and TDR originating from or arising out of or available in respect of the said Larger Layout or by way of loading TDR generated from any other property, FSI, FAR, DR and TDR which are now available and/or which may be available or granted and or sanctioned at any time hereafter in respect thereof, on any account or due to any reason whatsoever, including on account of handing over to the government or local body or authority, any part thereof affected by feedback and or amenity space requirements and or regulations and or affected by any reservation, acquisition and or requisition and or due to any change in law, rules or regulations, shall absolutely and exclusively belong to Promoter/Owner and be available to the Promoter/Owner. Such entire FSI etc, shall be consumed by construction of additional floor(s) on the said building and/or wing(s) and/or other extension(s) to the said Building in which the said Apartment is being sold to the Allottee(s) herein and/or construct additional buildings or wings of building(s) in the said Property. The Allottee(s) herein, Common Organization shall not have or claim any rights, demand benefits or interest whatsoever in respect thereof.

For AJMERA DEVELOPERS

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Promoter Rights regarding unsold Apartments / Parkings.

6. As and when the Common Organization is formed in terms of the applicable laws and if by then all the Apartments envisaged to be constructed are not sold by the Promoter, then the Promoter shall hold such unsold Apartment(s) / Parkings in its name not as member(s) of the Common Organization but as the absolute owners thereof and it shall not be subject to or be governed by the bye/laws, rules or regulations including the tenancy or License regulations of the Common Organization and the Promoter shall have unqualified, unfettered and unrestricted rights and authority to sell and dispose or Lease or License such unsold Apartment(s) / Parkings to any person of the Promoter's choice and the Common Organization and/or its members being the Allottee(s) of the Apartments / Parkings in the said Building, shall not object to any such sale or disposal or Lease or license by the Promoter nor shall it or they refuse to enroll the Allottee(s) of such unsold Apartment(s) / Parkings from the Promoter, as members thereof. Apartments / Parkings remaining unsold on the date of execution of the Deed of Lease of the said Building in favour of the Common Organization then the Promoter shall be at liberty and be entitled to allow such unsold Apartments / Parkings to be used by any person of its choice on lease and license basis and/or on rental basis or under the "Time Share Scheme or Service Apartments Scheme" pending disposal thereof on ownership basis without obtaining the approval, sanction or consent of the Allottee(s) or Common Organization of the Allottee(s). The Allottee(s) shall not be entitled to object to the same for the period of such use and occupation of such unsold Apartments / Parkings by the Promoter through such persons. The Promoter shall pay to the Common Organization only the actual outgoings and sinking fund contribution due in respect thereof and shall not be liable to contribute any amount towards any account non-occupancy charges, interest on dues or for any other fund provided for under the bye-laws, rules and regulations or resolutions of the Common Organization.

7. Alterations of Unsold Units.

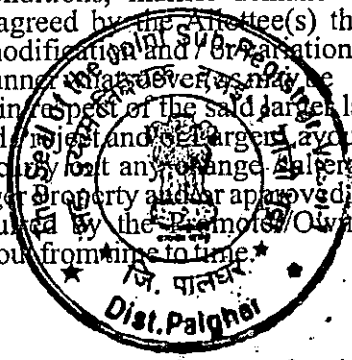
The Promoter shall have right, without any approval of any Allottee(s) in the said Building to make any alterations, additions, improvements or repairs, interior work or exterior work, ordinary or extra ordinary in relation to any unsold Apartment within the said Building and the Allottee(s) agrees not to raise objections or make any claims on this account.

Sell, Transfer or Assignment by Promoter.

8. The Promoter may sell, transfer or assign all its rights, title and interest in the said Project (subject to the rights and interests created in favor of the Allottee(s)) including in respect of the unsold Apartments in any wings of the said Building provided that such sale, assignment or transfer does not affect or prejudice the rights of the Allottee(s) herein contained and in such event, the assignee or transferee of the Promoter shall be bound by the terms and conditions herein contained.

Change and Variances in Layout etc.

9. The Allottee(s) is aware of the Larger Layout and is also aware that the Larger Layout including the layout of the said Project is subject to change / variation / modification by Promoter to achieve development. The Allottee(s) accepts that the layout shown to him at the time of signing of this Agreement is only provisional and to achieve development, approved layout can be changed, modified, altered, varied by the Promoter from time to time in absolute discretion of the Promoter for any reasons whatsoever including the reason of market conditions, market demand and/or requirements of Development Control Regulations etc. It is agreed by the Allottee(s) that the Promoter shall be entitled to carry out any change / alteration / modification and/or variation in the approved Master layout or in the approved Said Project, in any manner whatsoever as may be required by the Promoter for consumption of full FSI available in respect of the said larger layout, from time to time, in respect of the said Building Land and/or said Project and the larger layout. The Allottee(s) has given an informed consent to the Promoter to carry out any change / alteration / modification and / or variation in the approved Layout of the Larger Property and approved layout of the said Land in any manner whatsoever as may be required by the Promoter/Owner for consumption of full FSI available in respect of the said Larger layout from time to time.



Change in User of any Building.

10. The approved Layout in respect of said Project and the Larger Layout discloses the user of each of the building. The Allottee(s) accepts that the user shown against each building is only provisional and can be changed, modified, altered and varied by the Promoter from time to time at its absolute discretion. It is agreed by the Allottee(s) that the Promoter shall be entitled to carry out any change, modification, alteration or variation in the user of any building in the said Project or the Larger Layout as may be required by the Promoter from time to time.

For AJMERA DEVELOPERS

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Use of the Terraces:			
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11. The Allottee(s) is/are aware that even though the terraces of a building under the Municipal Regulations and the Development Control Regulations are common facility, the Promoter shall be entitled to grant exclusive right of access and maintenance of the terraces or any part thereof to the Allottee(s) of Apartment(s) adjacent to the Apartment(s) as per the sanctioned plans. The Allottee(s) hereby accepts the right of the Promoter to grant exclusive right of access and maintenance of the terraces or any part thereof to the Allottee(s) of Apartment(s) adjacent to the said Apartment.

Putting up Advertisement/Hoarding.

12. The Allottee(s) further agrees that the Promoter will be entitled to display their Logo on the terrace or uppermost floor of the said Building without creating any hindrance or nuisance to the Allottee(s). The Allottee(s) further agrees that Logo put up on the said Building as aforesaid will not be removed and the same shall be maintained by the Promoter at their own costs for which a separate electric meter shall be installed. The Allottee(s) and the said Common Organization of Allottee(s) so formed shall not object to the same at any time even after the said building is conveyed in favor of the Common Organization.

Promoter's Right to Raise Finance.

13. The Allottee(s) hereby authorizes and permits the Promoter to raise finance/ loan from any financial institution/ bank by way of mortgage/charge/ securitization of receivables or in any other mode or manner by charge/ lien/ mortgage of the said Building and/or Land subject to the condition that the said Apartment shall be free from all encumbrances at the time of execution of these presents or the Promoter will deposit all sale proceeds thereof with the Mortgagees towards repayment of the loan amount. The Promoter/financial institution/bank shall always have the first lien/charge on the said Apartment for all the dues and other sums payable by the Allottee(s) or in respect of any loan granted to the Promoter for the purpose of construction of the said Building. The Allottee(s) hereby expressly consents to the Promoter creating a mortgage over the said Building/Building Land/said Project /Larger Layout in favor of any bank or financial institutions. This consent is given on the express understanding that the Promoter shall redeem the said mortgage, at its own expenses, before the said Building is transferred to the Common Organization. It is clarified that the aforesaid clause is not applicable in respect of said Apartment. The Promoter shall not be entitled to raise finance/loan by way of mortgage etc on the said Apartment

14. The title deeds relating to said Land may have been deposited with the Bank/s as security (along with other securities) for repayment of the loans already advanced and which may be advanced hereafter by the Banks to the Developer under the said line of credit arrangement if any loan/project finance is obtained.

Right to Enter for Repairs.

15. In addition to the Promoter's rights of unrestricted usage of all Common Areas and facilities and parking space for providing necessary maintenance services, the Allottee(s) agrees to permit the Promoter or their employee(s) agents to enter into the said Apartment or any part thereof, after due notice of 24 hours in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect in the Apartment or the defects in Apartment above or below or adjacent to the said Apartment. Any refusal of the Allottee(s) to give such right to entry will be deemed to be a violation of this Agreement and the Promoter shall be entitled to take such actions as it may deem fit.

Right to Introduce Security or Safety Measures.


16. As and when the circumstances may require or the Promoter may deem fit the Promoter may introduce safety and security measure for protection of the said Building, their occupants and their properties. These safety measures may be introduced by the Common Organization, as and when formed.

Other Rights of the Promoter.

For AJMERA DEVELOPERS



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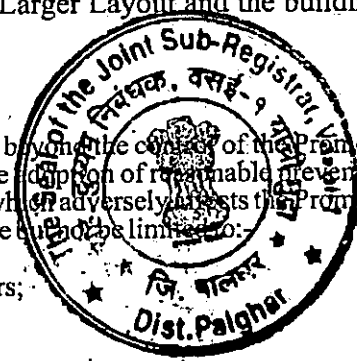
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17. It is specifically clarified to the Allottee(s) that this Agreement is specific and confined to the said Apartment agreed to be purchased by the Allottee(s) herein. The said Building and all Land(s) beneath the said Building, and all other area of the said Project and the Larger layout are clearly outside the scope of this Agreement and the Allottee(s) shall have no ownership rights, no rights of use, no title or no interest, claim or demand of any kind or manner whatsoever over the same or any part thereof.
18. The Allottee(s) confirms and represents that the Promoter has not indicated / promised / represented / given any impression of any kind in an explicit or implicit manner whatsoever, that the Allottee(s) shall have any right, title, claim, demand or interest of any kind whatsoever in any Lands, buildings, Common Areas, facilities and amenities falling within the periphery/ boundary of the said Land nor he/she had made any payment to the Promoter for such Lands, buildings, Common Areas, facilities and amenities falling outside the said Project.
19. Save and except the said Apartment, and license to use the said parking space (if proposed to be licensed), which is subject matter of this Agreement, the Allottee(s) agrees that all other Land(s), areas, facilities and amenities on the said Project Land and Entire Land, are specifically excluded from the scope of this Agreement and the Allottee(s) shall not be entitled to any ownership rights, title, claim, demand or interest etc. in any form or manner whatsoever in such Land(s), areas, facilities and amenities. The Allottee(s) agrees and understands that the right of development of such Lands, areas, facilities and amenities and rights to deal with the same vests solely with the Promoter/its associate companies/its subsidiary companies and their usage and manner mentioned in this Agreement or use, disposal etc. independently shall be at the sole discretion of the Promoter/its associate companies/its subsidiary companies, subject to statutory stipulations that may be imposed by Municipal Corporation.
20. The Promoter shall be free to construct additional structures like sub-station for electricity, Common Organization offices, departmental stores, Rain Harvesting Plant, Sewage Treatment Plant and/or any other plant for recycling of the water to be used for domestic consumption, covered and enclosed garages in open compound, underground and overhead tanks, structures, watchmen's cabin, toilet units for domestic servants, septic tanks and soak pits, the location of which are not particularly marked upon the ground floor plans or said Project Layout Plans or Larger Layout of the said Larger Land. The Promoter may implement such scheme in the Project as may be required under any Rules, Law or Statute. The Allottee(s) shall not interfere with these rights of the Promoter by raising any dispute in that regard.
21. The Promoter shall have the right to designate any space in the said Project Land or said Entire Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the Allottee(s) of the buildings that may be developed on the said Larger Layout. The Promoter shall also be entitled to designate any space in the said Project Larger Layout Land to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations, STP, Rain water harvesting system etc with a view to service the electricity requirement and other requirement in the said Project /Larger Layout and the buildings constructed thereon.

29. FORCE MAJEURE.

1. Force Majeure shall be event or combination of events or circumstances beyond the control of the Promoter which cannot (a) by the exercise of reasonable diligence or (b) despite the adoption of reasonable prevention and/or alternative measures, be prevented or caused to be prevented and which adversely affects the Promoter's ability to perform its obligations under this Agreement, which shall include but not be limited to:
1. Act of god e.g. fire, drought, flood, earthquake, epidemics, natural disasters;
 2. Explosions or accidents, air crashes, act of terrorism;
 3. Strikes or lock outs, industrial disputes;
 4. Non-availability of cement, steel or other construction material due to strikes of manufactures, suppliers, transporters, or other intermediaries or due to any reason whatsoever;
 5. War and hostilities of war, riots, bandh or civil commotion;



For AJMERA DEVELOPERS

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6.	The promulgator of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Government Authority that prevents or restricts Promoter from complying with any or all the terms and conditions as agreed under this Agreement; or any legislation, order or rule or regulation made or issued by the Government or any other authority which would affect the development or;		

7. If any Competent Authority(ies) refuses, delays (including administrative delays), withholds, denies the grant of necessary approvals for the said Apartment/Building or;
8. If any matters, issued relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject matter of any suit/ writ before a competent court or;
9. Delay in issue of Commencement Certificate and/or Occupation Certificate and/or Building Completion Certificate by the concern Competent Authority.
10. Any event or circumstances analogues to the foregoing.

2. The Promoter shall not be held responsible or liable for not performing or delay in performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered due to force majeure as defined hereinabove or on account of defaults by the Allottee(s).

30. REINSTATEMENT OF DAMAGED OR DEMOLISHED STRUCTURE

1. If the said building or any part thereof gets demolished or gets damaged on account of force majeure or for any reason whatsoever then the loss incurred due to such damage or demolition will be fully sustained by the Allottee(s) along with the other Allottee(s) of the structure so damaged or demolished and the promoter shall not be responsible for any such damage or demolition.
2. If the Car Parking Space(s) or any part thereof constructed or being constructed on the said Project gets demolished or gets damaged on account of force majeure or for any reason whatsoever then the loss incurred due to such damage or demolition will be fully sustained by the Allottee(s) along with the other Allottee(s) of the structure so damaged or demolished and the promoter shall not be responsible for any such damage or demolition.

31. IRREVOCABLE INFORMED CONSENT OF THE ALLOTTEE(S) UNDER SECTION 14 OF RERA.

The Allottee(s) has been informed / disclosed of the details as follows:-

1. The Promoter has disclosed to the Allottee(s) that the said Land is being developed by dividing it into various Phases. The development of the each of the phase will be carried out in multiple Part (s) over a period of time.
2. The Promoter has informed to the Allottee(s) of the sanctioned Plan and the proposed plan of development of the said Land in which the Allottee(s) has agreed to purchase the said Apartment. The Promoter has further disclosed to the Allottee(s) the FSI /TDR utilized in respect of the said Building in which the Allottee(s) has agreed to purchase the Apartment.
3. The Promoter has informed to the Allottee(s) that the sanctioned or approved plans as on the date of signing of this agreement do not reflect the total proposed development of the said Larger Layout and that of the said Project. The Promoter shall obtain approval for the proposed development as envisaged in this agreement from time to time and the Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to develop the said Entire Land and the said Project in accordance to the Proposed development.
4. The Promoter has informed to the Allottee (s) that Stilt + Ground + 7 numbers of floors is proposed to be constructed on the said Building, subject to Promoter getting requisite FSI and Approval to construct the total proposed floors proposed. The Allottee(s) is aware that if the Promoter does not obtain the required FSI or approval, then the number of floors proposed to be constructed on the said Building will be lower than Stilt + Ground + 7 numbers number of proposed floors. The Allottee (s) has agreed to Purchase the Apartment considering the number of floors the said Building being any where between Stilt + Ground + 7 and thus the common terrace of the said Building can be any where above 7 floor. The Allottee (s) has made informed decision to purchase the said Apartment considering the said Building having minimum floor or maximum floor

For AJMERA DEVELOPERS

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5. The Promoter has disclosed to the Allottee(s) that the FSI proposed to be utilized on the said Land is higher than the FSI approved as on date and also permissible as on date. The FSI proposed to be constructed on the said Land is based on anticipation of increase in FSI in future or permission being received from the government for utilization of higher FSI under various regulations which prescribes grant of additional FSI by providing Public Utilities/Amenities.
6. The Promoter has further disclosed to the Allottee(s) that he proposes to utilize proposed F.S.I on the said Project which can be utilized and constructed on the said Land. The construction of various buildings in the said Project will be carried out to utilize proposed F.S.I on the said Project. The F.S.I consumption in each of the said building will not be uniform and will differ as per the Project prepared by the Promoter.
7. The Promoter has informed to the Allottee(s) that the fungible FSI or any other FSI or area available on payment of premium to planning Authority on the Larger Layout including said Project and said building Land will be availed off and utilized by the Promoter/Owner for its own benefit on the said Building and also on all other buildings constructed or to be constructed on the said Larger Layout.
8. The Promoter has informed to the Allottee(s) that the said building and other buildings constructed or to be constructed as part of the said Larger Property including Said Project may not comply with requirement of open spaces as per provisions of Development Regulations and plans have been approved by Municipal Corporation with grant of concession in open spaces.
9. The Promoter has informed to the Allottee(s) that any future development to be carried out by the promoter on said Larger Land or by any one including Promoter on any neighboring lands, may be deficient in open spaces.
10. The Promoter has informed to the Allottee(s) that each and every room of the said Apartment may not be complaint with size mentioned in DCR and have been approved by the Municipal Corporation by granting concession for the same.
11. The Promoter has informed to the Allottee(s), the Promoter can amend/change modify any other Phase other than the Phase in which the Allottee(s) has Purchased the Apartment.
12. The Promoter has informed to the Allottee(s), the Promoter can modify/amalgamate any Apartment in the Phase in which the Allottee(s) has Purchased the Apartment by ensuring that the Allottee(s) Apartment is not affected with such amendments.
13. Based on the disclosures and information made by the Promoter, and under relevant provisions of RERA, the Allottee(s) confirms, and has unconditionally and irrevocably given consent to the Promoter that he has agreed to purchase the said Apartment considering the development of the said Said Project in accordance with this Agreement and has further confirmed that he has no objection to the construction of the full potential of the FSI available in respect of the said Entire Land and has expressly given informed consent to the Promoter as required under Real Estate (Regulation and Development) Act/MAHARERA and Rules and Regulations made thereunder (collectively referred to RERA). The said consent is also for varying, amending, altering or modifying the plan of the said Building or construction of additional floor on the said Building or construction of additional building(s) in the said Land and/or the said Entire Property. The Allottee(s) is aware that the plans approved shall undergo changes, amendment, modification, alteration, variation, relocation, etc. in order to develop the said Land with the full potential of the said Land and in accordance with the proposed development as disclosed in the this agreement. The Promoter is entitled to make any changes, amendment, modification, alteration, variation, relocation, etc. in the layout. The Promoter shall also be entitled to relocate and/or realign open spaces, parking spaces, amenities, etc. The Promoter shall be entitled to realign utility and service connections. The Allottee(s) has given his unconditional and informed consent in favour of Promoter, under the provisions of RERA for carrying out all or any of the aforesaid purposes. The Allottee(s) has made informed decision to purchase the said Apartment considering the aforesaid disclosure(s) made by the Promoter, and also based on aforesaid irrevocable consent given to the Promoter.

For AJMERA DEVELOPERS

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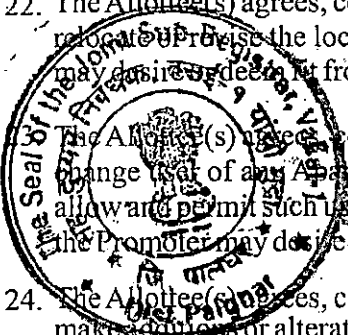
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14. The Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to revise, alter, amend or modify the location and/ or reduce the size of Larger Layout Open Spaces situated within the said Project Land. The Allottee(s) hereby gives his informed consent that in order to utilize and construct the full development potential available at any time on the said Entire Land the Promoter shall be entitled to amend, modify, vary the location or reduce the Larger Layout Open Spaces within the said Project Land provided the aggregate area of the Larger layout open Space is not reduced in the Entire Land. The Allottee(s) hereby further gives his informed consent that the Promoter shall be entitled to divide the said Larger Layout Open Spaces into several parcels being provided at several locations on the said Project.
15. The Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to revise, alter, amend or modify the location and the size of amenity spaces.
16. The Allottee(s) hereby gives his informed consent to the Promoter that the Promoter shall be entitled to relocate and/or realigning underground tanks, pump rooms, electrical receiving station, electrical sub Stations, electrical meter rooms, and such other amenity spaces and/or common facilities.
17. The Allottee(s) hereby gives his informed consent to the Promoter that the Promoter shall be entitled to revise, alter, amend, modify or vary the location of the access to the said Building or to the said Project.
18. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to revise the road network within the said Entire Land.
19. The Allottee(s) do hereby irrevocably agree and confirm with the Promoter(s) that he/she/they is/are fully aware that the Promoter will provide Parking Facility in the said Project for the benefit of the Allottee(s) of the Apartment(s) and such Car Parking Space(s) will be given on license by the Promoter to the Allottee(s) at such location as may be available with the Promoter and which may be in any Building or Buildings or any space in the Car Parking Space(s) in the said Land and the Allottee(s) do hereby agree and confirm that he/she/they will have No Objection or dispute regards such grant of license to user of Car Parking Space(s) in any manner whatsoever.
20. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to amalgamate or subdivide the said Larger Layout or the said Project from time to time.
21. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to consume and to Utilize whatever FSI which may be available in Future in respect of the said Larger Layout to Utilize TDR allowed to be utilized on the said Larger Layout. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to consume and to Utilize any further or other F.S.I. allowed, sanctioned or introduced by the State of Maharashtra or by Municipal Corporation by change in law or Regulations as further floor or floors on the said Building, as further Building(s)/Wing(s) on the said Project as the Promoter may desire or deem fit.
22. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to relocate or revise the location of building line, ramp and access of the said building as the Promoter may desire or deem fit from time to time.
23. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to change (not of any Apartment in the said Building or any of the building in the said Project and to allow and permit such users in the said Building or any Building situated on the said Larger layout, as the Promoter may desire or deem fit from time to time.
24. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to make additions or alterations in the said Building/ Buildings/ Project by installing any ramp or ramps Or internal lifts within or between floor or floors, making voids, enclosing voids, providing special Exclusive lift or lifts for any specific floor or floors and allowing use of any podium or ramp or terrace on the top floor as the Promoter may desires or deem fit from time to time.



For AJMERA DEVELOPERS

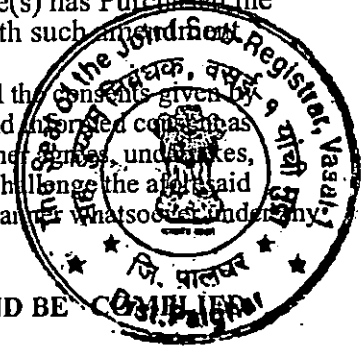
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25. All the changes, amendments and modifications to the said Building(s) / Master Plan Plans which the Promoter may do or caused to be done from time to time before receipt of the Occupation Certificate or thereafter and before receipt of building Completion Certificate or thereafter are hereby irrevocably Approved, accepted and confirmed by the Allottee(s) and the Allottee(s) shall not take any Objection or dispute the same in any manner whatsoever at any time hereafter.
26. The Allottee(s) has / have agreed with the Promoter that Promoter shall be entitled to increase the number of floors of the said building as they may desire or deem fit and Allottee(s) do hereby give his / her / their irrevocable and informed consent to the Promoter as contemplated under RERA.
27. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to revise, alter, amend, modify, change or substitute Larger Layout Plan, said Project Plan and said Building Plan including the number of floors of the said Building in which Allottee(s) has / have agreed to purchase and acquire apartment under this Agreement.
28. Allottee(s) hereby confirms and gives his informed consent that Promoter shall be entitled to relocate / realign the water, power, sewage, telephone, gas, Electric substation and other service and utility connections and lines overhead/underground tanks, pumps, Club House, recreation areas and all or any other areas, amenities and Common Facilities.
29. The Allottee(s) hereby agrees, confirms and gives his informed consent that the Promoter shall be entitled to vary and change the time schedule for any building in the said Project or Larger Layout except in respect of the said building.
30. The Allottee(s) do hereby expressly and irrevocably agrees and confirms that he/she/they shall not raise any objection, claim, protest, grievance, etc or take out any legal proceedings before any court of law, or Competent Authority against any future development to be carried out by the Promoter or any neighborhood development which may be deficient in open spaces in future
31. The Allottee(s) do hereby expressly and irrevocably agrees and confirms that he/she/they shall not institute any complaints, grievances, concerns, etc. to the Municipal Corporation or any Competent Authority or court for inadequate maneuvering of car in the Car Parking Space(s).
32. The Allottee(s) do hereby expressly and irrevocable agrees and confirms that Promoter is entitled to utilize fungible FSI available on the said Larger Layout, including on the said Project and/or on the said Building Land.
33. The Allottee(s) do hereby expressly and irrevocable agrees and confirms that Promoter is entitled to amend/change modify any other Phase other than the Phase in which the Allottee(s) has Purchased the Apartment.
34. The Allottee(s) do hereby expressly and irrevocable agrees and confirms that Promoter is entitled to modify/amalgamate any Apartment in the Phase in which the Allottee(s) has Purchased the Apartment by ensuring that the Allottee(s) Apartment is not affected with such modifications.
35. The Allottee(s) do hereby expressly and irrevocably agree and confirm that all the consent given by him/her/they to the Promoter under clause of this agreement is irrevocable and informed consent as prescribed under various provisions under RERA. The Allottee(s) hereby further agrees, understands, warrants and confirms that he/she/they shall not withdraw, cancel, revoke or challenge the aforesaid consent given by him/her/they to the Promoter at any time hereafter in any manner whatsoever under any circumstances.



32. SPECIFIC CONDITIONS RELATED TO SIGNAGE TO APPLY TO AND BE

By shops/Retail/Commercial Space(s)/office space(s).

1. In view of the importance of signage for the successful Project development, Allottee(s) has specifically agreed and understood that the Promoter shall have absolute right on the signage inside/outside/near, within or on the face of the Building/said Project and the Promoter may determine at its own discretion and allow the usage by the Allottee(s) of such signage The Promoter shall have absolute right to identify, earmark and allot the places for affixing signage on the exterior/interior of the said Building/Building

For AJMERA DEVELOPERS

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Land/said Project/Larger Layout Land. The Allottee(s) shall be responsible to install and maintain such signage within the space so allotted by the Promoter, in a well lit, legible and in a proper manner at its his/her own cost. The Allottee(s) hereby specifically agrees that the said allotted space for affixing signage etc. shall be increased, decreased or modified in any manner at the sole discretion of the Promoter from time to time. The Promoter may issue such guidelines/directions including but not limited for colour scheme, style and manner of the signage, proper maintenance and upkeep by the Allottee(s) of such signage from time to time. The Promoter may transfer such responsibility of identifying, earmarking and allotment of such signage to its nominees/assigns or Common Organization or to such agency as may be appointed by it at its sole discretion. Upon such transfer, the Promoter shall be released and discharged from all its obligations and responsibilities under this clause in respect of the signage. The Allottee(s) further undertakes, assures and guarantees that he/she/it would not put any sign-board/name-plate, neon-light, publicity material or advertisement material etc. on the face/facade of the said Building or anywhere on the exterior of the said Building or common areas or in the said Project or Larger layout Land except at the places specially earmarked and allotted by the Promoter.

By The Allottee(S) / Common Organisation / Federation/Apex Body

2. Post completion of the Building, the Promoter shall have an unfettered right to permanently display its Logo and/or Name or such other name being the Promoter's Brand Name or Trademark to the said Building on any conspicuous part of the said Building/Said Project/Larger Layout at the sole discretion of the Promoter and the Allottee(s) shall not claim any money or compensation for the same. The said name and logo shall never be removed by the Common Organization /Federation at any time. Any maintenance, fees charged, payable to the municipal authorities, and expense required for such display of name/logo would be paid by the Promoter.

AGREEMENT, SPECIFIC ONLY TO THIS APARTMENTS.

3. It is clearly understood and agreed by the Allottee(s) that the provisions of this Agreement are specific and applicable to the said Apartment offered for sale herein only and these provisions cannot be read in evidence or interpreted in any manner in or for the purpose of any suit or proceedings before any court(s), Consumer Disputes Forum(s) or any other judicial forum involving any other commercial space(s)/ building(s)/ Project(s) of the Promoter/its associates/subsidiary companies, partnership firms in which the Promoter is partner or interested.

4. SEVERABILITY.

If any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed amended or deleted as far as the same is inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and the remainremaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

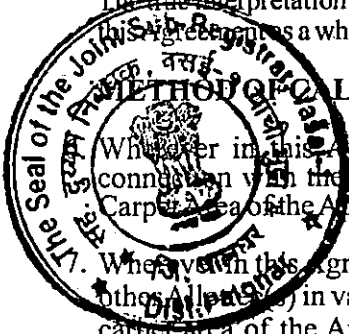
CAPTIONS/HEADINGS.

5. The captions/headings in this Agreement are for easy reading and convenience and are of indicative nature only and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof. The true interpretation of any matter/clauses in this Agreement shall be done by reading the various clauses in this Agreement as a whole and not in isolation or in parts or in terms of captions provided.

METHOD OF CALCULATION OF PROPORTIONATE SHARE.

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment in connection with the other Allottee(s) in the said Building, the same shall be in proportion to the Carpet Area of the Apartment bears to the total carpet areas of all the Apartments in the said Building.

Wherever in this Agreement, it is stipulated that Allottee(s) has to make payment in connection with other Allottee(s) in various buildings constructed on said Land; the same shall be in proportion to the carpet area of the Apartment bears to the total Carpet area of all Apartments of all the occupied buildings in the said Land.



For AJMERA DEVELOPERS

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33. RIGHT TO JOIN AS AFFECTED PARTY.

The Allottee(s) agrees that the Promoter shall have right to join as an affected party in any suit/complaint filed before any appropriate court/Forum by or against the Allottee(s), if the Promoter rights under this Agreement are likely to be affected/prejudiced in any manner by the decision of the court on such suit/complaint. The Allottee(s) agrees to keep the Promoter fully informed at all times in this regard.

34. INDEMNIFICATION.

The Allottee(s) hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee(s) is liable to pay under this Agreement and to observe and perform all the covenants and conditions in this Agreement and to keep the Promoter and its assigns and successor and its agents and representatives, estate and effects, indemnified and harmless against any loss, damages, claims, suits, proceedings, expenses, charges and costs that the Promoter may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorized alteration, repairs or wrongful use etc to the said Apartment, including the amount expended on.

35. BROKERAGE.

In case the Allottee(s) has to pay any commission or brokerage to any person for services rendered by such person to the Allottee(s) whether in or outside India for acquiring the said Apartment for the Allottee(s), the Promoter shall in no way whatsoever be responsible or liable therefore and no such commission or brokerage shall be deductible from the amount of Purchase Consideration agreed to be payable to the Promoter for the said Apartment. The Promoter shall also be not be liable for any promises, assurances, representations made to the Allottees(s) by any broker, agent. Further the Allottee(s) undertakes to indemnify and hold the Promoter free and harmless from and against any or all liabilities and expenses in this connection.

36. FURTHER ASSURANCE.

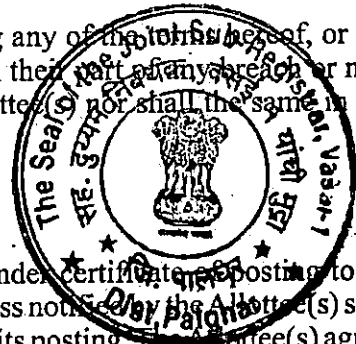
The Allottee(s) and the persons to whom the said Apartment or part thereof is let, transferred and assigned or given possession shall execute, acknowledge and deliver to the Promoter such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein. Promoter may reasonably request in order to effectuate the provision of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

37. WAIVER NOT A LIMITATION TO ENFORCE.

The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Allottee(s) nor shall the same in any manner prejudice any of the Promoter's rights hereunder.

38. NOTICES.

1. All letters, receipts and/or notices dispatched by the Promoter under certificate of posting to the Allottee(s) at the address given in the Agreement or change in address notified by the Allottee(s) shall be deemed to have been properly delivered to him on the 4th day of its posting. The Allottee(s) agrees to inform the Promoter in writing any change in the mailing address mentioned in the Agreement, failing which all demands, notices, etc. by the Promoter shall be mailed to the address given in the Agreement and deemed to have been received by the Allottee(s). In case of joint Allottee(s), communication sent to the first named Allottee(s) in the Agreement shall be deemed to have been sent to all the Allottee(s)



For AJMERA DEVELOPERS

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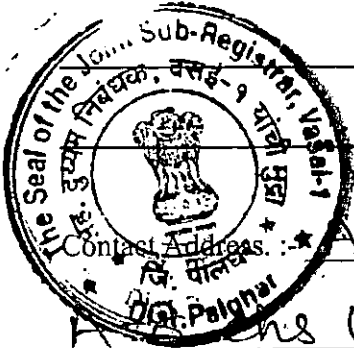
पुस्तक	दस्त क्र.	५९	er
१	The Alleges (२): ४		

Mr./Mrs./Ms./ Attn, 1:- LOVINA PINTO

Mr./Mrs./Ms./ Attn, 2:- A POLINE GERALD NORONHA

Mr./Mrs./Ms./ Attn, 3:-

Mr./Mrs./Ms./ Attn, 4:-



Contact Address :- A-8/503, Broadway Avenue Bldg
Archs Utl, Near Silver Park,
Mira Road East - 401107

Contact No. :- 8898480286

Mobile No. :- 9920465101

Email Id. :- lovinapinto16@gmail.com

For AJMERA DEVELOPERS

PARTNER

1)

2)

3) _____

4) _____

वसई-१			
पुस्तक	दफ्त. क्र.	५२	९४
१	२०२४		

The Promoter/Developer

Mr./Ms./ M/s : AJMERA DEVELOPERS

Correspondence Address: A-101, GARNET, RAJHANS DREAMS, BEHIND BISHOP HOUSE, BARAMPUR, VASAI (WEST)

Contact No. 0250-2384214

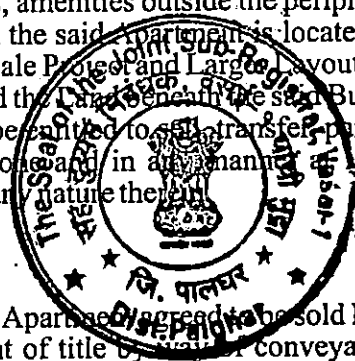
- It is agreed between the Promoter and the Allottee(s) that any communication addressed by the Allottee(s) to the Promoter shall be in writing and shall be addressed by Registered Post A.D. at the Address as mentioned in clause 38.1. only

39. LAWS OF INDIA.

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and reference to the term 'laws' shall be construed accordingly.

40. REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, (MAHARERA)

- The Allottee(s) has confirmed and assured the Promoter prior to entering into this Agreement he/she has obtained legal advice and read and understood the RERA Act and MAHARERA and its implications thereof in relation to the various provisions of this Agreement.
- The Allottee(s) is entering into this Agreement for the allotment of the said Apartment with the full knowledge of all laws, rules, regulations, and notifications applicable to this transaction, the said Building, the said Building Land, the said Project and the said Larger Layout. The Allottee(s) hereby undertakes that he/she shall comply with and carry out, all the requirements, requisitions, demands and repairs which are required by any Development Authority/Municipal Corporation /Government or any other Competent Authority in respect of the said Apartment at his/her own cost and keep the Promoter indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs.
- If the said Apartment and the Building in which it is located be subject to Real Estate (Regulation and Development) Act, or any statutory enactments or modifications thereof, then the Common Areas and facilities and the undivided interest of each Apartment owner in the Common Areas and facilities as specified by the Promoter in the declaration which may be filed by the Promoter in compliance of Real Estate (Regulation and Development) Act, shall be conclusive and binding upon the Apartment owners and the Allottee(s) agrees and confirms that his/her right, title and interest in the said Apartment, shall be limited to and governed by what is specified by the Promoter in the said declaration, which shall be in strict consonance with this Agreement and in no manner shall confer any right, title demand, claim or interest in any Lands, facilities, amenities outside the periphery of said Building and the Land beneath the said Building in which the said Apartment is located. It is made clear that the Promoter shall be the sole owner of the said Sale Project and Larger Layout along with, facilities, amenities and Land outside the said Building and the Land beneath the said Building in which the said Apartment is located and the Promoter shall be entitled to sell, transfer, part with possession thereof or otherwise dispose of the same to any one or more in any manner at its sole discretion and the Allottee(s) shall have no claim whatsoever of any nature thereon.



41. DOCUMENT OF TITLE.

This Agreement shall constitute the document of title to the said Apartment to be sold hereby in favor of the Allottee(s) and no separate or further document of title by way of conveyance or otherwise will be executed by the Promoter in favor of the Allottee(s).

42. BENEFITS OF THIS AGREEMENT.

The benefit of this Agreement shall be available for enforcement not only against the Allottee(s) but shall bind to the extent applicable to all the transferee(s) of the said Apartment.

For AJMERA DEVELOPERS

[Handwritten signature]

PARTNER

- [Handwritten signature]*
- [Handwritten signature]*
- _____
- _____

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43. ENTIRE AGREEMENT.			
२०२४			

This Agreement along with its Annexure's, Schedules, Exhibits and Amendments thereto constitutes and represents the entire agreement between the Parties with respect to the subject matter hereto and supersedes, overrides and cancels any and all understandings, arrangements, any other agreements, correspondence, brochure whether written or oral. The Allottee(s) hereby expressly admits, acknowledges and confirms that no terms, conditions, particulars or information, pamphlets, leaflets, brochures, literature films, hoardings, website etc. and other promotional media or medium are shown only for the sake of advertisement(hereafter referred to "Prior & Non-Binding Discussions") given or made or represented, by the Promoter and/or their agents to the Allottee(s) and/or his agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement or to have induced the Allottee(s) to enter into this Agreement and the same is not binding on the Promoter to provide unless specifically mentioned and agreed in this Agreement and subject to his right(s) and discretion to make changes in the same between the Promoter and the Allottee(s) which may in any manner be inconsistent with what is stated herein. This Agreement or any provision hereof cannot be orally changed, terminated or waived. Any changes or additional provisions must be set forth in writing in a separate agreement duly signed by and between the Parties The Promoter have not undertaken any responsibility nor has agreed anything with the Allottee(s) orally or otherwise and there is no implied Agreement or covenant on the part of the Promoter other than the terms and conditions expressly provided under this Agreement.

44: REGISTRATION AND EXECUTION OF THIS AGREEMENT

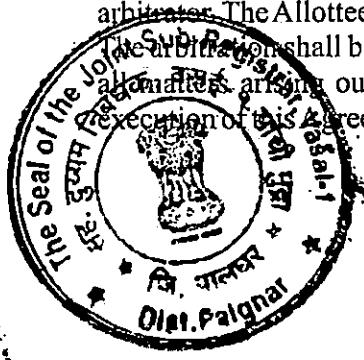
The Allottee(s) shall lodge the original agreement hereof for registration with the Sub-Registrar of Assurances within one month from the date hereof and intimate to the Promoter the serial number under which it is lodged and thereupon, the Promoter shall admit execution thereof.

45. MEDIATION.

All or any disputes arising out of or touching upon or in relation to the terms of this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be referred for mediation

46. ARBITRATION.

In the event that any dispute is not resolved, even after mediation the same shall be settled through arbitration by a sole arbitrator. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/ modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Vasai/Mumbai, by a sole arbitrator. The Allottee(s) hereby confirms that he/she/it shall have no objection to such appointment. The arbitration shall be conducted in English. The Courts at Vasai alone shall have the jurisdiction in all matters arising out of/touching and/or concerning this Agreement regardless of the place of execution of this Agreement which is deemed to be at Vasai.



For AJMERA DEVELOPERS

[Handwritten signature]

PARTNER

- 1) *[Handwritten signature]*
- 2) *[Handwritten signature]*
- 3) _____
- 4) _____

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SCHEDULE 1 ABOVE REFERRED TO २०२४			

SCHEDULE 1 ABOVE REFERRED TO
(The Description of the said larger property)

ALL THAT piece and parcel of land or ground situated and lying at village Gokhivare, Taluka - Vasai, District - Palghar bearing part of Survey No. 229, Hissa No 3 area admeasuring 100.45.00 R.Sq. Mtrs.

SCHEDULE -2 ABOVE REFERRED TO
[The Description of the said "Land"
(VISHWA NAGRI A1 /A2)

ALL THAT piece and parcel of land or ground situated and lying below the Building No./Name BUILDING NO. 1 at village Gokhivare, Taluka-Vasai, District-Palghar, constructed on part of Layout Plot No. 2, out of Survey No. 229, Hissa No. B Now Being Survey No. 229 Hissa No. 3 Land admeasuring 423.67 Sq Meter under Building No. 1, wing A Land admeasuring 238.42 Sq. Meter under Building No. 1, wing B Total Aggregating to 662.090 Sq. Mt or thereabout

SCHEDULE 3 ABOVE REFERRED TO
(The details of Flat on the said building)

All that piece and parcel of said apartment Flat No. 708 on 7th (seventh) Floor admeasuring 17.13 Sq. Mtrs. mtr. (RERA CARPET), in the Building No./ Name BUILDING NO. 1 in the wing A(A1), at Vishwa Nagri situated on the above said land of village Gokhivare, Taluka Vasai, District - Palghar.

SCHEDULE 4 ABOVE REFERRED TO
(The details of Mortgage / Lien on the said land)

The Promoter herein have specifically informed to the Allottee(s) that presently till date of execution of these document the Promoter have ~~TAKEN~~ / NOT TAKEN LOAN From Any Banks or Financial Institution for the purpose of implementation and construction in respect of this project.



For AJMERA DEVELOPERS

PARTNER

- 1)
- 2)
- 3) _____
- 4) _____

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SCHEDULE 5 ABOVE REFERRED TO
(The Payment Schedule as agreed by the Allottee(s))

Particular (Milestone)	Percentage Of Purchase Consideration	Rupees
Payable within 30 days of booking	5%	Rs. 117500/-
Payable on or before agreement	10%	Rs. 235000/-
Payable on Completion of Plinth	5%	Rs. 117500/-
Payable on Completion Of Slab	7 x 8 = 56 % (7% on completion of each slab)	[8 slabs X Rs. 164500/- slab] Note : Amount of Rs. 1316000/- is payable after completion of all Slab
Payable on completion of Internal Plaster of the above mentioned Apartment/Flat	5%	Rs. 117500/-
Payable on completion of External Plaster	5%	Rs. 117500/-
Payable on completion of Lift, Electrical fittings etc.	4%	Rs. 94000/-
Payable on completion of Flooring, Sanitary Fitting etc.	5%	Rs. 117500/-
Payable on Possession	5%	Rs. 117500/-
Total	100%	Rs. 23,50,000/-

Note: The amount and final consideration amount shall be paid by the allottee to the promoter on ready possession or on receipt of part occupancy certificate regarding the said property regardless of milestones as mentioned above

For AJMERA DEVELOPERS

1) [Signature]

2) [Signature]

[Signature]

3) _____

4) _____

PARTNER

This page forms a part of the Agreement for Sale dated 21 / 10 / 2024

for sale of Apartment No. 708 on the Floor 07th (Seventh)

wing A(A1) of the said Building known as BUILDING NO. 1, Complex Known as VISHWA NAGRI executed between M/s. AJMERA DEVELOPERS and

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पुस्तक	दस्तावेज क्र.	ये	ए
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१	२०२४		

1. LOVINA PINTO

Alias :-

Pan No.

AGDPN7869L

Aadhar No.

6186 3977 3634

2. APOLINE GERALD NORONHA

Alias :-

Pan No.

ANMPN6368M

Aadhar No.

4026 5602 1581

3.

Alias :-

Pan No.

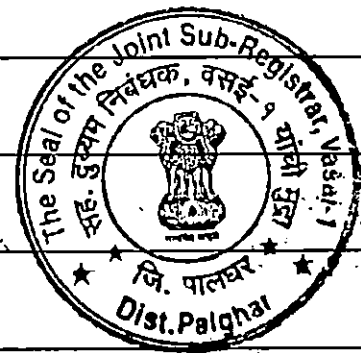
Aadhar No.

4.

Alias :-

Pan No.

Aadhar No.



For AJMERA DEVELOPERS

1)

[Signature]

2)

[Signature]

[Signature]

3)

4)

PARTNER

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 पुस्तक क्र. 9802e y6 e2
 IN WITNESS WHEREOF the parties hereto have hereunto and to subscribed their respective
 hands and signatures and seal the day and year first here in above written.

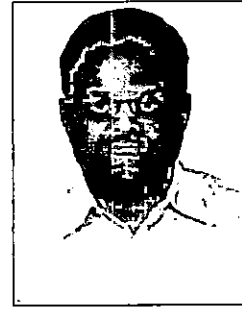
SIGNED, SEALED AND DELIVERED)
 by the within named "Promoter/Developer")

For AJMERA DEVELOPERS


 PARTNER

M/s. AJMERA DEVELOPERS through its Partner)
Jayesh Babulal Ajmera)

In Presence Of)
 I) Linette Sharon kachapilly - Linette)
 II) Prakash Kajarolakar - Prakash)



SIGNED AND DELIVERED)
 by the within named ALLOTTEE(S)

1. Lovina Pinto)
 _____)

In Presence Of)
 I) Linette Sharon kachapilly - Linette)
 II) Prakash Kajarolakar - Prakash)



2. APDLINE GERALD NORONHA)
 _____)

In Presence Of)
 I) Linette Sharon kachapilly - Linette)
 II) Prakash Kajarolakar - Prakash)

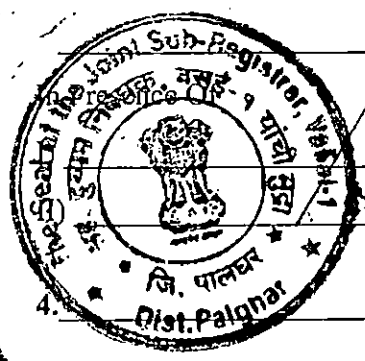


3. _____)
 _____)

_____)
 _____)

4. _____)
 _____)

In Presence Of)
 I) _____)
 II) _____)





Ajmera Developers



वसई-१			
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		२०२४	

Receipt Date: 17-10-2024

Receipt No: VVS/173

Received with thanks from

1 Shri/Smt. LOVINA . PINTO

Pan No: AGQPN7869L

2 Shri/Smt. APOLINE GERALD NORONHA

Pan No: ANMPN6348M

The sum of Rupees in words :- TWO LAKH FIFTY THOUSAND ONLY

The sum of Rupees in Figures :- Rs. 250000/-

By Cash/ Nef/ Rtgs/ Cheque No. E-TRANSFER

Drawn From STATE BANK OF INDIA

Branch - MUMBAI

Against Part Payment for Flat No.708 Floor 7th (Seventh) Wing A(A1) in Building No 1 of Vishwa Nagri, Near Patel Industrial Estate, Gavrai Pada Road, Vasai Road (E), Dist. Palghar - 401208.

FOR AJMERA DEVELOPERS


PARTNER

Rs. 250000/-

Receipt Entered by : Hetal Ref No : A-15563 Doc No : 9179

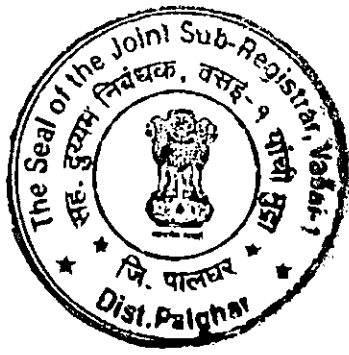
- Subject To Realization of Cheque.
- This is a provisional Part payment receipt.
- The final allotment of flat shall be confirmed subject to timely payment of balance consideration.
- The Receipt does not confer any ownership rights to the Purchaser on the agreed to be allotted flat.
- This Receipt is Non-Transferable



Vishwa Nagri, Near Patel Industrial Estate, Gavrai Pada Road, Vasai Road (E), Dist. : Palghar - 401 208.
Email : vishwanagri@rajhansgroup.in • Tel. : 0250 - 238 4214

वसई-३		
पुस्तक	३४०२६५६	६४
१	२०२४	

9179



SCHEDULE - 1

वसई-१			
पुस्तक	दस्तावेज क्र.	पृष्ठ	ए
१	१०७०२६	१०	ए
१०७०२६			

अर्पण दिनांक : 11/03/2020

गाव नमुना सार
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (सद्य काले व सुविचिती क्षेत्र) नियम, १९६१ च्या तरतुदी व सुविचिती क्षेत्र) नियम, १९६१ च्या तरतुदी व सुविचिती क्षेत्र]

गाव - गोखिरी तालुका - वसई जिल्हा - पालघर संघटनेचा संकेत क्रमांक : 4811 व दिनांक : 11/03/2020
मुपाचर क्रमांक व उपविभाग : 229/3

मुपाचर क्रमांक व उपविभाग 229/3	मु-धारणा पध्दती संगणकद्वारा घन -1	भोगवटदाराचे नाव	क्षेत्र	भाकार	प.ख.	फ.का	खाल क्रमांक
भोगवट धारक नाव :- श्री. अजयरा हेमलक्ष्मी गणेश चव्हाण सायबल गणेश	भार जी मी 104.45 (00) 100.5 (00)	श्री. अजयरा हेमलक्ष्मी गणेश चव्हाण सायबल गणेश	100.45.00	100.5.00	(4811)	1772	मु-धारणा व इतर अधिकार संकुचित घात या संदर्भात वसई गावचा घडोले पर. प्र. सं. 14/1/2018 व महाराष्ट्र राज्य अध्यादेशांकित 2/2017 अटी व शर्तीस अधिनियम दि. 2/2/2017 व संशोधन कर घात क्रमां. (4811)
जम संकेत क्र. (183),(810),(850),(1018),(1214),(1368),(3334),(4075),(4080),(4096),(4327),(4471),(4545), 4562),(4584),(4615)							सोपा आणि मुपाचर घेणे :-

गाव नमुना सार
विकाची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (सद्य काले व सुविचिती क्षेत्र) नियम, १९६१ च्या तरतुदी व सुविचिती क्षेत्र) नियम, १९६१ च्या तरतुदी व सुविचिती क्षेत्र]
गाव - गोखिरी तालुका - वसई जिल्हा - पालघर संघटनेचा संकेत क्रमांक : 4811 व दिनांक : 11/03/2020
मुपाचर क्रमांक व उपविभाग : 229/3

विकाखालील क्षेत्राचा तपशील								विकाखालील क्षेत्र				जल संधारण		जल संधारण	जल
वर्ग	हजारा	विक्रय क्रमांक	जल सिंचित	अजल सिंचित	मिश्र विक्रय क्षेत्र		विकाखालील क्षेत्र				व्यवस्था	धरा	(१४)	(१५)	
					विक्रय नाव	जल सिंचित	अजल सिंचित	विक्रय नाव	जल सिंचित	अजल सिंचित					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर जी मी	आर जी मी		आर जी मी	आर जी मी		आर जी मी	आर जी मी		आर जी मी			

"या प्रमाणित प्रतिसादी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 13/03/2020
सांकेतिक क्रमांक :- 2721000842119000032020171

(नाव :- वसई)
कनाटी भागा :- गोखिरी
तलाठी सती गोखिरी
ता. वसई, जि. पालघर



वसई-१		
पुस्तक:	हल नं.	एअ
	१०७०२	२४

SCHEDULE - 1



Date: 31/08/2020

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that all the land parcel bearing Plot No 2 of S.No. 229B is now given new S.No. 229, H.no. 3 as per latest revenue record.

Yours faithfully,

Adhvia



Vipul Adhia

B.E. (HONS.), M.I.E

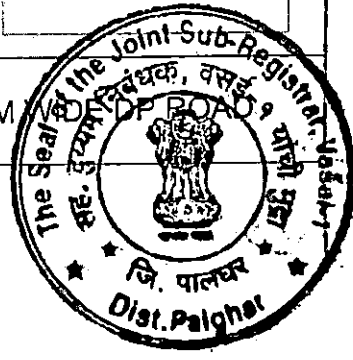
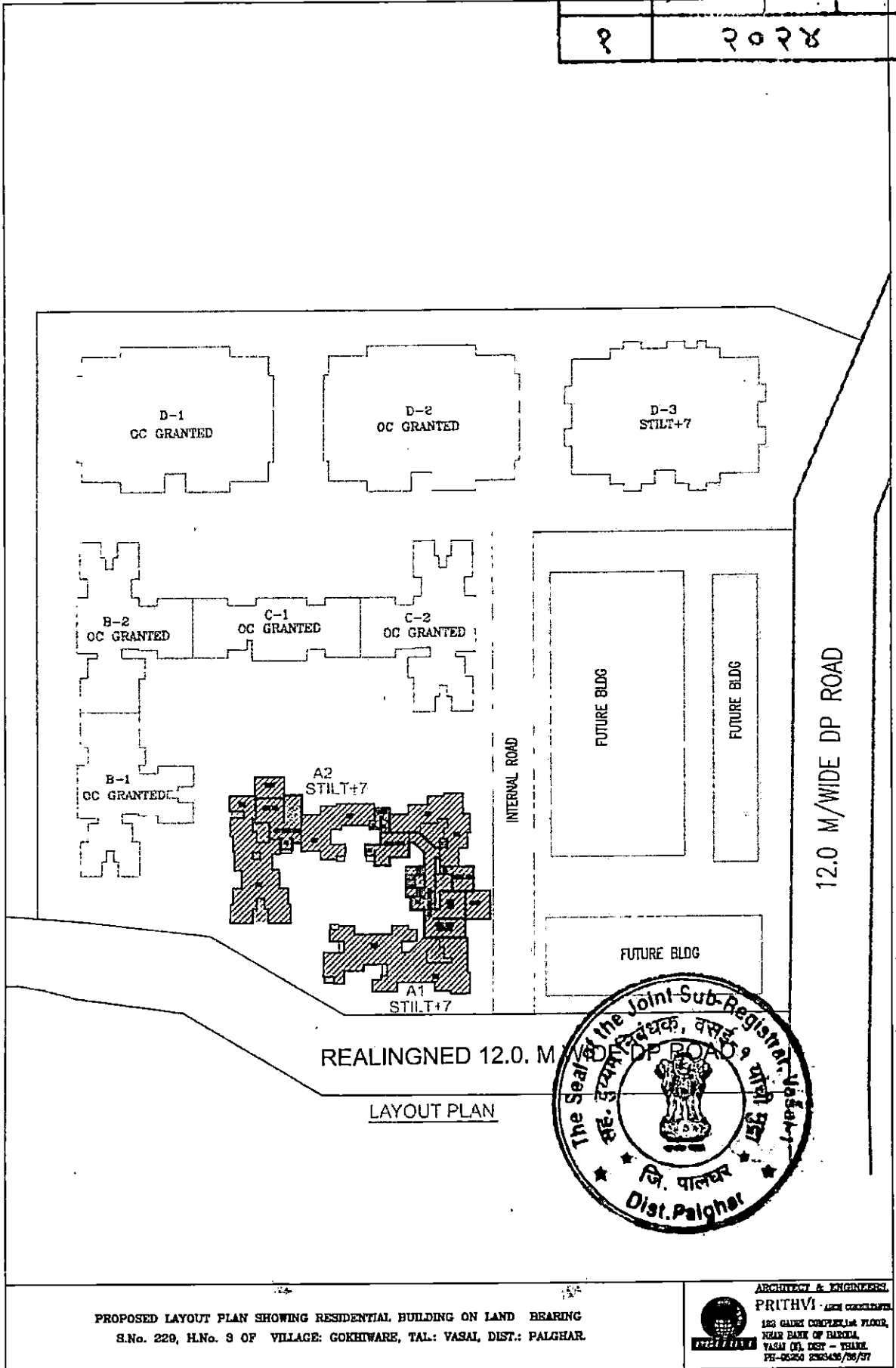
[B.M.C. REGN. No. A/100/LS. STR/A/24]

[ARCH CONSULTANTS]

122, Gauri Complex, Near Bank, Baroda, Vasai Road (E), Pin 401 210, Tel. 95250 - 2393435 / 36 / 37 email : pri_thvi@yahoo.com • vipul@prithviindia.com

ANNEXURE - I

वसई-१			
पुस्तक	दफ्त. क्र.	ए२	६०
१	२०२४		



PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL BUILDING ON LAND BEARING
 S.No. 229, H.No. 9 OF VILLAGE: GOKHIWARE, TAL.: VASAI, DIST.: PALGHAR.

ARCHITECT & ENGINEERS
PRITHVI ARCH CONSULTANTS
 103 GAUGE COMPLETION FLOOR,
 NEAR BANK OF BARODA,
 VASAI (E), DIST - THANE.
 PH-02260 2533436/76/37

वसई-१			
पुस्तक	दस्तावेज क्र.	११७०२६	६३ ६४
१	दफ्तरीलेखदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय		

ANNEXURE - II

(महसूल शाखा)

किल्लाबंदर रोड, मातोंडे-वसई गाव, ता.वसई, जि.पालघर, पिन ४०१२०१.

दुरधानी क्र. (०२५०) २३२२००७

क्र.महसूल/क.१/टि.१/जमिनवाव १/कावि - (एसआर) १ - १२०१७

दिनांक १६/१२/२०१७

प्रति,

श्रीम.लीना सुधाकर महंत

व इतर यांचेतर्फे कुळमुखत्यारधारक

मेसर्स अजमेरा डेव्हलपर्सचे भागीदार

श्री.जवेश बाबुलाल अजमेरा सा.ण/१०१

गानंट राजहंस ड्रिम्स विशाखा हाऊसच्या

मार्गे वसई रोड पश्चिम ता.वसई जि.पालघर

विषय :- जमिनीचे विनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (हे.आर.)	पाट खयथा	एकुण क्षेत्र (हे.आर.)	पैकी आकारणी करावयाचे क्षेत्र (हे.आर.)
गोखिनर	२२१/व	१.१४.५	०.१०.४	१.२४.९	१.२४.९

संदर्भ :- १.महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२.मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टि.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७



मनाशय,

आपण या कार्यालयात अर्ज दाखल करून उक्त विषयात नमुद जमिनीचे विनशेती व रुपांतरण कर भरून घेणेबाबतची कार्यवाही केली आहे.

कार्यालयात कागदपत्रे तपासता, उक्त जमिन मिळकत ही वसई विरार शहर महानगरपालिका यांची जिल्हा न्यायालयात समाविष्ट अमलेच्या दि.१६/०६/२०१७-१९ दिनांक १५/१२/२०१७ अन्वये अभिप्राय कळविलेनुसार त्याच दिनांकाच्या दि.१६/०६/२०१७ दिनांकात समाविष्ट अमलेचे दिग्गम घेणे.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७

अन्वये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व अन्वये विषय केलेल्या तरतुदीनुसार मंजूर व प्रारूप कागदपत्रे समाविष्ट अमलेच्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकृषिक आकारणी निश्चित करण्याची आहे. त्यानुसार सदरभात नमुद केलेप्रमाणे विविध प्रतिक्रियांच्या पत्रातून अटी व शर्तीना अधिन यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व विनशेती आकारणीची रक्कम भरून घेणेबाबतची कार्यवाही आहे.

अन्वये आपले विनंती अर्जांनुसार आपणाकडून महागाष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व अन्वये नमुदनुसार केवळ रुपांतरण कर व विनशेती आकारणीची रक्कम वसूल करण्यात येत आहे. त्याबाबत

वसुई-१		
पुस्तक	संख्या क्र.	ए.ए.ए.
१	१०७०२९	९७
२०२४		

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आपणास त्रामेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापूर्वी सज्वित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पूर्वपरवानगी घेणे बंधनकारक राहिल.

गावचा नाव	स.नं/ हि.नं	एकुण क्षेत्र (चौ.मी)		गावचा बिनशेती दर रु.पै		बिनशेती आकारणीचे स्वरुप (१ पट)		बिनशेती आकारणी र.रु		कलम ४७ अ अन्वये रुपांतरीत कर आकारणी स्वरुप (५ पट)		रुपांतरीत कर र.रु
गोखिवर	२२९/ब	१६४६०	X	०.१०	X	१	=	१६४६/-	X	५	=	८२२५/-

मदरची बिनशेती आकारणी व रुपांतरीत कर शासनजमा केलेली चलने तलाठी गोखिवर यांचेकडे

सादर करण्यात यावीत.

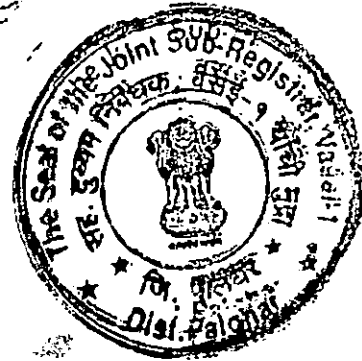
मदर अधिकाऱ्यावर

तहसिलदार वसुई

प्रत:- तलाठी गोखिवर

२/- दर नमूद केलेल्या जमिन मिळकतीबाबत अर्जदार/जमिनमालक यांनी शासनजमा केलेली चलने तलाठी गोखिवर यांनी शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेल्या तरतुदीनुसार अधिकार अभिलेखात कार्यवाही करावी.

तहसिलदार वसुई



वसई-१			
पुस्तक	क्र.सं.	एच	एच
?	१४०२९		
	२०२४		

ANNEXURE - III

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०९
ई-मेल : vasaircorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6103 / 247/2020-21

26/03/2021

To,
M/s. Ajmera Developers through its Partner
Shri Jayesh B. Ajmera
A/101, Garnet, Rajhans Dreams,
Behind Bishop House, Barampur,
Vasai (West), Tal.: Vasai,
DIST.: PALGHAR

Sub: **Commencement Certificate for proposed Building No. A1 & A2 on Plot No. 02 of land bearing S.No. 229, H.No. 2, 3, 4, 5 & 6 and S.No. 223B/233C/281, H.No. 1/3, 1/5, 1/10 & 1/11 of Village: Gokhiware Taluka Vasai, Dist Palghar.**

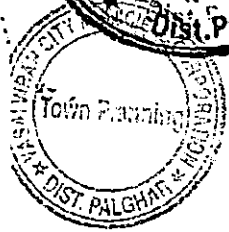
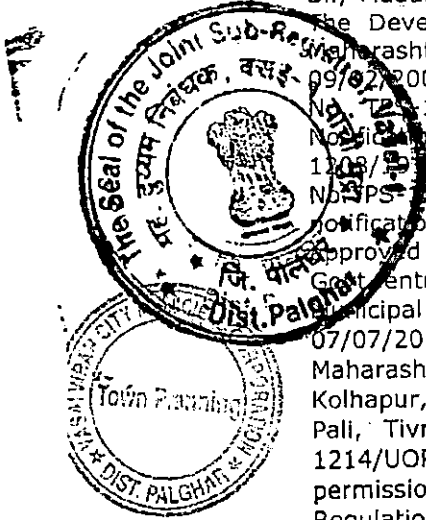
Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-6103/259/2018-19, dtd. 24/01/2019
2. Your Licensed Engineer letter dated 02/12/2020

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTD Act 1966. The details of permission are as under:.

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-6103 /..247..dated 26/03/21.....are binding on you. The details of the Buildings is given below:



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१	२०२४		

VVCMC/TP/CC/VP-6103 / 247/2020-21

26/03/2021

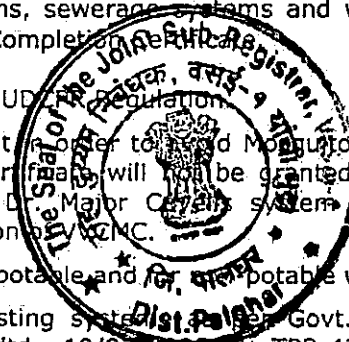
Sr. No.	Predominant Building	Plot No.	Bldg No.	No. of Floors	No. of flats	Built Up Area. (in sq. mt.)
1.	Residential	02	A1 & A2	Stilt+Gr+7	119	4020.875

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 4) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

You shall construct cupboard if any, as per UD

You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing D. Major Cess system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

- 8) You shall provide two distinct pipelines for potable and non-potable water.
- 9) You shall provide the Rain Water Harvesting system as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.



वसई-१		
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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



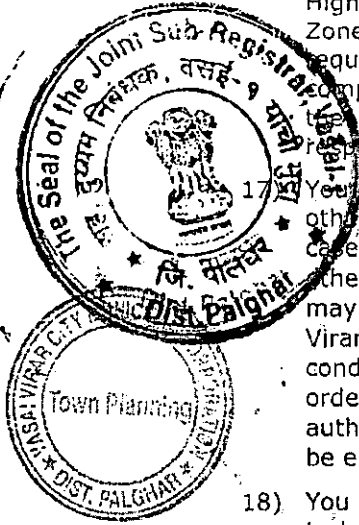
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6103 / 247/2020-21

26/03/2021

- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of india in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

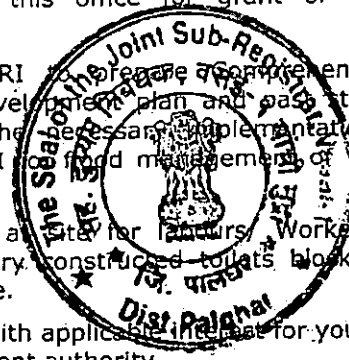


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VVCMC/TP/CC/VP-6103/247/2020-21

26/03/2021

- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 23) VVCMC has asked IIT-Bombay and NEERI to prepare a comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 24) You shall provide temporary toilet Blocks a site for labourers/Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 25) You will be liable to pay any charges/areas with application for your proposal as and directed by VVCMC/any other competent authority.
- 26) You shall provide Grey Water recycling plant for said layout, if applicable.
- 27) You shall provide Solar Assisted water heating SWH system to said layout if applicable.



Raf

Commissioner

Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner VVCMC, Virar.

**Deputy Director,
VVCMC, Virar.**

Encl.: a/a.

c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation,
Ward Office
2. M/s. Prithvi Arch Consultan
122, First Floor, Gauri Complex,
Navghar, Vasai (East),
Taluka-Vasai, Dist.: Palghar.

वसई-१		
पुस्तक	दस्तावेज	३३ ९४
१		२०२४

ANNEXURE - IV

STRUCTURE

- RCC framed 7 storeyed structure

FLOORING

- M.P. Room / Kitchen : Vitrified Tiles
- Toilet Ceramic Tiles
- All floor lobbies : Ceramic Tiles

DOORS

- Main door: Laminated flush door with good quality fittings
- M. P. Room / Toilet: Laminated flush doors with good quality fittings.

WINDOWS

- Powdered aluminium sliding windows

KITCHEN

- Granite kitchen platform with SS sink and tap
- Ceramic tile cladding 2 feet height above kitchen platform

TOILET

- Ceramic tiles dado
- Good Quality Wash Basin
- EWC in toilet

ELECTRICALS

- Elegant modular electrical switches
- Concealed Copper Wiring
- Adequate points in all rooms
- One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment.
- One Earth Leakage Circuit Breaker (ELCB) in every apartment.

PAINTING

- Interior : Oil Bound Distemper (OBD) paint
- Exterior : Acrylic emulsion paint

PLUMBING

- Concealed plumbing
- All internal water supply lines are UPVC/CPVC/GI or equivalent
- Good quality CP fittings.



ANNEXURE - V

वसई-१			
पुस्तक	दस्तावेज क्र.	००	८४
१	३०२४		



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 :
P99000034620

Project: **VISHWA NAGRI BUILDING NO. 1**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 229 HISSA NO 3 at VasaiVirar City (M Corp), Vasai, Palghar, 401208** ;

- Ajmera Developers** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin: 401202**.
- 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 (I) of subsection (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 **20/04/2022** and ending with **30/09/2024** 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



Dated: 20/04/2022
Place: Mumbai

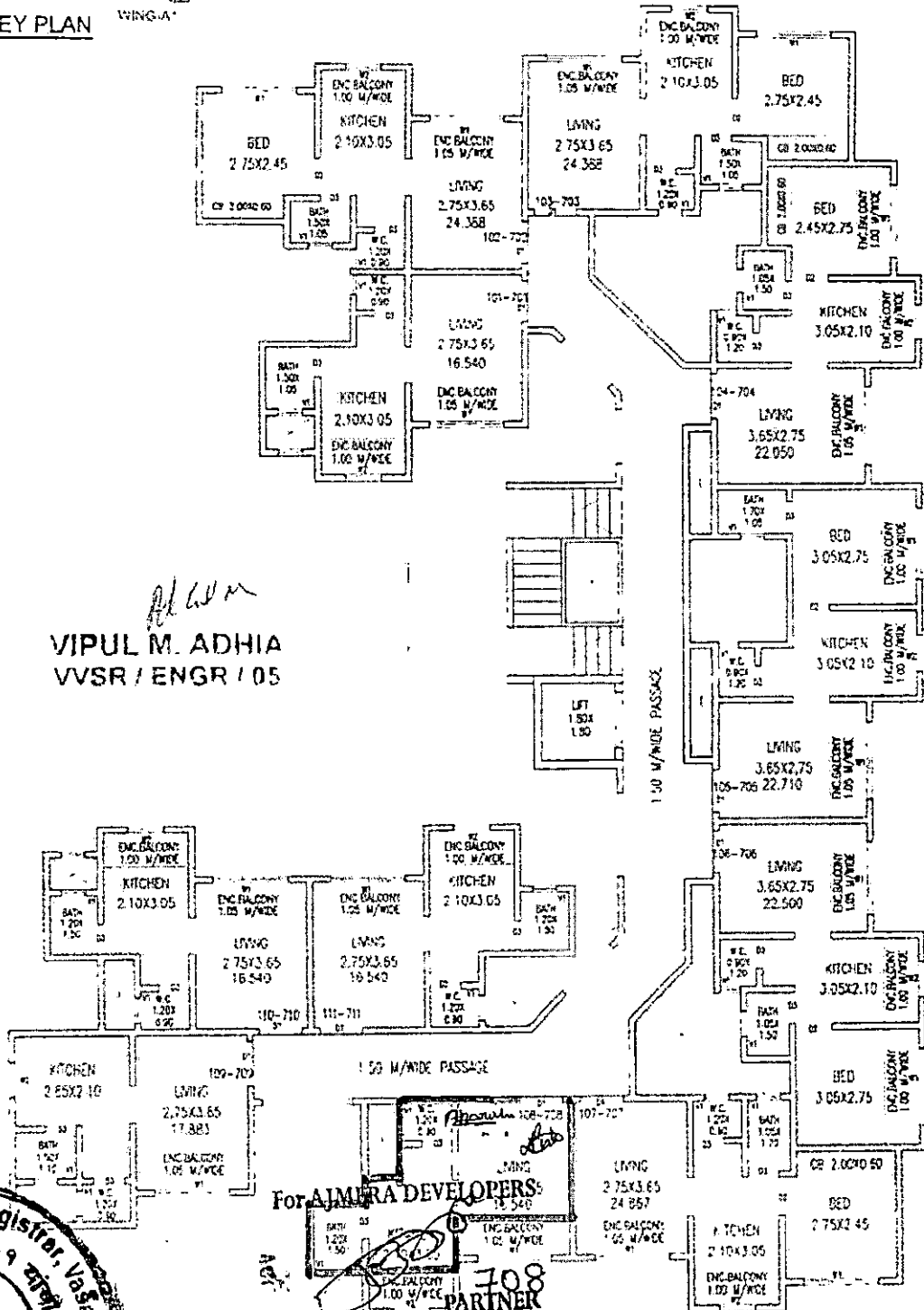
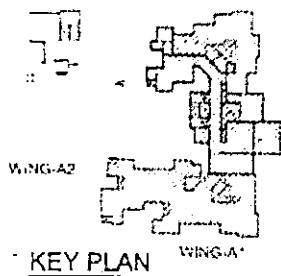
Signature and Seal of Sub-Registered Officer
Maharashtra Real Estate Regulatory Authority



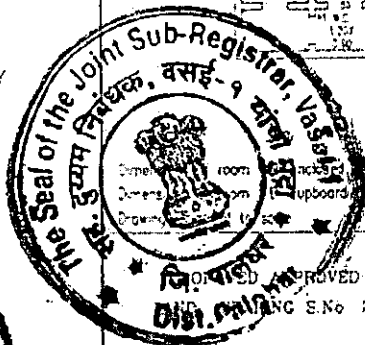
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ANNEXURE - VI

VISHWA NAGRI
 BLDG.NO.-01
 WING-A(A1)



TYPICAL FLOOR PLAN(1-7)



APPROVED PLAN OF WING-A (A1) OF VISHWA NAGRI BUILDING NO.01 ON
 S.No 229, H.No 3 OF VILLAGE, GOKHIWARE, TAL. VASAI, DIST. PALGHAR

ARCHITECT & ENGINEERS
PRITHVI AND CO. PARTNERS
 122 CHAVE COMPLEX 1st FLOOR
 NEAR BANK OF BARODA,
 VASAI (E), DIST - THANE.
 911-86250 2339436,738/21

वसई-१			
पुस्तक	दस्त क्र.	०९	०४
१	२०२४		



Vasai-virar City Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : VVMC/PO/2024/APL/00012
Proposal Code : VVMC-24-ENTRY-30378

Building Proposal Number - 253311
Date : 12/04/2024

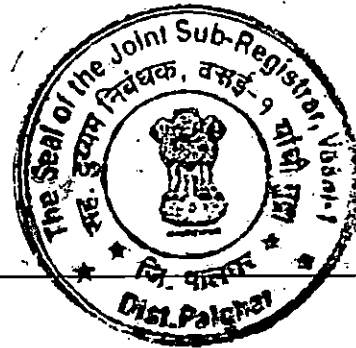
Building Name : A1 A2(Residential)	Floor :	GROUND - 0F(169.95 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 1F(617.75 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 2F(617.75 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 3F(617.75 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 4F(617.75 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 5F(617.75 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 6F(617.75 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 7F(617.75 Sq mt)
Building Name : D3(Residential)	Floor :	GROUND - 0F(109.01 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 1F(549.96 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 2F(549.96 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 3F(549.96 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 4F(549.96 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 5F(549.96 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 6F(549.96 Sq mt),1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH - 7F(549.96 Sq mt)

To,
i) Ms Ajmera Developers Through Its Partner Shri Jayesh B Ajmera,
S.NO. 229, H.NO. 3PT AND S.NO. 233B/233C/281, H.NO 1/10PT
ii) VIPUL ADHIA (Engineer)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name A1 A2(GROUND,1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH),D3(GROUND,1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH) Plot No , Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. S.NO. 229, H.NO. 3PT AND S.NO. 233B/233C/281, H.NO. 1/10 PT, Village Name/Mouje GOKHIVARE, Sector No. , completed under the supervision of Engineer, License No as per approved plan vide Permission No. VVMC/TP/RDP/VP-6103/178/2023-24 Date 28/11/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)



वसई-१		
पुरतक	१००२२	७३ ए
१	१५२४	



Vasai-virar City Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : VVCMC/PO/2024/APL/00012
Proposal Code : VVCMC-24-ENTRY-30378

Building Proposal Number - 253311
Date : 12/04/2024

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No VVCMC/TP/RDP/VP-6103/178/2023-24 Date 28/11/2023, Permission No VVCMC/TP/CC/VP-6103/259/2018-19 Date 24/01/2019, Permission No VVCMC/TP/CC/VP-6103/263/2018-19 Date 24/01/2019, Permission No VVCMC/TP/CC/VP-6103/264/2018-19 Date 24/01/2019, Permission No VVCMC/TP/CC/VP-6103/265/2018-19 Date 24/01/2019, Permission No VVCMC/TP/CC/VP-6103/266/2018-19 Date 24/01/2019, Permission No VVCMC/TP/CC/VP-6103/267/2018-19 Date 24/01/2019, Permission No VVCMC/TP/CC/VP-6103/268/2018-19 Date 24/01/2019, Permission No VVCMC/TP/PCC/VP-6103/33/2020-21 Date 04/09/2020, Permission No VVCMC/TP/PCC/VP-6103/148/2019-20 Date 24/01/2020, Permission No VVCMC/TP/RDP/VP-6103/237/2020-21 Date 26/03/2021, Permission No VVCMC/TP/CC/VP-6103/247/2020-21 Date 26/03/2021, Permission No VVCMC/TP/CC/VP-6103/248/2020-21 Date 26/03/2021, Permission No VVCMC/TP/OC/VP-6103/168/2021-22 Date 31/03/2022, Permission No VVCMC/TP/OC/VP-6103/169/2021-22 Date 31/03/2022, Permission No VVCMC/TP/OC/VP-6103/170/2021-22 Date 31/03/2022, Permission No VVCMC/TP/OC/VP-6103/171/2021-22 Date 31/03/2022, Permission No VVCMC/TP/OC/VP-6103/123/2021-22 Date 29/10/2021

Signature valid

Digitally signed by Anil Kumar Jha, DN: cn=Anil Kumar Jha, o=Vasai-virar City Municipal Corporation, ou=Vasai-virar City Municipal Corporation, email=anil.kumar.jha@vasai-virar.gov.in, c=IN
Date: 2024.04.12 20:28:32 IST
Reason: Approved Certificate
Location: Vasai-Virar City Municipal Corporation
Project Code : VVCMC-24-ENTRY-30378
Application Number : VVCMC/PO/2024/253311/45926
Proposal Number : 253311
Certificate Number : VVCMC/PO/2024/APL/00012



Scan QR code for verification of authenticity.

Yours faithfully,
Municipal Commissioner,
Vasai-virar City Municipal Corporation,



वसई-१			
पुस्तक	दस्त क्र.	पृष्ठ	एव
१	१०७२६	७४	९४
१		२०२४	

घोषणापत्र

मी श्री./सौ./श्रीमती Dilip U Goda

याद्वारे घोषित करतो की, दुय्यम निबंधक वसई १ यांचे कार्यालयाने Agreement for sale या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री./सौ./श्रीमती Jayesh Babulal Nijmer व इतर यांनी दिनांक 23/12/2023 रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/ निष्पादीत करून कबुलवाजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दाबातल ठरवलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः मक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चं कलम ८२ अन्वये शिक्षेस मी पत्र राहिले याची मला जाणीव आहे.

दिनांक:

कुलमुखत्यार पत्रधारकाचे
नाव श्री. Dilip U Goda,

मी Dilip U Goda



वसई-१	
पुस्तक	दस्तावेज
79/104	98022
Thursday, December 21, 2023	
१:15 AM	२०२४

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19780 दिनांक: 21/12/2023

गावाचे नाव: दरामपुर

दस्तावेजाचा अनुक्रमांक: वसई-1-16489-2023

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: जयेश बाबूलाल अजमेरा --

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 220.00

पृष्ठांची संख्या: 11

एकूण: ₹. 320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:35 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai

वाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

मगलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निदेशक, वसई-१

1) देयकाचा प्रकार: DHC रकम: रु. 220/-

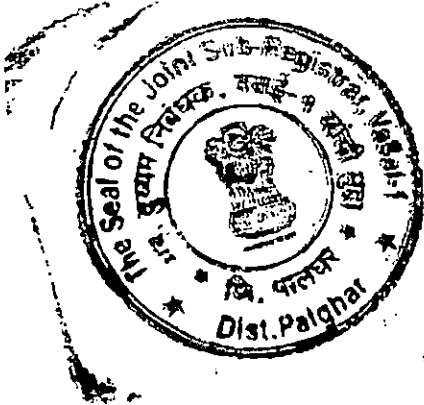
डीडी/घनादेश/पि ऑर्डर क्रमांक: 1223217502180 दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH012738237202324E दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:



CHALLAN पुस्तक दस्त क्र.
MTR Form Number-6

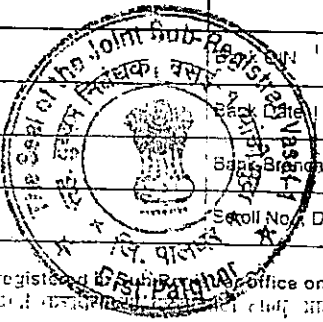
वसई-१
98822 9 92



GRN MH02733237202324E BARCODE Date 21/12/2023 10:39:15 Form ID 48(1)

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty	TAX ID / TAN (If Any)	वसई-१	
Type of Payment Registration Fee	PAN No.(If Applicable)	पुस्तक 98822 9 92	
Office Name VSII_VASAI NO 1 SUB REGISTRAR	Full Name	JAYESH BABULAL AJMERA	
Location PALGHAR	Flat/Block No.	101/A, GARNET, RAJHANS DREAMS	
Year 2023-2024 One Time	Premises/Building	BARAMPUR	
Account Head Details	Amount In Rs.	Road/Street	VASAI WEST
093048401 Stamp Duty	500.00	Area/Locality	VASAI WEST
093048401 Registration Fee	100.00	Town/City/District	
		PIN	4 0 1 2 0
		Remarks (If Any)	SecondPartyName=DILIP U GODA-
		Amount In	Six Hundred Rupees Only
Total	600.00	Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Ref No.	691C3332023122112022 2844458146
Check/DD No.		Back Date / RBI Date	21/12/2023-10:39:06 Not Verified with RBI.
Name of Bank		Bank Branch	IDBI BANK
Name of Payer		Scroll No./ Date	Not Verified with Scrol



NOTE - This challan is valid for document to be registered in this office only. Not valid for unregistered document. Mooli No. 98999



वसई-१			
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१	२०२४		



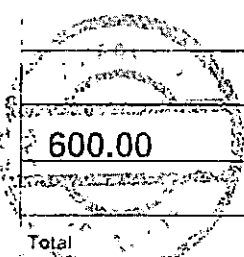
वसई-१			
पुस्तक	दस्ता क्र.	2	96
३	२०२३		



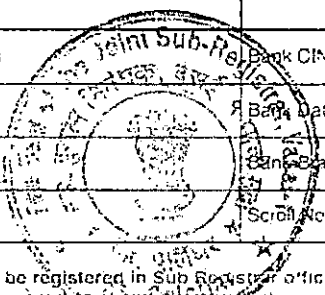
CHALLAN
MTR Form Number-6

GRN	MH012736237202324E	BARCODE	Date		21/12/2023-10:38:15	Form ID	48(i)
Department	Inspector General Of Registration		पुस्तक		वसई-१		
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	दस्ता क्र.		९४७०२६६६६		
	Registration Fee	PAN No.(If Applicable)	१		२०२४		

Office Name	VSI1 VASAI NO 1 SUB REGISTRAR	Full Name	JAYESH BABULAL AJMERA				
Location	PALGHAR	Flat/Block No.	101/A. GARNET. RAJHANS DREAMS				
Year	2023-2024 One Time	Premises/Building	BARAMPUR				
Account Head Details	Amount In Rs.	Road/Street	VASAI WEST				
6004640 Stamp Duty	500.00	Area/Locality	PIN 401202				
6003304 Registration Fee	100.00	Town/City/District	Remarks (If Any)				
		Second Party Name=DILIP U. GODA-					
		Amount In	Six Hundred Rupees Only				
		Words	Total 600.00				



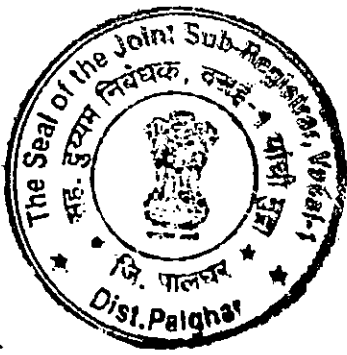
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref No	69103932023122112022	2844458146	
	Bank Date	REI Date	21-12-2023-10:39:06	Not Verified with RBI	
	Bank Branch	DD BANK			
	Scrill No	Date	Not Verified with Scrill		



This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr No	Remarks	Defacement No.	Defacement Date	Defacement Amount
9-16489		0006690661202324	21-12-2023	100.00
9-16489		0006690661202324	21-12-2023	500.00
Total Defacement				600.00

वसुधै-१			
पुस्तक	दस्तावेज	७८	८४
१	२०२४		



वसई-१		
पुस्तक	दस्त क्र.	
	१६४८८	३ १२
३	२०२३	

POWER OF ATTORNEY

(Without Consideration)

वसई-१		
पुस्तक	दस्त क्र.	
	१७००८	६००९
१	२०२४	

TO ALL TO WHOM THESE PRESENTS SHALL COME, **MR. JAYESH BABULAL AJMERA**, Adult, Indian Inhabitant, in my individual capacity and in the capacity of being a Partner of a Firm, Proprietor, Director of a Company, & Proprietor of **M/s. B.J. ENTERPRISES** and partner of the following partnership firms 1. **M/s. AJMERA DEVELOPERS** 2. **M/s. MAHALAXMI FOODS** 3. **M/s. PEARL INVESTMENT** 4. **M/s. PEARL REALTY** 5. **M/s. PRAGATI DEVELOPERS** 6. **M/s. PRAGATI ENTERPRISES** 7. **M/s. RAJHANS REALTORS** 8. **M/s. RAJHANS VENTURES** 9. **M/s. UTTUNG SHIKHAR REALTORS & INFRASTRUCTURE**, all having its Office address at 101/A, Garnet , Rajhans Dreams , Behind Bishop House . Barampur , Vasai (W), Tal. Vasai, Dist. Palghar, and apart from the above wherever I am representing any other Company, firm, Proprietary concern, Trustee of a Trust SEND GREETINGS :

WHEREAS i am engaged in the construction and land development business i.e. purchase, sell and development of landed properties. erecting the buildings consisting of residential flat and commercial & Industrial units and purchasing & selling such lands. residential flats and commercial & Industrial units to our intending purchasers.

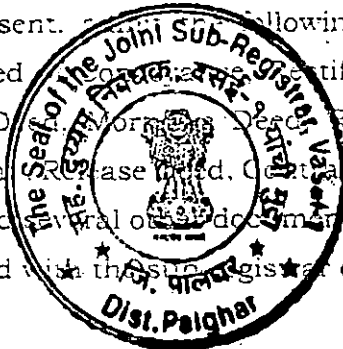
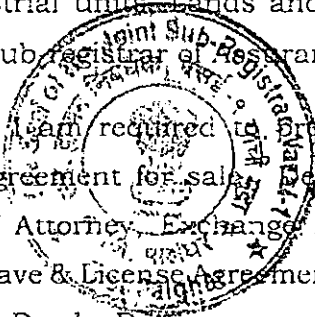
And whereas I am required to execute with our intending buyers & Sellers. Agreement for sale, Conveyance deeds and several other documents agreeing to sell & purchase from them landed properties, residential flats and commercial & Industrial units, Lands and such agreements are required to be registered with the Sub-Registrar of Assurances as required by the Law.

And Whereas, I am required to present the following documents executed by me, Agreement for sale, Deed, Conveyance Deed, Gift Deed, Power of Attorney, Exchange Deed, Re-conveyance Deed, Lease deed, Leave & License Agreement, Release Deed, Contracts, Affidavits, Declarations, Bonds, Deeds, Documents and several other documents and several other document are required to be registered with the Sub-Registrar of Assurances as required by the Law.

And whereas, I intend to nominate . constitute and appoint our Attorney for the purpose of presenting to Sub-Registrar of Assurances, Agreement for sale.

Dilip. V. Chada

(Handwritten signature)



वसई-२			
पु.क्र.	दस्तावेज क्र.	७	५६
१	२०२३		

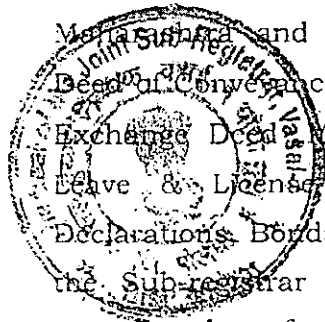
Deed of Conveyance , Rectification Deed , Gift Deed , Power of Attorney , Exchange Deed ,Mortgage Deed , Re-conveyance Deed , Lease deed , Leave & License Agreement , Release Deed Contracts, Affidavits, Declarations,

क्र.सं.	नाम	पता
१	१०२२७	

Bonds and several other document executed for and on behalf of my individual name in the name of our firm / company where I am a Partner or a Director, Proprietor, Trustee of a Trust & Proprietor of M/s. B.J. ENTERPRISES and partner of the following partnership firms 1.M/s. AJMERA DEVELOPERS 2. M/s. MAHALAXMI FOODS 3. M/s. PEARL INVESTMENT 4. M/s. PEARL REALTY 5. M/s. PRAGATI DEVELOPERS 6. M/s. PRAGATI ENTERPRISES 7. M/s. RAJHANS REALTORS 8. M/s. RAJHANS VENTURES 9. M/s. UTTUNG SHIKHAR REALTORS & INFRASTRUCTURE, and apart from the above wherever I am representing any other Company, firm, Proprietary concern, Trustee of a Trust and admitting execution thereof.

NOW KNOW WE ALL TO WHOM THESE PRESENTS SHALL COME, I Mr. JAYESH BABULAL AJMERA, in my individual capacity, Partner of a Firm or Director of a Company, & trustee of trust & Proprietor of M/s. B.J. ENTERPRISES & partner of the following partnership firms 1.M/s. AJMERA DEVELOPERS 2. M/s. MAHALAXMI FOODS 3. M/s. PEARL INVESTMENT 4. M/s. PEARL REALTY 5. M/s. PRAGATI DEVELOPERS 6. M/s. PRAGATI ENTERPRISES 7. M/s. RAJHANS REALTORS 8. M/s. RAJHANS VENTURES 9. M/s. UTTUNG SHIKHAR REALTORS & INFRASTRUCTURE, and apart from the above wherever I am representing any other Company, firm, Proprietary concern, Trustee of a Trust, do hereby irrevocably nominate, constitute and appoint Mr. DILIP U. GODA, adult, residing at, Rajhans Seasons, Barampur, Vasai (W. Tal. Vasai, Dist. Palghar, to do perform an act and execute all or any of the following acts, deeds, things and matters in our name, that is to say:

To appear before the Sub-Registrar of Assurances across Maharashtra and to present several documents. Agreement for sale, Deed of Conveyance , Rectification Deed , Gift Deed . Power of Attorney , Exchange Deed ,Mortgage Deed , Re-conveyance Deed . Lease deed , Leave & License Agreement . Release Deed Contracts, Affidavits, Declarations, Bonds and or indenture/s executed by us / our firm before the Sub-registrar of Assurances across Maharashtra and admit the execution thereof and to do act that may be necessary for registration of the said documents, agreements or indenture/s and to receive back when it has been duly registered and to sign and deliver a proper receipt for the same.



Dilip U. Goda

वसई-१			
पुस्तक	दस्ता क्र.	५	१२
३	२०२३		

2. To obtain certified copy, Index II, Receipts or any copies thereof from the office of the Sub-registrar of Assurances across Maharashtra.

3. All Documents will be executed by me or behalf of my **Mahalaxmi** or behalf of being a **Proprietor** or in the name of our firm / company / Trust where I am a Partner or a Director, Trustee of a Trust and admitting execution thereof.

वसई-१			
पुस्तक	दस्ता क्र.	५	१२
३	२०२४		

4. This POA is given only for admission purpose.

In the witness whereof I, **Mr. JAYESH BABULAL AJMERA**, in my individual capacity, and in the capacity of being a proprietor, Partner of a Firm or Director of a Company, & trustee of trust & **Proprietor of M/s. B.J. ENTERPRISES** partner of the following partnership firms 1. **M/s. AJMERA DEVELOPERS** 2. **M/s. MAHALAXMI FOODS** 3. **M/s. PEARL INVESTMENT** 4. **M/s. PEARL REALTY** 5. **M/s. PRAGATI DEVELOPERS** 6. **M/s. PRAGATI ENTERPRISES** 7. **M/s. RAJHANS REALTORS** 8. **M/s. RAJHANS VENTURES** 9. **M/s. UTTUNG SHIKHAR REALTORS & INFRASTRUCTURE**, and apart from the above wherever I am representing any other Company, firm, Proprietary concern, Trustee of a Trust have hereunto set and subscribed our hands and seal the on the 21 day of Dec 2023

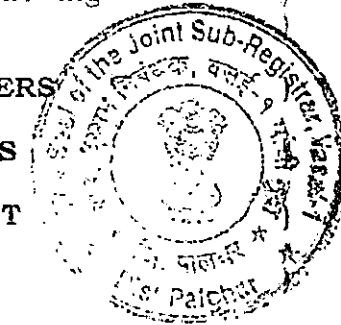
Signed Sealed And Delivered

by Within named **EXECUTANT**

Mr. JAYESH BABULAL AJMERA

in my individual capacity, and in the capacity of being a Partner of a Firm or Director of a Company, Proprietor & partner of the following partnership firms :-

1. **M/s. AJMERA DEVELOPERS**
2. **M/s. MAHALAXMI FOODS**
3. **M/s. PEARL INVESTMENT**
4. **M/s. PEARL REALTY**
5. **M/s. PRAGATI DEVELOPERS**
6. **M/s. PRAGATI ENTERPRISES**
7. **M/s. RAJHANS REALTORS**
8. **M/s. RAJHANS VENTURES**



J. Jayesh



J. Jayesh

वसई-१			
पुस्तक	वस्त क्र.	LB	१४
१	१४०२६		

9. M/२०२४ G SHIKHAR REALTORS
& INFRASTRUCTURE


& Proprietor M/s. B.J. ENTERPRISES

and apart from the above wherever I am

representing any other Company, firm,

Proprietary concern, Trustee of a Trust

In the presence of

1. 
2. D.K. Jeyani

Signed Sealed and delivered

By Within named ATTORNEY HOLDER

Mr. DILIP U. GODA




[Handwritten signature]



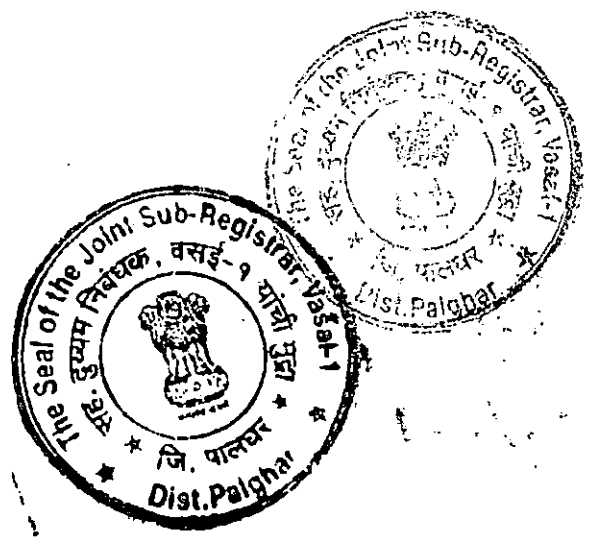
Dilip U. Goda



In the presence of

1. 
2. D.K. Jeyani

वसई-१			
पुस्तक	वस्त क्र.	६	११
३	२०२३		



आयकर विभाग

INCOME TAX DEPARTMENT

JAYESH BABULAL AJMERA

भारत सरकार

GOVT. OF INDIA

BABULAL AJMERA

23/11/1963

Permanent Account Number

ABGPA9739F



15/12/2011

वसई-१			
पुस्तक	दस्ता क्र.	७	१२
३		२०२३	

आयकर विभाग

INCOME TAX DEPARTMENT

AJMERA DEVELOPERS

भारत सरकार

GOVT. OF INDIA

01/04/2006

Permanent Account Number

AANFA5375M

वसई-१			
पुस्तक	दस्ता क्र.	७७	९४
१		२०२४	

आयकर विभाग

INCOME TAX DEPARTMENT

PEARL INVESTMENT

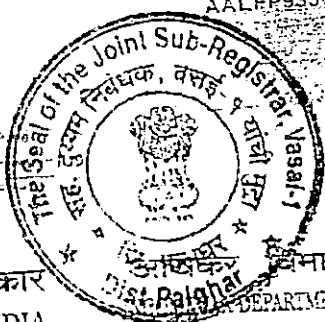
भारत सरकार

GOVT. OF INDIA

13/09/2010

Permanent Account Number

AALEP9339R



आयकर विभाग
INCOME TAX DEPARTMENT

PEARL REALTY

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

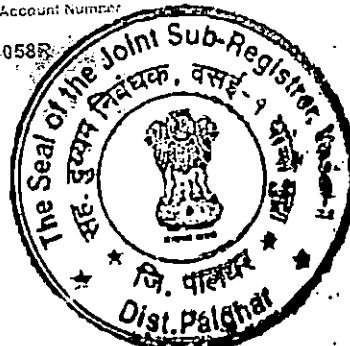
PRAGATI DEVELOPERS

भारत सरकार
GOVT. OF INDIA

22/03/2003

Permanent Account Number

AAKFP4058R



16.09/2010

Permanent Account Number

AALEP9327L

31/07/2010



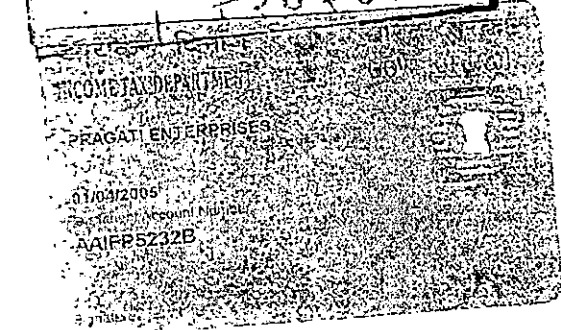
19.09.2008

04/09/2008

Permanent Account Number

AACFU3830A

वसई-१		
पुस्तक	दस्तावेज क्र.	वर्ष
9802	Ly er	2023



आयकर विभाग
INCOME TAX DEPARTMENT
RAJHANS REALTORS

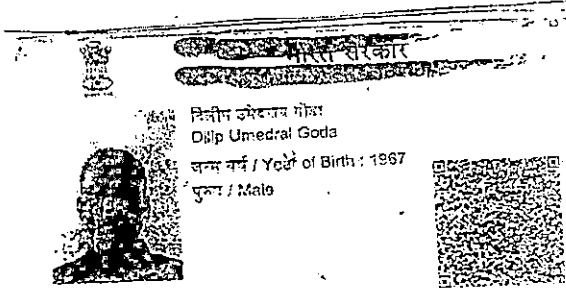
भारत सरकार
GOVT. OF INDIA

02/11/2010

Permanent Account Number

AAMFR5881L

24112870



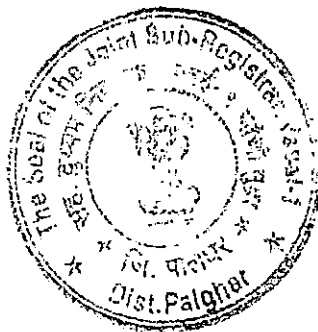
डिलीप उमेदरा गोडा
Dilip Umedra Goda

जन्म वर्ष / Year of Birth: 1967
पुरुष / Male


9195 8753 0861

आधार - सामान्य माणसाचा अधिकार

वसई-१		
पुस्तक	दस्तावेज क्र.	वर्ष
3	9802	2023



भारत सरकार
 दिवीय उमेदराय गोडा
 Dhip Umedrai Goda
 जन्म वर्ष / Year of Birth : 1967
 पुरुष / Male



9495 8763 0031

आधार - सामान्य पाणसाचा अधिकार

Government of India

वसई-१			
पुस्तक	दस्त क्र.		
१	१००२९	६६	९४
		२०२४	

वसई-२			
पुस्तक	दस्त क्र.		
३	१६४८९	६	११
		२०२३	

आधार संख्या / Your Aadhaar No.

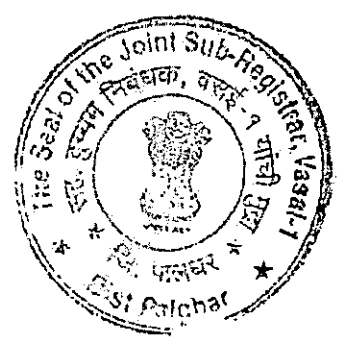
2630 9743 6788

आधार - सामान्य पाणसाचा अधिकार

जिल्हा सहायक पंजीयन अधिकारी
 जिल्हा पालघर

2630 9743 6788

आधार - सामान्य पाणसाचा अधिकार



वर्ष-२	
पुस्तक	9802e 60 er
दिनांक 21 दिसंबर 2023 वा 10 मं.	
६	३०२४
कॉल कनांक वेब 1 48400/2023	

दस्तावेज गोपनायक भाग-1

पत्रांक २०/११
दस्तावेज क्रमांक: 16489/2023

वास्तविक मूल्य ₹. 00/-

मासिकता: ₹. 01/-

भरणाचा मूद्रांक शुल्क: ₹. 500/-

द. नि. मद्र. द. नि. चक्रा 1 यांचे कार्यालयाने

पत्रांक-19780

पत्रांक दिनांक 21/12/2023

क्र. 16489 वर दि. 21-12-2023

सादरकरणालाचें नाव, त्रयेंभ वायल्यान अक्रमेण - -

वेळी 11:15 म.पु. वा इतर केला.

नोंदणी फी

₹. 100.00

दस्तऐवज नोंदणी फी

₹. 220.00

पत्रांची संख्या: 11

मूद्रांक: 320 00

दस्तावेज भरणाच्याची नोंद.

Sub Registrar Vasai 1

सह. मुख्य निबंधक, वसई-१

दस्तावेज पंजीयना क्रमांक १६४८९/२०२३

Sub Registrar Vasai 1

सह. मुख्य निबंधक, वसई-१

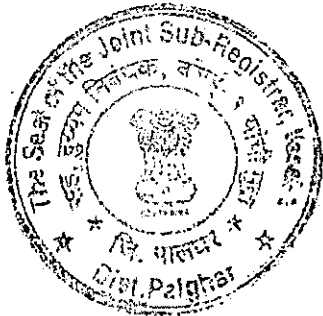
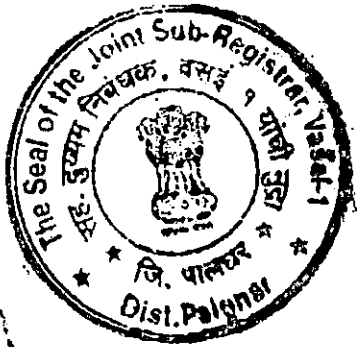
वसई - २



पत्रांक शुल्क. a वेळी नोंदणी फी व इतर खर्च देण्यात आलेला असेल त्यासूद्धे कोणत्याही दस्तावेज मागून घ्याव्यात. अधिकार मिळत असेल तर.

दिनांक 12/12/2023 11:15:03 AM ची वेळ: (मासिकता)

दिनांक 22/12/2023 11:15:39 AM ची वेळ: (फी)

प्रतिज्ञा पत्र
 "सर्व पत्रावेवज हा नोंदणी कार्य १९०५ अंतर्गत अशावेत्या तरादीनुसारच नोंदणीस दाखल केलेला आहे. 'दस्तावेज नोंदणी मजदुर. निष्पादक स्वतः, नोंदणीदार, व एवेवत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. 'दस्तावेज सत्यता, वैधता कायदेशीर दारीसाठी टाकर दिग्दर्शक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील. 'दस्तावेज जातवेद जोडलेले कागदपत्रे, कुठल्याही प्रकारचे, सर्वोत्ती इत्यादी नमावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.
 दि. १२/१२/२०२३
 दि. २२/१२/२०२३
 दि. २२/१२/२०२३



<p>कुलमुखत्यार देणार</p> <p>7 म नवंबर 2023 (8) म नवंबर 2023 (9) म नवंबर 2023</p> <p>विशेष कर वसुली उपकरणवसुली नई शर्तों पर जयेश बाबुलाल अजमेरा</p>		<p>21/12/2023 11:18:36 AM</p>	<p>जयेश बाबुलाल अजमेरा M 1187270227366797312</p>	
<p>पुस्तक क्र. 9002LE</p> <p>वसुली अर्थात् नोन्डर</p> <p>नियंत्रण पोलीस</p>		<p>21/12/2023 11:17:42 AM</p>	<p>श्रीयोग उमरगाय मोरा M 1169937361666596864</p>	

शुद्धी क्र. 1 की दिनांक 21/12/2023 11:18:36 AM

शुद्धी क्र. 2 की दिनांक 21/12/2023 11:19:08 AM कादणी पुस्तक 4 नये

Sub-Registrar, Jalgaon

नियंत्रण, वसुली-1
Payment Details

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAYESH BABULAL AJMERA	eChallan	69103332023122112922	MH012738237202324E	500.00	SD	0006690661202324	21/12/2023
2		DHC		122321750218C	200	RF	1223217502180D	21/12/2023
3	JAYESH BABULAL AJMERA	eChallan		MH012738237202324E	100	RF	0006690661202324	21/12/2023

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

16489 /2023

Kindly Verify the Document for correctness through Inverhall (4 pages) on the date of application and inform the Sub-Registrar immediately after registration.

वसुली-1			
पुस्तक क्र.	वस्तु क्र.	9002LE	9002LE
3		2023	



प्रमाणित करणयांत घेतले वसुली
या वसुलीमध्ये सूकृषा पाने... 34... आहोत.

सह. दुय्यम नियंत्रणक, वसुली-1

पर... वसुली... 34...
... 34...
सह. दुय्यम नियंत्रणक, वसुली-1
तारीख... 29... 22... सन 2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

LOVINA PINTO

GERALD NORONHA

16/08/1980

Permanent Account Number

AGQPN7869L

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

APOLINE GERALD NORONHA

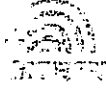
IGNATIUS DSOUZA

05/07/1957

Permanent Account Number

ANMPN6346M

Signature



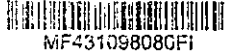
वसुई-१			
पुस्तक	१०७०२२	६०	६४
१	२०२४		

Unique Identification Authority of India

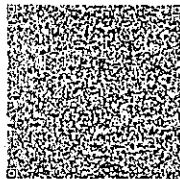
नोंदणी क्रमांक / Enrollment No.: 0000/00686/50584

To
 लोविना पिंटो
 Lovina Pinto
 Apoline G. Noronha,
 A-6/503 Broadway Avenue Bldg A-8 Chs Ltd, Near Silver
 Park,
 Silver Park, Mira Road East,
 VTC: Thane,
 PO: Mira Road,
 District: Thane,
 State: Maharashtra,
 PIN Code: 401107,
 Mobile: 9920465101

43109808



MF431098080FI



Unique Identification Authority of India

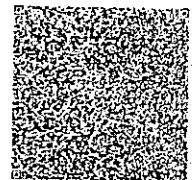
नोंदणी क्रमांक / Enrollment No.: 2836/07754/01148

To
 Apoline Gerald Noronha
 C/O: Lovina Pinto,
 A8-53 RNA, Broadway Avenue, RNA Copmplex, Acharya
 Vinoba Bhawe Marg,
 Opp Jangid Coplex, Mira Road East,
 VTC: Thane,
 PO: Mira Road,
 Sub District: Thane, District: Thane,
 State: Maharashtra,
 PIN Code: 401107,
 Mobile: 8898480286

48127968



MF481279685FI

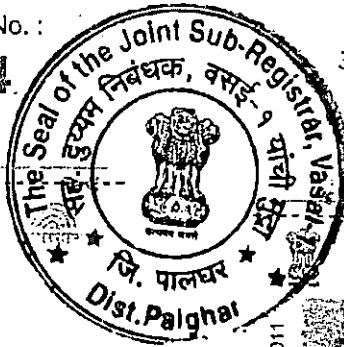


वसुई-१			
पुस्तक	१०७०२२	६०	६४
१	२०२४		

आपला आधार क्रमांक / Your Aadhaar No. :

6186 3977 3634

माझे आधार, माझी ओळख



भारत सरकार
Government of India

लोविना पिंटो
 Lovina Pinto
 जन्म तारीख / DOB : 16/08/1980
 स्त्री / Female



Issue Date : 15/12/2012

6186 3977 3634

माझे आधार, माझी ओळख

Signature

आपका आधार क्रमांक / Your Aadhaar No. :

4026 5602 1581

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

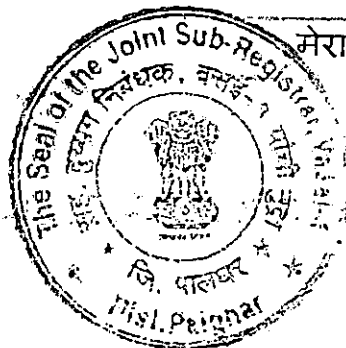
Apoline Gerald Noronha
 DOB : 05/07/1957
 Female

Issue Date : 29/10/2011



4026 5602 1581

मेरा आधार, मेरी पहचान



Signature

वर्ग-१		
पुस्तक	१०००२	६९
१	२०२४	



भारत सरकार
GOVERNMENT OF INDIA



लिनेट शेरॉन काचपिल्ली
Linette Sharon Kachapilly
जन्म तारीख/ DOB: 22/12/1985
महिला / FEMALE



9583 4381 8388

आधार-सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

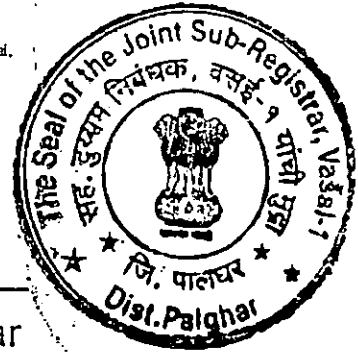
W/O शेरोन वर्गीस
काचपिल्ली, बी/507,
त्रिमूर्ति नारायण
सी.एच.एस., नानेपडा रस्ता,
मनसिपल हेल्थ सेंटर समोर,
मुलुंड ईस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400081

Address:

W/O, Sharon Varghese Kachapilly,
B/507, Trimurti Narayan C.h.s.,
Nanepada Road,, Opp. Municipal
Health Centre, Mulund East Mumbai,
Mumbai,
Maharashtra - 400081

9583 4381 8388

Aadhaar-Aam Admi ka Adhikar



वसुदे-१			
पुस्तक	दमक	e2	e8
१	२०२४		

२



दस्त क्रमांक: बनड1 /14729/2024

वाजान मूल्य: रु. 13.41.000/-

मोवदला: रु. 23,50,000/-

भरणेचे नुत्रांक शुल्क: रु.1.41.000/-



दु. नि. मद्र. दु. नि. बनड1 यांचे कार्यालयान

पावती:17527

पावती दिनांक: 21/10/2024

अ. क्र. 14729 वर दि.21-10-2024

मादरकरणाराचे नाव: लोविना पिंटो - -

नोंजी 3:27 म.नं. वा. दृजर केला.

नोंदणी फी

रु. 23500.00

दस्त दाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण: 25380.00

दस्त दृजर करणाऱ्याची मही:

Sub Registrar Vasai 1

सह दुय्यम निबंधक, वसई-१
वर्ग-२

दस्ताचा प्रकार: करणनामा

Sub Registrar Vasai 1

सह दुय्यम निबंधक, वसई-१
वर्ग-२

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अनलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रान

शिक्रा क्रं. 1 21 / 10 / 2024 03 : 27 : 25 PM ची वेळ: (मादगीकरण)

शिक्रा क्रं. 2 21 / 10 / 2024 03 : 28 : 30 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

मदर दस्ताऐवज हा नोंदणी करवदा १९०८ अंतर्गत असलेल्या तसुदीनुमादर कॅम्पेस दाखल केलेला आहे. वारंवारित्त संपुर्ण मद्र, निष्पादक व्यक्ता सक्षीदार, व सोदत जोदलेल्या कागदपत्राची मातता तपोयनी अत्र न्यतांचे सभता/वेधता कापदेलीर जावीसती दस्त निष्पादक व कदुनीप्रपाक हे सपुणपण जबाबदार राहतील. दस्ताऐवजासोदता जोडलेल कागदपत्र, कुळमुळ्याप्रका सोबती इत्यादी बनावट आबकून आल्यास याची संपुर्ण जबाबदारी निष्पादकाक राहिल.

दिहन देणार

दिहन देणार



21/10/2024 3:32:51 PM

दस्त क्रमांक:14729/2024

दस्तावेज प्रकार: इतरनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. अजमेरा डेव्हलपर्स तर्फे भागीदार जयेश वावूलाल अजमेरा तर्फे कु. मू. म्हणून दिलीप यू. गोडा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गार्नेट, राजहंस ड्रीम, ब्लॉक नं: ए/101, रोड नं: विशप हाऊस च्या मागे, वरामपूर, वसई पश्चिम, वा. वनई, जि. पालघर, महाराष्ट्र, ठाणे. पॅन नंबर: AANFA5375M	लिहून घेणार वय :- स्वाधरी:-		
2	नाव:लोविना पिंटो -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-8/503, ब्रॉडवे अवेन्यू विल्डिंग ए-8 को. ऑप. ही. सोसा. लि., मिल्हूर पार्क जवळ, मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AGQPN7869L	लिहून घेणार वय :-44 स्वाधरी:-		
3	नाव:अपोलिन जेराल्ड नोरोन्हा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-8/503, ब्रॉडवे अवेन्यू विल्डिंग ए-8 को. ऑप. ही. सोसा. लि., मिल्हूर पार्क जवळ, मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: ANMPN6348M	लिहून घेणार वय :-67 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:21 / 10 / 2024 03 : 30 : 59 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार मे. अजमेरा डेव्हलपर्स तर्फे भागीदार जयेश वावूलाल अजमेरा तर्फे कु. मू. म्हणून दिलीप यू. गोडा --	21/10/2024 03:31:27 PM	दिलीप उमेदराय गोडा M 1169937361666596864
2	लिहून घेणार लोविना पिंटो --	21/10/2024 03:31:54 PM	लोविना पिंटो F 1297862546754658304
3	लिहून घेणार अपोलिन जेराल्ड नोरोन्हा --	21/10/2024 03:32:14 PM	अपोलिन जेराल्ड नोरोन्हा F 1297862630074507264

शिक्रा क्र.4 ची वेळ:21 / 10 / 2024 03 : 32 : 15 PM

प्रमाणित करण्यात येते की
या दस्तावेज्ये एकूण पाने आहेत

पुस्तक क्रमांक ... 9
78629
क्रमांकावर नोंदला

Sub Registrar, Vasai 1

सह दुय्यम निबंधक, वसई-१

Payment

सह. दुय्यम निबंधक, वसई-१

सह. दुय्यम निबंधक, वसई-१
तारीख 29 मार्च 2024

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AJMERA DEVELOPERS	eChallan	29049572024002180454	010101804202425E	141000.00	SD	0005559970202425	21/10/2024
2		DHC	021212900828		1880	RF	1024212900828D	21/10/2024
3	AJMERA DEVELOPERS	eChallan	010101804202425E		23500	RF	0005559970202425	21/10/2024

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