

2ND FLOOR	111.643	16.150	127.793	76.676	76.680
3RD FLOOR	111.643	16.150	529.612	76.676	
4TH FLOOR	111.643	83.040			
TOTAL	446.572				

3. DOOR/WINDOW SCHEDULE

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D	1.90X2.10	T.W.PANELLED DOOR	W	2.25X2.15	ALU. SLIDING WINDOW
D1	0.90X2.10	T.W.FLUSH DOOR	W1	1.78X2.15	ALU. SLIDING WINDOW
D2	0.75X2.00	T.W.FLUSH DOOR	W2	1.29X2.15	ALU. SLIDING WINDOW
D3	1.90X1.40	R.C.C JALI	V	0.80X0.90	ALU. LOUVERED WINDOW
			V1	0.48X0.90	ALU. LOUVERED WINDOW

PROJECT

AS BUILT RESIDENTIAL BUILDING
ON PLOT NO-113, SECTOR-19, (12.50 % SCHEME.)
ULWE, NAVI MUMBAI.

OWNERS / P.A.H.

M/S. LOYAL DEVELOPERS

Rajesh N. Solanki

MR. RAJESH N. SOLANKI.

Gurmit Ahluwalia

MR. GURMIT AHLUWALIA.

Manish Jagtani

MR. MANISH JAGTANI

JOB NO.	SCALE	NORTH	DATE
2010/A-827	AS SHOWN		3RD SEP 2012
FILE NAME	DRAWN BY		DRG. NO.
P. NO.-113-19 ULWE-MUN	SNEHA		2010/A-827/15

ARCHITECTS

M.S. Chauhan

M.S. CHAUHAN



TRIARCH...

ARCHITECTS & INTERIOR DESIGNERS

SHRIYATI BHUVAN, SARASWATI BALU, JOGESHWARI (E)
MUMBAI - 400 080. TEL: 28354421, 28386099
18, GALIYAN COMPLEX, SECTOR 11, CBD, BELAPUR,
NAVI MUMBAI. TEL: 27580812, 27560537.

11. TOTAL HT. OF BLDG (AS PER GPCR)	446.572
12. NO. OF LIFTS PROVIDED	137.000
13. NO. OF COMM. UNITS PROVIDED	14.850 M
14. NO. OF RESI. UNITS PROVIDED	18.550 M
15. NO. OF TREES PROP. TO BE PLANTED	01
	00

2. SUMMARY OF AREA

FLOOR	NET B.U. AREA SQ.M	STAIRCASE AREA SQ.M	B.U. AREA + ST AREA SQ.M	PERM. BAL AREA SQ.M	PROP. BAL AREA SQ.M	GROSS AREA SQ.M
GR FLOOR	---	18.440	18.440	---	---	18.440
1ST FLOOR	111.843	16.150	127.793	19.189	19.187	146.950
2ND FLOOR	111.843	16.150	127.793	19.189	19.187	146.950
3RD FLOOR	111.843	16.150	127.793	19.189	19.187	146.950
4TH FLOOR	111.843	16.150	127.793	19.189	19.187	146.950
TOTAL	446.572	83.040	529.612	76.676	76.668	606.280

3. DOOR/WINDOW SCHEDULE

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D	1.20X2.10	T.W. PANELLED DOOR	W	2.25X2.15	ALU. SLIDING WINDOW
D1	0.90X2.10	T.W. FLUSH DOOR	W1	1.75X2.15	ALU. SLIDING WINDOW
D2	0.75X2.00	T.W. FLUSH DOOR	W2	1.25X2.15	ALU. SLIDING WINDOW
R1	1.20X1.20	R.C.C. JALI	V	0.80X0.90	ALU. LOUVERED WINDOW
			V1	0.45X0.90	ALU. LOUVERED WINDOW

PROJECT

AS BUILT RESIDENTIAL BUILDING
ON PLOT NO-113, SECTOR-19, (12.50 % SCHEME.)
ULWE, NAVI MUMBAI.

OWNERS / P.A.H.

M/S. LOYAL DEVELOPERS

Rajesh N. Solanki
MR. RAJESH N. SOLANKI.

Gurmit Ahluwalia
MR. GURMIT AHLUWALIA.

M. J. J. J.
MR. MANISH JAGTANT

1. AREA STATEMENT

SQ.M.

1. TOTAL AREA OF PLOT

299.100

2. F.S.I. PERMISSIBLE

1.500

3. PERMISSIBLE FLOOR AREA

448.650

4. PROPOSED BUA

* GROUND FLOOR

* FIRST FLOOR

* SECOND FLOOR

* THIRD FLOOR

* FOURTH FLOOR

111.643

111.643

111.643

111.643

5. TOTAL PROPOSED BUA

446.572

6. BALANCE AREA

2.078

7. F.S.I. CONSUMED

1.493

8. TOTAL PROPOSED RESI. AREA

446.572

8. TOTAL PROPOSED COMM. AREA

9. TOTAL PROP. STILT AREA

137.000

10. TOTAL HT. OF BLDG (AS PER GDCR)

14.650 M

11. TOTAL HT. OF BLDG (AS PER AVIATION NORMS)

18.550 M

12. NO. OF LIFTS PROVIDED

01

13. NO. OF COMM. UNITS PROVIDED

00

14. NO. OF RESI. UNITS PROVIDED

16

15. NO. OF TREES PROP. TO BE PLANTED

03

2. SUMMARY OF AREA

FLOOR	NET B.U. AREA SQ.M	STAIRCASE AREA SQ.M	B.U. AREA + ST AREA SQ.M	PERM. BAL AREA SQ.M	PROP. BAL AREA SQ.M	GROSS SQ.M
GR FLOOR	---	---	---	---	---	18.44
1ST FLOOR	---	---	---	---	---	146.99
2ND FLOOR	111.643	18.440	18.440	19.189	19.187	146.99
3RD FLOOR	111.643	16.150	127.793	19.189	19.187	146.99
4TH FLOOR	111.643	16.150	127.793	19.189	19.187	146.99
TOTAL	446.572	63.040	528.612	76.676	76.668	606.28

3. DOOR/WIND

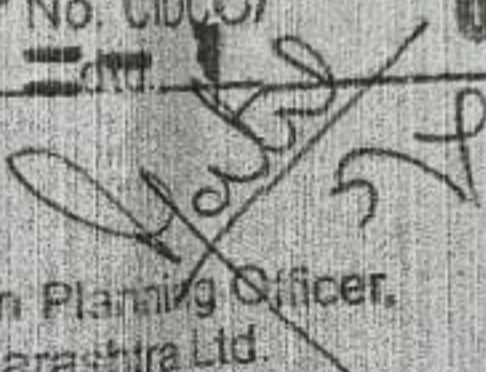
DOOR	SIZE
01	1.5

SEAL & STAMP OF APPROVAL

AS BUILT DRAWING

Approved subject to the conditions mention
in this office letter No. CIDCO/
ATPO/ ~~882~~ = - 1

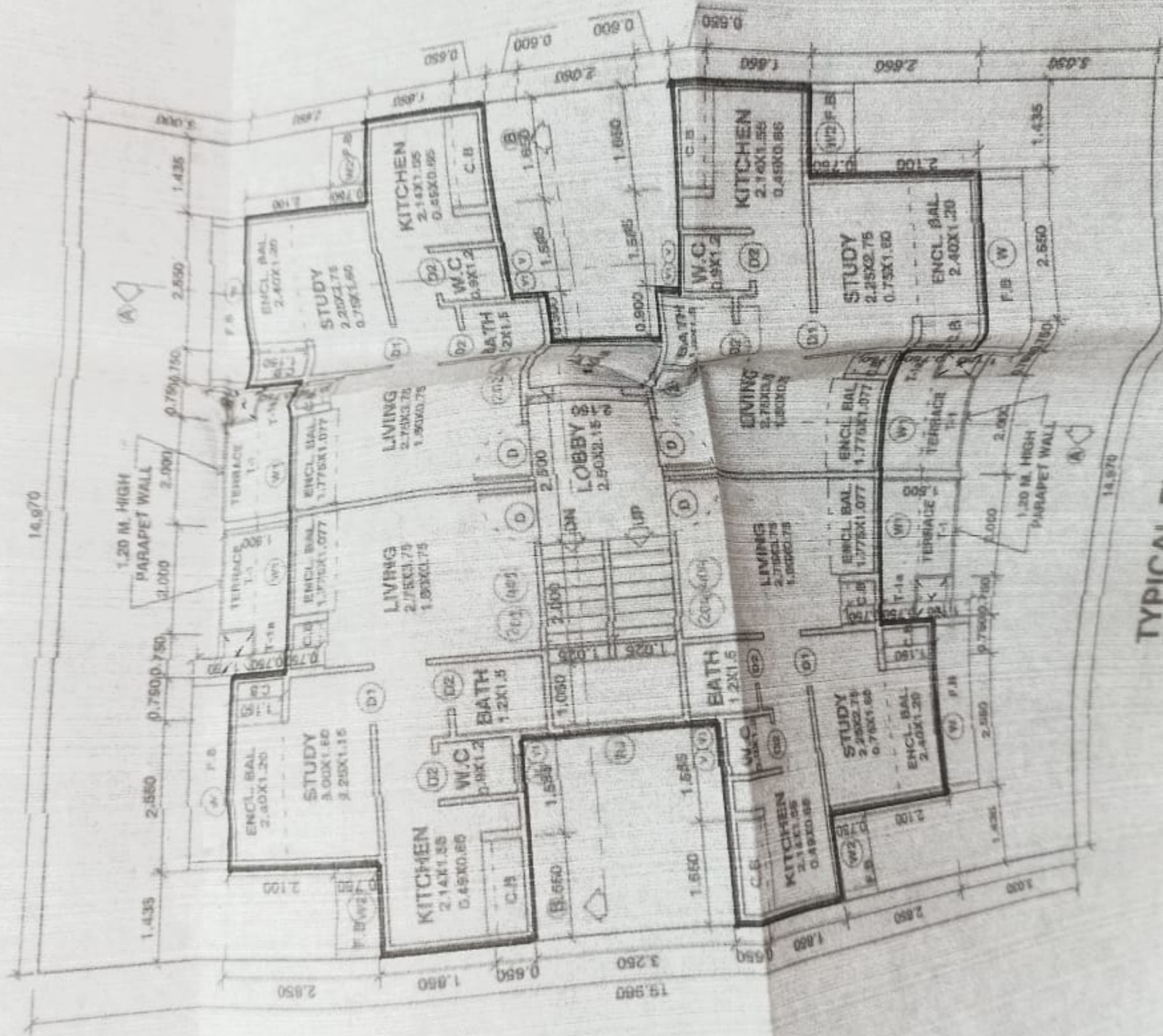
05 OCT 2012



Additional Town Planning Officer,
CIDCO of Maharashtra Ltd.
4th Floor, Raigad Bhavan,
Sector 11, C.B.D. Belapur, Navi Mumbai

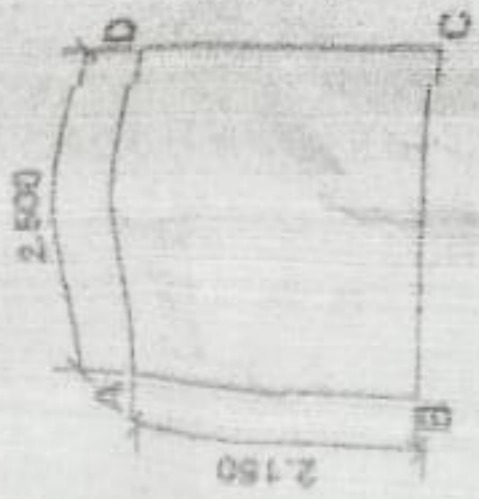


SECTIONAL B-B



TYPICAL FLOOR PLAN
(2ND. & 4TH.)

15.00 M WIDE ROAD
BLOCK PLAN
SCALE-1:200



LOBBY AREA STATEMENT :
TYPICAL FLOOR

AREA OF BLOCK [ABCD] = $2.500 \times 2.150 = 5.375$ SQ.M.
NET AREA = 5.375 SQ.M.

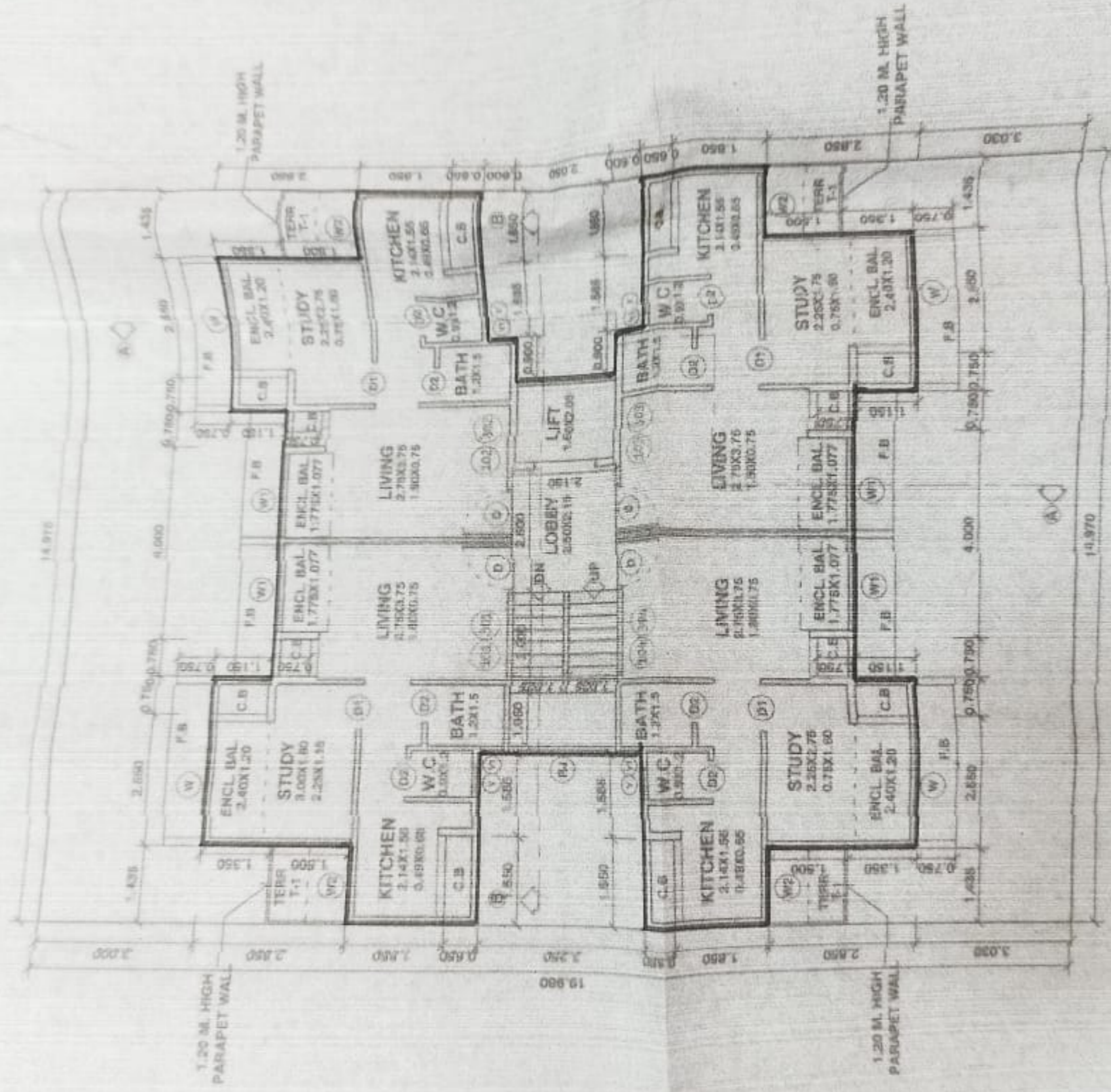
LOBBY AREA STATEMENT :-
TYPICAL FLOOR

PERMI. LOBBY AREA [12.5 % OF 111.643] = 13.955 SQ.M.
PROPOSED LOBBY AREA = 5.375 SQ.M.
EXCESS LOBBY AREA = NIL

TERRACE

SCALE 1:200

SECTION AT A-A



TYPICAL FLOOR PLAN
(1ST. & 3RD.)

+18.550 M.

TERRACE LVL
+14.650 M.

17th. FLR. LVL
+11.750 M.

3RD. FLR. LVL
+8.850 M.

2ND. FLR. LVL
+8.950 M.

1ST. FLR. LVL
+0.050 M.

PLT. LVL
+0.000 M.

ROAD LVL
0.000 M.

ROAD LVL
-0.450 M.

FRONT ELEVATION



पत्र-४
 ५९०९/२०१२
 १६/०४



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:

REGISTRATION OFFICE:
 "FORMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

CIDCO/BP-5596/ATPO(NM & K)/2012-882 = - 1

Ref. No.

Date : 05 OCT 2012

Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 1 9 1 7 0 2

OCCUPANCY CERTIFICATE

पत्र-४
 ५२७५/२०१२
 २६/०४

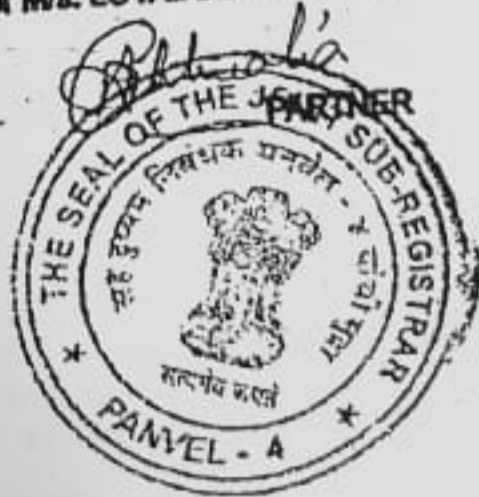
I hereby certify that, the development of Residential Building (Gr. +04 floors), having [Res. BUA=446.572 Sq.mtrs., Total BUA=446.572 Sq.mtrs. (No. of Units, Resi.16, Nos.)] on Plot No.113, Sector-19, at Ulwe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Triarch has been inspected on 10/09/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11/03/2010 and that the development is fit for the use for which it has been carried out.

(R. B. Patil)

Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

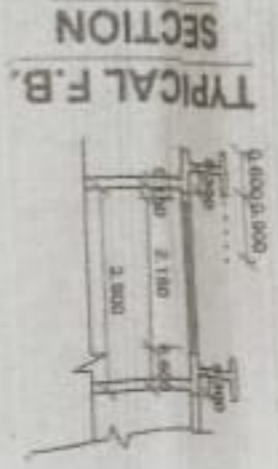
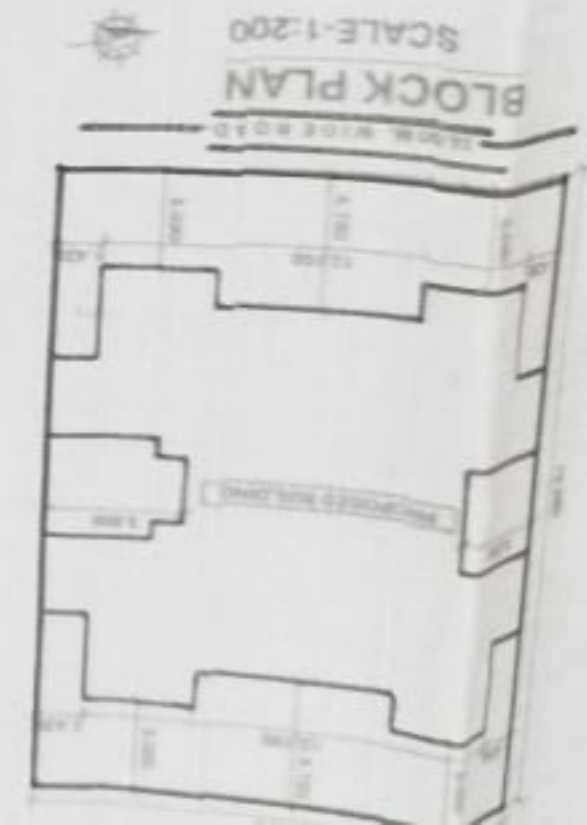
For M/s. LOYAL DEVELOPERS

[Signature]
 Estate Officer (12.5%)
 CIDCO Maharashtra Ltd.
 CBD Belapur, Navi Mumbai





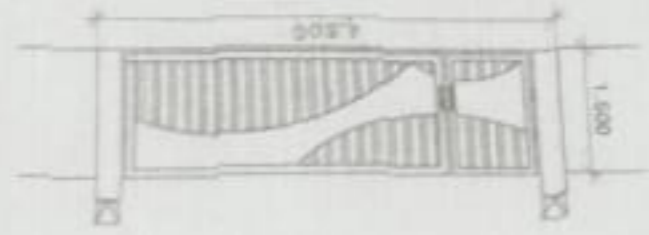
LOBBY AREA STATEMENT :
 AREA OF BLOCK (ABCD) = 2.500 X 2.150 = 5.375 SQ.M
 NET AREA = 5.375 SQ.M
LOBBY AREA STATEMENT :-
 PERIM. LOBBY AREA (2.5% OF 111.640) = 13.955 SQ.M
 PROPOSED LOBBY AREA = 5.375 SQ.M
 EXCESS LOBBY AREA = NIL



TYPICAL CUPBOARD SECTION



TYPICAL GATE SECTION



REF NO. ID: 1568 -

11 MAR 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

CONSENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV of 1966) to

M/s. Loyal Developers.

Plot No. 113 Road No. - Sector 19 Node U/Ine of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (G+4) Structure
Residential net. Built = 446.572 m²

(Nos. of Residential Units 16, Nos. of Commercial unit: NA)

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and any person having title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 44 of the Maharashtra Regional and Town Planning Act-1966.

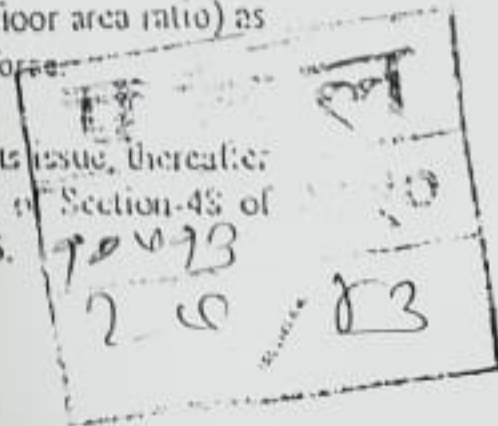


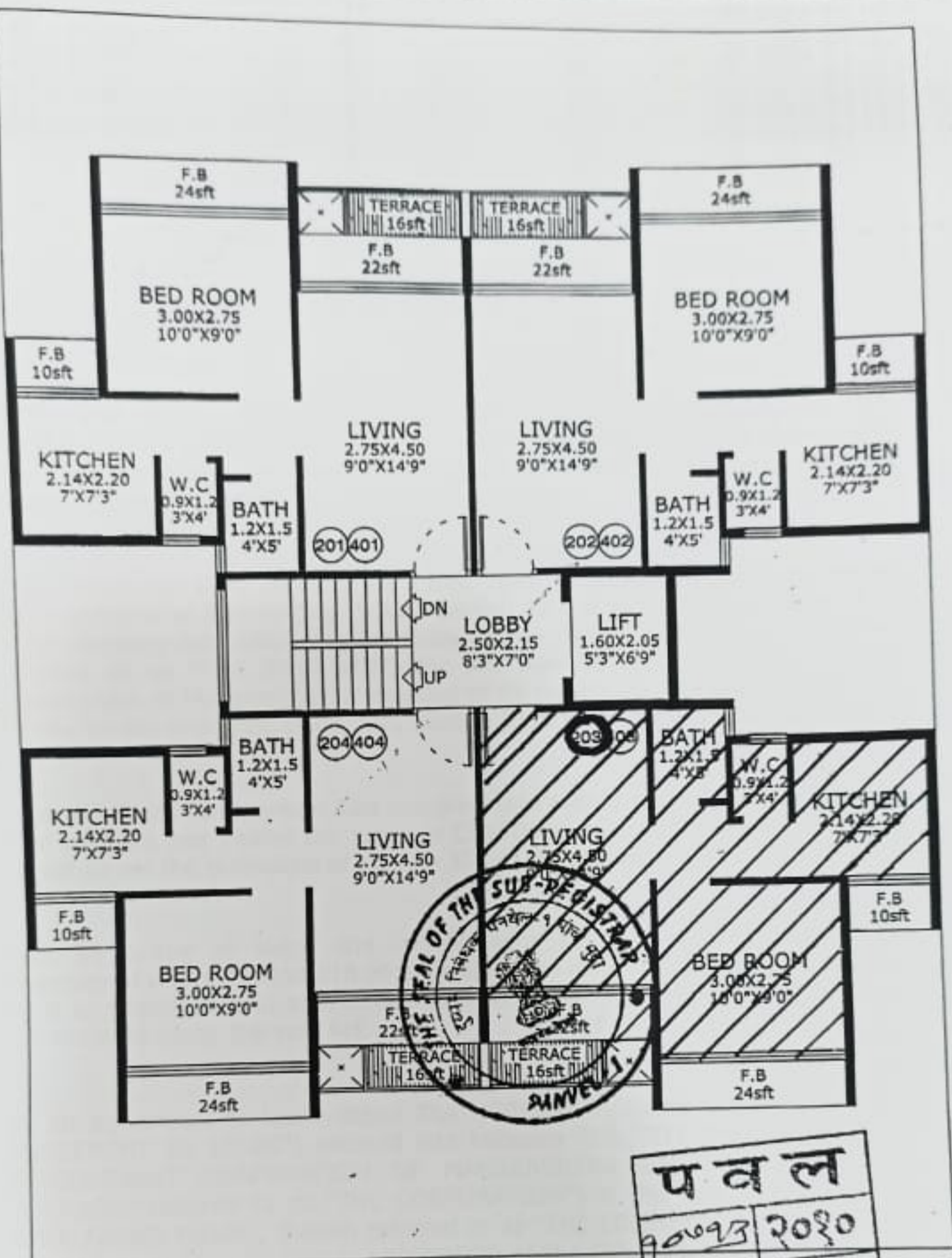
2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-43 of MRTP Act- 1966 and as per regulation no- 16.1(2) of the GDCRs - 1975.





TYPICAL FLOOR PLAN
(2ND. & 4TH.)

पवल
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FLAT/SUIT NO. : 203.		DEVELOPER'S SIGN :	
CARPET AREA (SQ.FT.):		BUYER'S SIGN :	
TERRACE AREA (SQ.FT.):		DEVELOPED BY	
PROJECT		LOYAL DEVELOPERS 22, SHIV CHAMBERS, PLOT NO.- 21, SECTOR - 11, C.B.D, BELAPUR, TEL NO.- 2756 3435	
PROPOSED RESIDENTIAL BUILDING ON PLOT NO.- 113, SECTOR - 19, ULVE, NAVI MUMBAI.		NORTH	ARCHITECTS

For M/s. LOYAL DEVELOPERS For M/s. LOYAL DEVELOPERS
Pratima PARTNER *Pratima* PARTNER

Pratima
Pratima

दुय्यम निबंधक

दस्त गोपवारा भाग-1

दस्ता
दस्त नं 10713/2010
२३/२३

10713/2010

कसार-नामा

पदाकाराचे नाव व पत्ता

पदाकाराचा प्रकार

प्रमाणित

अंगठ्याचा नं

सिद्ध देणार

वय

सही

Luhaas



7578 23002



सिद्ध देणार

वय

सही

Ambarvale



1578 23002



दस्ता गोपवारा भाग-1
कुठल्याही प्रकारचे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.



SECOND SCHEDULE

AMENITIES

Dream Homes, Plot No.-113, Sector-19, Uwe, Tal.-Panvel, Dist.-Raigad.

WALLS

- 1 External wall to be 6" thick brick work with 2 coats of Sand Face Plaster.
- 2 Internal Partition walls to be 4" brick work with Nenu Finish Plaster on each side.

FLOORING

- 1 2" x 2" Vitrified Flooring in all Rooms.
- 2 Anti skid Flooring in Bathroom, W.C. & Terraces.

DOORS

- 1 The Main Door will be Flush Door with decorative Laminate Sheet Fitting, having, Door Eye, Beautiful Brass Handle, Safety Chain.
- 2 Bedroom will have Flush Door with Oil Paint Finishing.

KITCHEN

- 1 Modular Kitchen Platform with Stainless Steel Sink and Drainage up to Ft. Height.

WINDOWS

- 2 Black Granite Sill in all Windows.
- 3 Aluminum Powder Coating Sliding Windows.

ELECTRIFICATION

- 4 All Electric Points of Concealed Copper Wiring with Modular Switches.
- 5 Ample Light Points in Parking Area.

PLUMBING

- 6 Concealed Plumbing Work, reputed make Bathroom Fittings.
- 7 One Wash Basin.
- 8 Provision of Regular

PAINTING

- 9 Acrylic Paint for the External Face of the building.
- 10 Distemper Emulsion Paint for the Internal Face of the Apartments.

BATHROOM & W.C.

- 11 Glazed Tiles in Bath & W.C. up to 7" Ft. Height with Modern Concepts.



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२०	१५३

PRINCIPAL DEVELOPERS

Palmaria

Palmaria

PRINCIPAL DEVELOPERS

Palmito

Palmito

Palmito

PARTNER

PARTNER

PARTNER

PARKING AREA

12 Marble Steps with Ceramic Flooring for the Landings.

WATER SOURCE

13 Provision of Separate Overhead & Underground Drinking Water Tank with adequate capacity in each building with Auto Controller.

14 Ample Water Supply from existing well for regular use.

OTHER

15 Exclusive POP Work in Living & Bedroom.

In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED BUILDERS)
M/S. LOYAL DEVELOPERS)
P.A.N. - AADFL4924B.



PARTNERS

- 1) SHRI GURMIT AHLUWALIA
- 2) SHRI RAJESH N. SOLANKI
- 3) SHRI MANISH JAGTANI,

For M/s. LOYAL DEVELOPERS

Ahlwalia

PARTNER

For M/s. LOYAL DEVELOPERS

Manish Jagtani

PARTNER



SIGNED, SEALED & DELIVERED BY)
THE WITHIN NAMED PURCHASER(S))
1) Shri Sanbhaji Balan Kute.)
P.A.N.- _____)



2) _____)
P.A.N.- _____)

Kutesh



IN THE PRESENCE OF

- 1) mithesh mokul.)
- 2) _____)

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२९ / ०३	

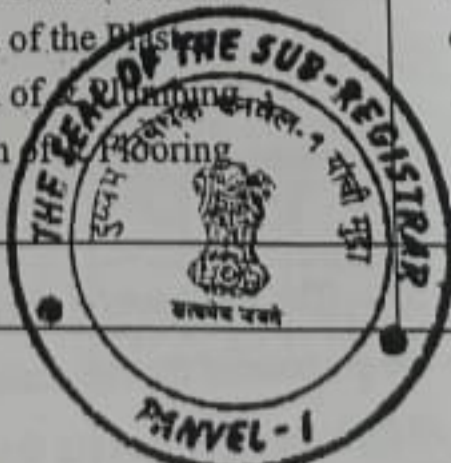


which may adversely affect the flat of the Purchaser(s). The Purchaser(s) has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Builders to the said Plot and no requisition or objection shall be raised upon the Builders in any matter relating thereto.

2) The Purchaser(s) hereby agree(s) to purchase from the Builders and the Builders hereby agree to sell to the Purchaser(s) the said Flat bearing number 203 on the 2nd Floor of the building known as "DREAM HOMES" admeasuring 32.546 Sq. Mts. Carpet area (which is inclusive of the area of balconies) as shown on the floor plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs. 11,68,500/- (Rupees Eleven lakh Sixty eight thousand five hundred Only) including the proportionate price of the common areas and facilities appurtenant to the said premises. The Carpet area mentioned hereinabove means and includes area representing the dimensions from brick to brick of each wall including the area of the balconies, toilets, internal passages, windowsills and door jams in the flat. The said price fixed on lump sum basis has no bearing whatsoever on the actual area of the said flat. The Purchaser(s) has paid to the Builders a sum of Rs. 2,68,500/- (Rupees Two lakh Sixty eight thousand five hundred Only) being Earnest Money Deposit/Part Payment of the Purchase Price on or before execution of these present (the payment and receipt whereof is separately acknowledged by the Builders) and shall pay to the Builders the Balance Amount of Purchase Price of Rs. 9,00,000/- (Rupees Nine lakh only Only) in the manner following:

Sr. No.	Particulars	Percent
1.	EMD at the time of Booking	20%
2.	On completion of Plinth	15%
3.	On completion of the 1 st Slab	8%
4.	On completion of the 2 nd Slab	8%
5.	On completion of the 3 rd Slab	8%
6.	On completion of the 4 th Slab	8%
7.	On completion of the 5 th Slab	8%
8.	On completion of the Brick Work	6%
9.	On completion of the Plaster	6%
10.	On completion of the Plumbing	5%
11.	On Completion of the Flooring	5%
12.	On Possession	3%
TOTAL		100%

100932090
0/83



For M/s. LOYAL DEVELOPERS
[Signature]
PARTNER

For M/s. LOYAL DEVELOPERS
[Signature]
PARTNER

[Signature]

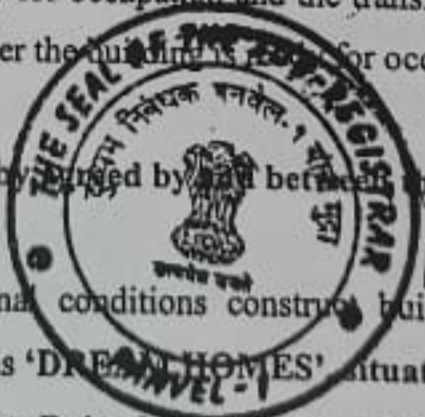
And whereas the Purchaser(s) has/have agreed to pay price/consideration in respect of the Flat in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said building;

And whereas this Agreement is made in accordance with the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sales, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein;

And whereas by executing this Agreement the Purchaser(s) has/have accorded his/her/their consent as required under the Maharashtra Ownership Flats (Regulation of Promotion of construction, Sale, Management and Transfer) Act, 1963, whereby the builders will be entitled to make such alterations in the structures in respect of the said Premises agreed to be purchased/acquired by the Purchaser(s) and/or the building as may be necessary and expedient in the opinion of their Architect/Engineer; the Builders have given inspection to the Purchaser(s) of the Agreement to Lease dated 28/01/2008, the Tripartite Agreements dated 07/02/2008, 11/04/2008 & 19/01/2010 and the plan sanctioned and Commencement Certificate issued by the Corporation, designs and specifications, letters, documents and all other papers as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under;

And whereas the Builders shall carry out the construction activity on their own account not for and on behalf of or as agent of the Flat Purchaser(s) and the conveyance of land under construction in favour of the housing society, limited company and/or common organization shall take place only after the building is ready for occupation and the transfer of interest in the flat under construction shall take effect only after the building is ready for occupation.

Now this Indenture witnesseth and it is hereby agreed by and between the Parties hereto as follows:



1) The Builders shall under normal conditions construct building consisting of ground and 4 (Four) upper floors to be known as 'DREAM HOMES' situated at Plot No.-113, Sector No.-19, Village-Ulwe, Tal.-Panvel, Dist.-Raigad, admeasuring 299.10 Sq. Mts. as per the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser(s) with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises. Provided that the Builders shall have to obtain prior consent in writing of the Purchaser(s) in respect of such variations or modifications

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Witness

For M/s. LOYAL DEVELOPERS
Phulwalia
PARTNER

For M/s. LOYAL DEVELOPERS
Manoj...
PARTNER

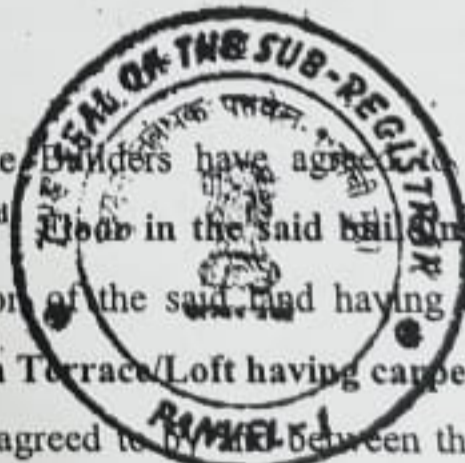
And whereas by virtue of another Tripartite Agreement dated 19/01/2010 entered into between the Corporation of the One Part, the said Subsequent New Licensees of the Second Part, LOYAL DEVELOPERS, a partnership firm represented by its Partners (1) Sh. AHLUWALIA (2) SHRI RAJESH N. SOLANKI & (3) SHRI MANISH JAGTANI, therein referred to as "THE SECOND SUBSEQUENT NEW LICENSEES" of the Third Part, the Corporation has agreed to grant to the said Second Subsequent New Licensees, the lease of the aforesaid plot on the terms and conditions specified therein and whereas the terms and conditions of the said Agreement were complied with by the Second Subsequent New Licensees, the said plot was leased and assigned in favour of the Second Subsequent New Licensees and CIDCO vide its letter dated 22/01/2010, have transferred the said plot in favour of the aforesaid Second Subsequent New Licensees, the Builders herein. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Ulwe under its Sr. No.-645, Doc. No.-PVL3-00627-2010 on 19/01/2010;

And whereas by virtue of the aforesaid Agreement to Lease and Tripartite Agreements, the Builders are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land; And whereas by virtue of the aforesaid Agreements, the Builders have sole and exclusive right to alienate, sell and/or dispose off the Flats and other units in the proposed building(s) to be constructed on the said plot of land and to enter into Agreement(s) with the Purchaser(s) of the said flats and other units therein and receive the sale price in respect thereof;

And whereas the Builders propose to construct the residential building(s) as per the plans sanctioned and the development permission granted by the Corporation including such additions, modifications, revisions, alterations therein if any from time to time as may be approved by the Planning Authorities;

And whereas the Builders expressed their intention to dispose off the Flats and Other Units in the proposed new building to be known as 'DREAM HOMES' on OWNERSHIP BASIS to the prospective buyers;

And whereas at the request of the Purchaser(s) the Builders have agreed to sell to the Purchaser(s) the Flat bearing number 203 on the 2nd Floor in the said building known as 'DREAM HOMES' being constructed on the portion of the said land having approximate Carpet area of 31.060 Sq. Mts. and chargeable Open Terrace/Loft having carpet area 1.486 Sq. Mts. in the said building on Ownership Basis as agreed to between them which is hereinafter referred to as "THE SAID PREMISES" as per the Floor Plan annexed hereto and marked as 'Annexure-A';



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Witness

For M/s. LOYAL DEVELOPERS

Ahlwalia
PARTNER

For M/s. LOYAL DEVELOPERS

Manish Jagtani
PARTNER

Purchaser(s) fail(s) to deposit the estimated cost for carrying out the said additional extra work of the Purchaser(s) agreed to be carried out by the Builders, then the Builders shall not be liable to carry out the additional/extra work in the premises of the Purchaser(s).

53) The Purchaser(s) undertake(s) to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the Concerned Local Authority and/or Government and/or other public authority.

FIRST SCHEDULE

The Schedule above referred to

All that piece and parcel of land bearing Plot number 113, situated at Sector No.-19 under erstwhile 12.5% Goathan Expansion Scheme, Village-Ulwe, Tal.-Panvel, Dist.-Raigad, admeasuring 299.10 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : Plot No.-112
On or towards the South by : Plot No.-114
On or towards the East by : Plot Nos.-104 & 106
On or towards the West by : 15 Mts. wide Road

For M/s. LOYAL DEVELOPERS

[Signature]

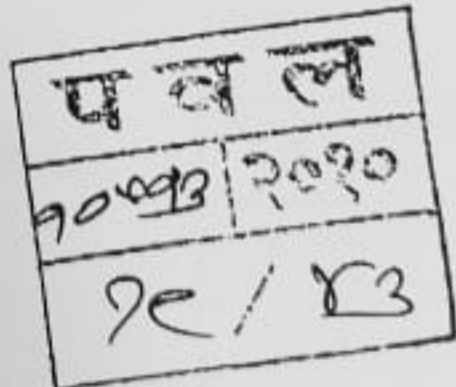
PARTNER

For M/s. LOYAL DEVELOPERS

[Signature]

PARTNER

[Signature]



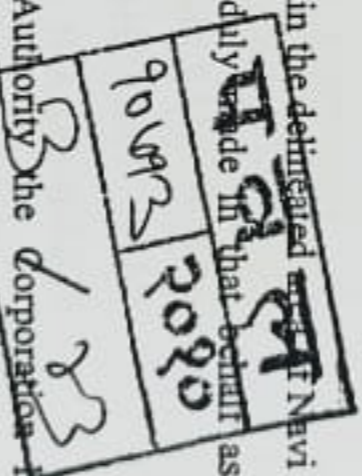
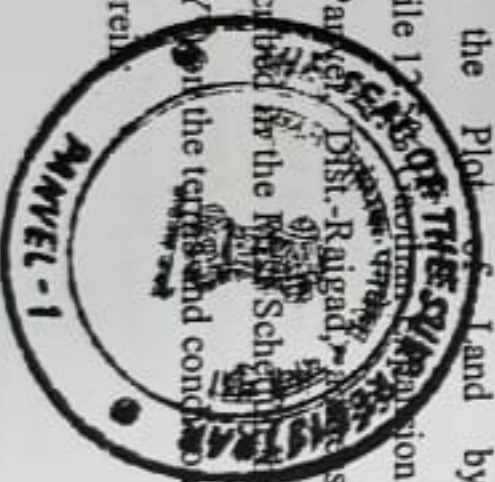
SHRI/SMT. MRS. Smt. Samhaji Baban Bule, having his/her/their address at Ramesh Enclave A/5001 Plot No-1/92 B, Sector 23, Navi Mumbai, hereinafter called "THE PURCHASER(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.

Whereas THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the defined limits of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas one SMT. ASHA ANAND PUJARI, hereinafter referred to as "THE ORIGINAL LICENSEE" had been allotted the Plot of Land by the said Corporation bearing Plot number 113 under erstwhile 1st Revision Scheme of CIDCO LTD. in Sector No.-19, Village-Ulwe, Tal.-Panvel, Dist.-Raigad, Maharashtra measuring 299.10 Sq. Mts. or thereabouts and more particularly described in the Record Scheme hereunder written (hereinafter referred to as "THE SAID PROPERTY") and the terms and conditions including the conditions of lease of the said Property as set out therein.



For M/s. LOYAL DEVELOPERS
[Signature]
PARTNER

For M/s. LOYAL DEVELOPERS
[Signature]
PARTNER

[Signature]
Witness

भारतीय डाक विभाग
DEPARTMENT OF POSTS

भारतीय डाक
India Post

8094
CLINICAL COPY

DEPARTMENT OF PRINT, INDIA (MAHARASHTRA CIRCLES)

NAME OF POST OFFICE: PANVEL (HEAD POST OFFICE)
Date: 18/09/20

FRANKING VALUE Rs. 5 2 7 2 0 1 2

NO. OF DOCUMENT: 511

PAN NO.: 8AKPKR090008

NAME OF STAMP DUTY PAYING PARTY: Sambhaji Babar Kute

NAME OF COUNTER PARTY: Sambhaji Ambawale

NAME OF DOCUMENT: Agreement for Sale

PAY ORDER NO. IF ANY: _____

DRAWN ON BANK: _____

AMOUNT IN: _____

FOR POST OFFICE USE ONLY

TRANSACTION ID: 186176

FRANKING NO.: 80314

POST OFFICE STAMP IMPRESSION: 13:03

POST OFFICE: PANVEL H.O. 410206

AUTHORIZED SIGNATOR: PAI/APP/SPM
प्रधान डाकपाल, पनवेल
Post Master Panvel H.O. 410206

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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Panvel on this 8th day of Sep. 2010, between M/S. LOYAL DEVELOPERS, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at 22, Shiv Chamber, Sector No. 1, C.B.D.-Belapur, Navi Mumbai-400 614, Tal. Dist.-Thane, hereinafter referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning shall mean and include partners or partner for the time being of the said firm, the survivor or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE ONE PART and



Sambhaji B Kute

For M/s. LOYAL DEVELOPERS
PARTNER

For M/s. LOYAL DEVELOPERS
PARTNER

प्रधान डाकपाल, पनवेल
Post Master Panvel H.O.
410206

POSTMASTER
PANVEL HO
PANVEL - 410206

भारत 08314
186176

SPECIAL ADHESIVE
SEP 04 2010

INDIA
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R00052720/-PB6772

13:03

(8294)

And whereas the Original Licensee paid to the Corporation a sum of Rs.3,750/- (Rupees Three Thousand Seven Hundred & Fifty Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 28/01/2008 and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensee granting the lease of the said Plot to the Licensee for a period of 60 (Sixty) years from the date of Agreement to Lease;

And whereas by virtue of a Tripartite Agreement dated 07/02/2008 entered into between the Corporation, of the One Part and the said Original Licensee of the Second Part and M/S. SUNNY REAL ESTATE CONSULTANTS, a Partnership firm, represented by its Partners (1) SHRI SURYAPRAKASH GOPIRAM AGARWAL & (2) SHRI RAJU BHONURAM GUPTA, therein referred to as "THE NEW LICENSEES" of the Third Part, the Corporation has agreed to grant to the New Licensees a lease of the aforesaid Plot on the terms and conditions specified therein, and whereas the terms and conditions of the said Agreement were complied with by the New Licensees, the said Plot was leased and assigned in favour of the New Licensees M/S. SUNNY REAL ESTATE CONSULTANTS and CIDCO vide its letter, has transferred the said Plot in favour of the New Licensees. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Ulwe under its Sr. No.-1735, Doc. No.-PVL3-01633-2008 on 07/02/2008;

And whereas by virtue of another Tripartite Agreement dated 11/04/2008 entered into between the Corporation of the One Part, the said New Licensees of the Second Part and M/S. DEV ASSOCIATES, a partnership firm, represented by its Partners (1) SHRI NEELKUMAR MOHANLAL PUNJABI (2) SHRI VINOD HIRANAND PUNJWANI (3) SHRI RAM TARACHAND KHANCHANDANI (4) SHRI BHISHAM KISHINCHAND BULCHANDANI, therein referred to as "THE SUBSEQUENT NEW

LICENSEES" of the Third Part, the Corporation has agreed to grant to the said Subsequent New Licensees, the lease of the aforesaid plot on the terms and conditions specified therein and whereas the terms and conditions of the said Agreement were complied with by the Subsequent New Licensees, the said plot was leased and assigned in favour of the Subsequent Licensees and CIDCO vide its letter bearing Reference No. CIDCO / VASAHAT / 12.5% SCHEME / ULWE / 586 / 2008 / 234, dated 05/06/2008, have transferred the said plot in favour of the aforesaid Subsequent New Licensees. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Ulwe under its Sr. No.-PVL3-04360-2008 on 24/04/2008;



403	403
2008	2080
2	103

Doc No.-PVL3-04360-

For M/s. LOYAL DEVELOPERS

Abhishek
PARTNER

For M/s. LOYAL DEVELOPERS

Pranav
PARTNER

Wales

Dream Homes co-op Housing Society Ltd.

Reg No. NBOM/CIDCO/HSG(TC)/5694/JTR/2014-2025 DT: 01/09/2024

Plot No-113, sector-19, Ulwe Navi Mumbai-410206

Date: 05/10/2024

MAINTAINACE CUM BILL RECEIPT

For Month: **September- 2024**

To,

Sambhaji Baban Kute.

Flat no-203(Residential).

Summary of charges:

Service charges	1200.00
Sinking funds	200.00
Repair funds	200.00
Total	1600.00

Net payable amount: 1600.00 (One thousand six hundred only)

Previous Arrears: 00

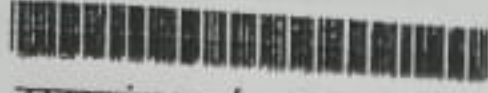
Due date: 20/10/2024

Note:

1. Kindly draw cheque on the name Dream homes co-op housing society ltd.
2. Kindly write down flat number and name behind cheque.
3. If any member has query regarding maintenance bill or any other accounting issue, please give in written in society office with 7 days from receipt of bill.

Authorized Signature.





दस्तक्रमांक व वर्ष: 10713/2010

Wednesday, September 08, 2010

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दुय्यम निबंधक: पनवेल 1

नोटणी 53 म

Page: 53 m 8

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा करारनामा
मोबदला रु. 1,168,500.00
बा.भा. रु. 703,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सधनिका क्र.203, दुसरा मजला, झिम होम, प्लॉट क्र.113, सेक्टर क्र.18, उलवे
- (3) क्षेत्रफळ (1) 32.546 चौ.मी.कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- लॉयल डेव्हलपर्स तर्फे भागीदार अ.क्र.1 ते 3 सर्वातर्फे अखत्यारी म्हणून रांगाजी वि आंबवले - ; घर/प्लॉट नं: 22, शिव घेंबर, रो.नं. 11, सी बी डी, बेलापूर, नवीमुंबई, मल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रांगाजी बबन कूटे ; घर/प्लॉट नं: रमेश इन्व्हेस्ट.ए 201, से.नं. 23, नेरळ, मल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 08/09/2010
- (8) नोंदणीचा 08/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 10713 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 52710.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 11690.00
- (12) शेरा



(Handwritten signature)

दुय्यम निबंधक, वर्ग २
(२)



DREAM HOMES

DREAM HOMES CO-OPERATIVE HOUSING SOCIETY LIMITED

Plot No- 113, Sector-19, Ulwe, Navi Mumbai-410206

(Reg. No. NBOM/CIDCO/HGS(TC)/5694/JTR/2014-2015 DT.: 01.09.2014)

(Registered Under The Maharashtra Co-operative Societies Act. 1960)

Authorised Share Capital Rs. 50,000/- Divided Into 1000 Share of Rs. 50/- Each

Share Certificate

Share Certificate No. 07

Member's Regn. No. 203

No. of Shares 10(TEN)

This is to certify that Shri/Smt/Ms. Sambhaji Baban Kute

is the Registered Holder of Ten fully paid up shares of
Rs. 50/- (Fifty) each numbered from 61 to 70 both inclusive, in

DREAM HOMES CO-OPERATIVE HOUSING SOCIETY LIMITED,

Ulwe, Navi Mumbai, subject to the Bye-laws of the said society.

Given under the common seal of the said society at Ulwe Navi Mumbai this

14th day of January 2022



R.M.

Chairman

T. S.

Secretary

Shodh

M.C. Member