

398/7125

पावती

Original/Duplicate

Friday, November 10, 2017

नोंदणी क्र. :39म

12:52 PM

Regn.:39M

पावती क्र.: 9092

दिनांक: 10/11/2017

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल3-7125-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनिता विजय जैन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2640.00

पृष्ठांची संख्या: 132

एकूण:

रु. 32640.00

Sub Registrar Panvel 3

बाजार मूल्य: रु.3242160 /-

मोबदला रु.5300000/-

भरलेले मुद्रांक शुल्क : रु. 318000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007071742201718R दिनांक: 10/11/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2640/-

दस्त परत मिळाले

Anita V Jain पक्षकाराची सही
दस्त परत दिला

सिंपिक,
निबंधक, पनवेल-



10/11/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 7125/2017

नोंदणी :

Regn:83m

गावाचे नाव : 1) कळंबोली

(1) विलेखाचा प्रकार	कारारनामा
(2) मोबदला	5300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3242160
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: म न पा क्षेत्र .विभाग क्र .3/15/20,दर . 68400 प्रती चौ मी सदनिका क्र. 101. 1 ला मजला,ई विंग. ईटरनिया प्लॉट नं. 69 व 70,सेक्टर. 20,कळंबोली तालुका पनवेल जिल्हा रायगड,क्षेत्रफळ.39.507 चौ मी कारपेट (Plot Number : 69 AND 70 ; SECTOR NUMBER : 20 ;)
(5) क्षेत्रफळ	1) 39.507 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मं. यौनस्केप डेव्हलपर्स प्रा ली तर्फे डायरेक्टर सुरेश ए वाविया यांच्या तर्फे कु मु म्हणून निलेश रामजी रावरिया -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1908 सायबर वन प्लॉट नं . 4 व 6, सेक्टर 30 ए वाशी नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AACCG4829L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता विजय जैन -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी 501, 5 वा मजला प्रतिक्षा टावर आर एस निमकर मार्ग मुंबई सेन्ट्रल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AAOPJ8056H 2): नाव:-विजय पारसमल जैन -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी 501, 5 वा मजला प्रतिक्षा टावर आर एस निमकर मार्ग मुंबई सेन्ट्रल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-ADCPJ9706D
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/2017
(10) दस्त नोंदणी केल्याचा दिनांक	10/11/2017
(11) अनुक्रमांक, खंड व पृष्ठ	7125/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	318000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या मुद्रांकाच्या आकारात असायलाय असायलाय of any Municipal Corporation or any Cantonment अनुच्छेद :- :



Valuation ID 201711101306

०१२५
१३२
४

मूल्यांकनाचे वर्ष 2017
जिल्हा रायगड
मूल्य विभाग तातूका : पनवेल
उप मूल्य विभाग 3/15/20-कळंबोली सिडको से.क्र.20
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
30100	68400	77400	93900	77400	

बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	47.4चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.62400/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
= (68400 * (100 / 100)) * 100 / 100
= Rs.68400/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 68400 * 47.4
= Rs.3242160/-

पवल-३
०१२५/२०१७
१/१३२

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॅनार्न मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 3242160 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3242160/-

Home

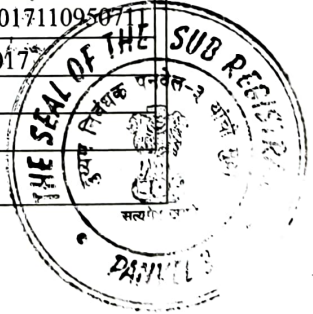
Print



Hot Payment Successful. Your Payment Confirmation Number is 119484902



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH007071742201718R	BARCODE	Form ID : Date: 09-11-2017
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR148-PNL3 PANVEL	Location	PAN No. (If Applicable)
	3 JOINT SUB REGISTRAR		PAN-AAOPJ8056H
Year	Period: From : 09/11/2017 To : 31/03/2099		Full Name
			ANITA VIJAY JAIN
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 101 1ST FLOOR WING E
0030046401-75	318000.00	Road/Street, Area /Locality	ETERNIA PLOT NO 69 AND 70 SEC 20
0030063301-70	30000.00	Town/ City/ District	KALAMBOLI TAL PANVEL RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 1 1 2 8
	0.00	Remarks (If Any) :	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 24px; margin: 0;">09242096</p> <p style="font-size: 24px; margin: 0;">3/232</p> </div>
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	348000.00	Amount in words	Rupees Three Lakhs Forty Eight Thousand Only
Payment Details: IDBI NetBanking Payment ID : 142238141		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332017110950711	
Cheque- DD No.		Date	09-11-2017
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



Anita V Jain

Data of Bank Receipt for GRN MH007071742201718R

Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 142238141 Simple Receipt
Pmt DtTime : 09/11/2017 15:19:17 Print DtTime :
ChallanIdNo : 69103332017110950711 GRAS GRN : MH007071742201718R
District : 1301 / RAIGAD GRN Date : 09/11/2017 15:19:18
Office Name : IGR148 / PNL3_PANVEL 3 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 3,18,000.00/- (Rs Three Lakh Eighteen Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable Consideration : 53,00,000.00/-
Prop Descr : FLAT NO 101 1STFLOOR WING EETERNIA PLOT NO69 AND 70 SEC 20 , KALAMBOLI TALPANVELRAIGAD
Maharashtra
410218
Duty Payer : PAN-AAOPJ8056H ANITA VIJAY JAIN
Other Party : PAN-AACCG4829L GREENSCAPE DEVELOPERS PVT LTD

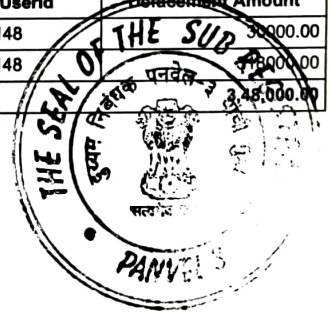
Bank Branch : 100
Bank Branch Code : 10/11/2017
RBI Credit Date :
Mobile Number : 910227840932

पवल - ३
०९२५/२०१७
५/२३२



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-7125	0003939362201718	10/11/2017-12:36:16	IGR148	30000.00
2	(IS)-398-7125	0003939362201718	10/11/2017-12:36:16	IGR148	30000.00
Total Defacement Amount					3,48,000.00



सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

E-101

0924/2017
0/932



AGREEMENT

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 10 day of NOV, 2017
BETWEEN,

M/S GREENSCAPE DEVELOPERS PRIVATE LIMITED, (PAN no. AACCG4829L), (CIN No. U45200MH2005PTC156919), through its Director SURESH AMBAVI WAVIA, having its Office address at 1908, CYBER-ONE, Plot No. 4 & 6, Sector -30 A, International Infotech Park, Vashi, Navi Mumbai, hereinafter referred to as the "**PROMOTERS**" (which expression unless it be repugnant to the context shall mean and include the said Company, the Director or Directors for the time being of the said Company and their successors, assignees, administrators) of the **FIRST PART**.

AND Anita V Jain

Acems

SRL

1) MRS. ANITA VIJAY JAIN of Mumbai, Indian Inhabitant, (PAN NO AAOPJ8056H) (Aadhar no. 249224250871) 2) MR. VIJAY PARASMAL JAIN of Mumbai, Indian Inhabitant, (PAN NO ADCPJ9706D) (Aadhar no. 659350022482) Residing at C/501, 5th Floor, Pratiksha Tower, R. S. Nimkar Marg, Mumbai Central, Mumbai-400008, hereinafter referred to as "THE PURCHASER/S/ ALLOTTEE/S" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the **THIRD PART**:

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd") 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 provisions of sub-section (3-A) 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 Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

AND WHEREAS the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 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 by an Agreement to Lease registered on 20-10-2014 executed between CIDCO Ltd. and Mr. Prabhakar Madhu Patil and Ors, as mentioned in the Title clause of the said Agreement to Lease, all adults, Indian Inhabitants, having their common address at Roadpali, Post. Navade, Taluka - Panvel District - Raigad (hereinafter referred to as said Original Licensees), the CIDCO Ltd. granted to the said Original Licensees a lease in respect of all the pieces and parcel of land being Plot No. 69 + 70, Sector-20, Kalamboli, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 7249.58 Square Meters or thereabouts (hereinafter collectively referred to as the said plot) and the same is more particularly described in the First Schedule hereunder written for the lease premium and on the terms and conditions as contained therein. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. PVL4-9869-2014 dated 20-10-2014.

AND WHEREAS by a Transfer Deed dated 20/09/2014 executed by and between the said Original Licensees (in case of deceased through their legal heirs and representatives) and the Promoters and M/S. VEENA CONSTRUCTION, a Proprietary Firm, through its Proprietor SHRI. ATMARAM N. PATIL, having its address at KL-2, Building No. 32/1, 2, Sector-5, Kalamboli, Taluka Panvel and District Raigad (hereinafter referred to as the said "Co-Promoters"), the said Original Licensees agreed to sell, transfer and convey in favour of the Promoters herein and said Co-Promoters the said plot for such consideration and upon such terms and conditions as mentioned therein.

AND WHEREAS subsequent thereto, by an Agreement of Joint Development dated 25th March, 2014



Anita V Jain



executed between the said Co-Promoters and the Promoters herein, the said Co-Promoters and the Promoters herein has agreed to jointly develop the said plot for such consideration and upon such terms and conditions as mentioned therein.

AND WHEREAS as mutually agreed between the Promoters and the said Co-Promoters, by a Tripartite Agreement dated 30-12-2014 executed between CIDCO Ltd., the said Original Licensees (in case of deceased through their legal heirs and representatives) and the Promoters and the said Co-Promoters, the CIDCO Ltd. has transferred the said plot being all the pieces and parcel of land being Plot No. 69 + 70, Sector-20, Roadpali- Node, situated at Village Roadpali-Node, Taluka Parvel, District - Raigad of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 7249.58 Square Meters or thereabouts (hereinafter referred to as the said plot) and the same is more particularly described in the First Schedule hereunder written in favour of the Co-Promoter and the Promoters jointly wherein the Co-Promoter and the Promoter herein shall hold the said plot in equal ratio i.e. the Co-Promoter shall hold 50% of the undivided share in respect of the said plot and the Promoters herein shall hold 50% of the undivided share in respect of the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No – PVL4- 69 -2015 dated 02-01-2015.

AND WHEREAS the CIDCO Ltd., vide its letter dated 08-01-2015 bearing reference no. CIDCO/VASAHAT/SATYO/ROADPALI/91+53+175+22+108+158+119+142(P)+115+134+98/2015, has transferred the said plot in favour of the Promoters and The said Co-Promoters jointly upon such terms and conditions as contained therein.

AND WHEREAS further, by a Deed of Confirmation dated 15-07-2017 registered under serial no. 8225/2017 on 17-07-2017 and executed between the Promoters herein and the said Co-Promoters, both the Promoters and the said Co-Promoters have identified and earmarked the flats /shops/ premises to be constructed on the said plot coming to their respective share as specified therein. The flats /shops/ premises forming the part of the Promoter's share are hereinafter referred to as the "said Promoter's entitlement" and likewise the flats/ shops/ premises forming the part of the Co-Promoter's share are hereinafter referred to as the "said Co-promoter's entitlement". It is further agreed between the Promoters herein and the said Co-Promoters that each of them shall respectively have the right to sell, alienate or encumber such flats/shops/ premises forming part of their respective entitlement, without any consent, reference or recourse from each other and also neither of them are required to be made as Confirming party to the Agreement for Sale that shall be executed under RERA in favour of the prospective Purchasers in respect of the flats/shops/ premises forming part of their respective entitlement. The flat/shop/premises hereby agreed to be sold is from and out of the said Promoter's entitlement and consequently all financial dealings of and pertaining to this Agreement upto the stage of handing over of possession of the flat/shop/premises shall be done exclusively with the Promoters. Consequently, wherever context permits, reference hereunder to the Promoters shall mean and refer only to the Promoter and to the exclusion of the Co-Promoters in respect of Agreements for sale of flats/shops from and out of the said Promoter's entitlement.

AND WHEREAS in the above circumstances, the Promoters and the said Co-Promoters are jointly entitled to develop the said plot by constructing Residential cum Commercial Building / such other permissible user, as per the Building plans sanctioned by the concerned Authority.

A V J

AND WHEREAS the Promoters along with the said Co-Promoters, through their Architects, 'SOYUZ TALIB ARCHITECTS PRIVATE LIMITED', having its office at 1405/1406, 14th Floor, Kesar Solitaire, Plot No. 5, Sector-19, off Palm Beach Road, Sanpada, Navi Mumbai, had prepared and submitted to the CIDCO Ltd. and other authorities the building plans, specifications and designs for the said plot by initially utilizing part permissible FSI, by proposing to construct Residential Building(s) / Complex on the said plot. The CIDCO Ltd. had sanctioned the building plans, specifications and designs submitted by the Promoters and the Co-Promoters and granted its Development permission and Commencement Certificate, vide its letter dated 15-10-2015 having reference no. CIDCO/BP-11867/TPO(NM & K)/2015/1181 to construct Residential Buildings/ Complex comprising of 5 (Five) Wings, namely Wing A, Wing B, Wing C, Wing D and Wing E, each Wing consisting of Basement + Stilt + upper floors. The copy of the said Development permission and Commencement Certificate dated 15-10-2015 is annexed hereto and marked as Annexure "A".

AND WHEREAS the Promoters have also appointed "STRUCTURAL CONCEPT DESIGNS PRIVATE LIMITED" as RCC Consultants and have entered into standard Agreement for carrying out the construction of the said Building/s and also have entered into standard agreement with the Architect for preparing plans of the said Building/s. AND WHEREAS by Registered Deed of Confirmation dated 15th July 2017, registered with Sub Registrar assurances under Registration No 82252247 dated 17th July 2017, both the Promoter and the Co-Promoter have earmarked, identified and distributed the specific Flats and Shops and other premises that are coming to the respective share of the Promoter and the Co-Promoter respectively. Similarly as per clause 7 of the said Deed of confirmation dated 15th July 2017, both the Promoter as well as the Co-Promoter have full right and absolute authority to sell, transfer and assign and to execute necessary Agreement for Sale with the prospective purchaser/s and received and appropriate to themselves entirely, full consideration amount for all such Flats/Shops and other premises that are coming to the share of the Promoter herein. By virtue of the said clause 7, the Co-Promoter has given his full, free and complete consent to the Promoter selling their share of Flats/Shops and other premises to various Purchasers.

AND WHEREAS the Promoters/ Co-Promoters hereby declare that the Floor Space Index available as on date in respect of the said plot on the basis of 1.5 FSI is $7249.58 \times 1.5 = 10874.37$ Square meters and the Promoters have planned to utilize Floor Space Index of 10874.37 by availing the entire FSI available as mentioned in the Development Control Regulation which are applicable to the said Project. However, the Promoters have not utilized the said entire FSI of 1.5 available / permissible on the said plot. The Promoters shall upon compliance of the necessary procedure and obtaining necessary NOC from the concerned Authorities shall submit revised plan by proposing to consume the entire FSI of 1.5 by proposing to construct 5 (Five) Wings, namely, Wing A, Wing B, Wing C, Wing D and Wing E, along with such external amenities as are mentioned herein. The said permissible FSI of 1.5 FSI is hereinafter referred to as the Developable Potential of the said Plot known as "ETERNIA" (hereinafter referred to as the said Project).

AND WHEREAS the Promoters have informed the Purchaser/s and the Purchaser/s is / are aware that one 1) Shri. Vithal Laxman Patil, 2) Shril. Bapu Laxman Patil and 3) Smt. Tarabai Chango Patil

Anita V Jain



have filed Special Civil Suit No. 180 / 2016 against Mr. Nitesh Jana Thakur and Ors (including the Promoters and the said Co-Promoters) before the Civil Judge Senior Division, Panvel whereby claiming to have undivided share in respect of the part of the said plot being an area admeasuring 425 Square Meters or thereabouts. The Hon'ble Court has passed an Interim Order in respect of the said suit and the said suit is pending before the Hon'ble Court.

AND WHEREAS the Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 31st August 2017 under registration no. P52000011766. The copy of Registration Certificate of the Project in respect thereof is annexed hereto and marked as **Annexure "B"**.

AND WHEREAS the Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Plot by utilizing the said total developmental potential available to be utilized on the said plot by constructing building/s to be used for Residential purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters, at their own discretion.

AND WHEREAS the Purchaser/s has/ have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoters / Co-Promoters may change the said building plans from time to time and/or as may be required by the CIDCO Ltd. and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter.

AND WHEREAS the Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans as per Commencement Certificate dated 15-10-2015 (hereinafter referred to as the said Layout) and upon obtaining the necessary clearances and upon obtaining necessary NOC / Sanction and upon obtaining sanction of Revised Building Plan for utilizing the entire Developable Potential of the said Plot, the Promoters shall continue the development of the said plot in accordance with such further development permission and Commencement Certificate. As per the terms & conditions of the said Agreement to Lease / Tripartite Agreement, the Promoters are desirous of selling Premises in the said proposed Building / Project which is intended to be named as "ETERNIA" or such name as the Promoters may decide. The Purchaser/s has/ have, after understanding the manner in which the development of the said plot shall be completed by the Promoters, agreed to purchase from the Promoters a Flat in the said Project for such consideration and upon such terms and conditions as appearing hereinafter. A Layout Plan of the said Plot is annexed hereto and marked as **Annexure "C"**.

AND WHEREAS the Report on Title issued by Ms. T. R. Tamlurkar, Advocates, has been seen and inspected by the Purchaser/s and a copy thereof has been annexed hereto and marked as **Annexure "D"**. The Purchaser/s has/ have, also prior to the execution of this Agreement, for himself /herself / themselves satisfied about the right and title of the Promoters to the said Plot, the right of the Promoters to develop the said Plot and to construct the said proposed Building on the said Plot more particularly described in the First Schedule hereunder written. The Purchaser/s by virtue of

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his / her / their having executed this Agreement, is deemed to have accepted the title of the Promoters to the said plot as clear & marketable & free from all encumbrances.

AND WHEREAS the Purchaser/s has/ have demanded and the Promoters have given to the Purchaser/s inspection of the following documents:-

- i. Agreement to Lease executed between CIDCO Ltd. and Mr. Prabhakar Madhu Patil and Ors
 - ii. Transfer Deed dated 20/09/2014.
 - iii. Agreement of Joint Development dated 25th March, 2014
 - iv. Tripartite Agreement dated 30-12-2014
 - v. Commencement Certificate dated 15-10-2015
 - vi. All relevant documents, letters, papers and writings in respect of Special Civil Suit No. 180 / 2016.
 - vii. Deed of Confirmation dated 15-07-2017
 - viii. Report on Title issued by Ms. T. R. Tamlikar
 - ix. All other relevant documents, letters, papers and writings referred to herein.
- b. All plans sanctioned by the CIDCO Ltd. and other authorities, the designs, specifications etc., submitted to CIDCO Ltd., and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under, including the Commencement Certificate dated 15-10-2015
- c. The Purchaser/s has / has examined the foregoing Agreements and relevant documents, letters, papers and writings inspection of which, the Promoters have given to him/her / them and get him/her / them satisfied.



AND WHEREAS on satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agrees to purchase Flat No. **101 on the 1st Floor, in Wing E, admeasuring 39.507** Square meters (Carpet Area) or thereabouts in the Project known as **"ETERNIA"** to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)**. The Typical floor plan of the said Premises is annexed hereto & marked as **Annexure "E"**. The said premises is forming the part of the said Promoter's entitlement. The said carpet area is inclusive of unfinished wall surface, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof.

AND WHEREAS the Promoters have further represented that as per the sanctioned Building plans, CIDCO Ltd. has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the said additional areas is annexed hereto and marked **Annexure "F"**. The Promoters/ Co-Promoters have paid necessary premium / charges to the CIDCO Ltd. for getting the sanction of the said additional areas from the CIDCO Ltd. The aforesaid additional areas are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s.

AND WHEREAS the Purchaser/s has / have seen and approved the Building and floor plan, and have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be

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provided in the said premises as set herein.

AND WHEREAS the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

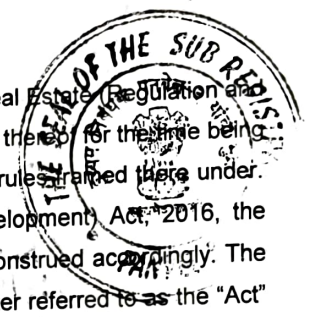
AND WHEREAS now both the parties are desirous of recording the terms and conditions of these presents so reached between them.

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NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

ACT AND RULES GOVERNING THE AGREEMENT:

This Agreement shall always be subject to the provisions contained in the Real Estate (Regulation and Development) Act, 2016 (RERA) or any amendment therein or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time and the rules framed there under. Under the provisions contained in the Real Estate (Regulation and Development) Act, 2016, the Promoters are the Promoters and all references herein shall be read and construed accordingly. The said Real Estate (Regulation and Development) Act, 2016 shall be hereinafter referred to as the "Act" and the Rules framed there under shall be referred to as the "Rules".



2. INSPECTION OF DOCUMENTS AND SITE VISIT:

The Purchaser/s has / have taken inspection of the Agreements, Sanctioned Plans, and other relevant documents required to be given by the Promoters/s under the provisions of the Real Estate (Regulation and Development) Act, 2016 in respect of the said plot and the Purchaser/s has / have visited the site of construction and made himself /herself /themselves familiar with the terms and conditions imposed by the CIDCO Ltd. and other relevant authorities. The Purchaser/s binds himself/herself/themselves to adhere with terms and conditions of the all documents / correspondence with CIDCO Ltd./ other concerned authorities. All the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the CIDCO Ltd./ other concerned authorities or the Promoters.

3. ADDITIONS AND ALTERATION:

3a) The Promoters shall under normal conditions construct building/s on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the CIDCO Ltd. and other concerned authorities. It is agreed that the Promoters shall, save as permissible under the Act and the Rules, not make any additions and alterations in the sanctioned plans, layout plans in respect of the said premises, plot or building, as the case may be, without the previous written consent

of the Purchaser(s) / Allottee(s). Provided however, in case if any change, addition, alteration in the layout plans are required by the sanctioning Authority, then such additions, alteration, shall be carried

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out without seeking any prior permissions from the Purchaser(s) / Allottee(s) and the Purchaser(s) / Allottee(s) shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by the Purchaser(s) / Allottee(s) or such minor changes or alterations as shall be required by CIDCO Ltd./ other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act, statute or law governing the development of the said Plot. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.

3b) The Promoters hereby declare that the Floor Space Index available as on date in respect of the said plot on the basis of 1.5 FSI is $7249.58 \times 1.5 = 10874.37$ Square meters and the Promoters have planned to utilize Floor Space Index of 10874.37 by availing the entire FSI available as mentioned in the Development Control Regulation which are applicable to the said Project. The Promoters have categorically informed the Purchaser/s and the Purchaser/s is/are aware that at present, the Promoters have obtained the Commencement Certificate for the permissible FSI / area of 7020.278 Square Meters. A Layout Plan in respect of the said Plot is annexed hereto and marked as Annexure "C". Upon compliance of the necessary formalities and after obtaining necessary NOC / Sanctions, the Promoters shall submit a Revised Building Plan to CIDCO Ltd. by proposing to construct 5 (Five) Wings, namely, Wing A, Wing B, Wing C, Wing D and Wing E, by consuming the entire Developable Potential of the said Plot (Hereinafter called the Balance FSI). The Promoters hereby reserve their rights to utilize the Balance FSI and the entire Developable Potential of the said Plot and to submit revised plans in respect thereof. Thus, by virtue of the Purchaser/s having signed this Agreement, it shall be construed that the Purchaser/s has/ have given his/her/their specific irrevocably written consent and no objection to the Promoters for submitting the revised layout plans and changing the Building plans either by proposing additional floor/s on the existing Five wings or by proposing a separate Wing / Building to be constructed on the said plot for consuming the balance FSI, as the Promoters may deem fit proper and necessary in their absolute, unrestricted and unqualified discretion. The Purchaser/s for himself / herself / themselves and on behalf of his/her/their respective heirs, legal representatives and assigns, hereby grant to the Promoters full right and absolute irrevocable, unconditional right authority to carry out the construction by utilizing the balance FSI as per the Revised Building plans that shall be sanctioned by CIDCO Ltd. and other Authorities, including in accordance with such amendments additions, alterations in such building plans that the Promoters may propose and CIDCO Ltd. and other Authorities may sanction from time to time. The Purchaser/s for himself/themselves and on behalf of his/her/their respective heirs, legal representatives and assigns, hereby further agree, declare and confirm that the said Revised Building Plan for consumption of the entire balance FSI on the basis of 1.5, as shall be sanctioned by CIDCO Ltd. and the concerned authorities shall be final and binding on the Purchaser/s and his / her / their legal heirs / assigns and neither the Purchaser/s nor his / her / their legal heirs / assigns shall raise any objection or dispute in case of any change in the sanctioned Plan for the balance FSI nor the Purchaser/s or his / her / their legal heirs / assigns cause any hindrance, obstruction in the Promoters carrying out all the development activity on the basis of Revised Building Plan that shall be sanctioned by CIDCO Ltd. and other authorities on the said plot. The rights of the Purchaser/s are restricted only to the said premises agreed to be purchased.

4. **SALE OF PREMISES AND PAYMENT CONDITIONS:**



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4 (a) The Purchaser/s hereby agree/s to purchase Flat No. 101 on the 1st Floor, in Wing E, admeasuring 39.507 Square meters equivalent to 425 Square Feet or thereabouts (Carpet Area) in the Building/ Project known as "ETERNIA" which is to be constructed on the said plot and pro rata share in the common areas [("Common Areas") as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs.53,00,000/- (Rupees Fifty Three Lakhs Only). The said premises is forming the part of the said Promoter's entitlement. As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto & marked as ANNEXURE "G" (Time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

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4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of Value Added Tax, LBT, Service Tax, and Cess, GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time upto the date of handing over the possession of the said premises. The Input Rebate for GST as shall be permissible shall be calculated and the same shall be credited to the Purchaser's Account on or before the Promoters obtaining the Occupancy Certificate for the said Project. Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Purchaser(s) / Allottee(s) to the Promoters shall be increased/reduced based on such change / modification.


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4 (c) The Promoters have further represented that as per the sanctioned Building plans, CIDCO Ltd. has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the said additional areas is annexed hereto. The Promoters / Co-Promoters have paid necessary premium / charges to the CIDCO Ltd. for getting the sanction of the said additional areas from the CIDCO Ltd. The aforesaid additional areas are fused to the said premises. However, the Promoters / Co-Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s. The Certificate issued by the Architect certifying the said carpet area and the said additional area sanctioned by the CIDCO Ltd. as mentioned herein above shall be final and binding on the parties hereto.

4 (d) The Promoters shall periodically intimate to the Purchaser(s) / Allottee(s), the amount payable as stated in Clause 4(a) above and the Purchaser(s) / Allottee(s) shall make payment within 15 (fifteen) days from the date of such written intimation. In addition, the Promoters shall provide to the Purchaser(s) / Allottee(s) the details of the taxes paid or demanded along with the acts / rules / notifications together with dates from which such taxes / levies etc. have been imposed or become effective.

4 (e) The said total consideration is mutually agreed and subject to such increases which are due to increase on account of development charges or any other charges, deposits, fees, etc. payable to the competent authority and/or any other increase in Taxes, Charges, Cess which may be levied or

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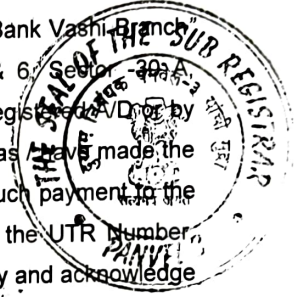
Anita V Jain 

the necessary return of such TDS with the Income Tax authorities within the stipulated period under the Income tax Act, 1961 and shall also issue the TDS Certificate to the Promoters within the stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Purchaser/s that the Purchaser/s shall be entitled to get the credit of the TDS deducted by him / her / them only if the Promoters are entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchaser/s. In case, if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser/s shall deduct the same as and when required under law and the conditions mentioned above in this Clause shall be applicable for the additional TDS so deducted.

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5. MODE OF PAYMENT:

The payment of all the above installments /payment will be accepted by Cheque / Demand Draft / Pay Order / NEFT / RTGS only and as per the Payment Schedule annexed hereto. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of: **M/S GREENSCAPE DEVELOPERS PRIVATE LIMITED** Account no. 0291001013299, with The Cosmos Co-Operate Bank Vashi Branch and shall be sent to Office of Promoters at 1908, CYBER-ONE, Plot No. 4 & 6, Sector - 30A, International Infotech Park, Vashi, Navi Mumbai, either by Hand Delivery or by Registered Post by Courier (Acknowledges Due in all types of Deliveries). In case if the Purchaser/s has / have made the payment by NEFT or by RTGS, then immediately upon the Purchaser/s making such payment to the Promoter's designated account, the Purchaser/s shall intimate to the Promoters the UTR Number, Bank details and such other details as shall be required by the Promoters to identify and acknowledge the receipt of the payment by the Promoters. In case, if the Promoters desires to receive further payments of balance installments, favouring certain other Bank Account of the Promoters, then and in that event, the Promoters shall specifically mention the new Bank Account in the Installment Demand Letter that shall be addressed to the Purchaser/s. Thereafter, the Purchaser/s shall himself / herself/ themselves or cause his/her/ their Financial Institute to draw the Cheque/s or Demand Draft or Pay Order favouring the said new Bank Account.



6. TIMELY PAYMENT OF THE INSTALLMENTS:

6(a) The Promoters shall give a Notice to the Purchaser/s intimating the Purchaser/s the amount of the installment or the balance amount payable by the Purchaser/s to the Promoters in accordance with the Payment Schedule annexed hereto as **Annexure G** (Time being essence of the contract) and within 15 days from the date of letter, the Purchaser/s shall pay the amount of the said installment or the balance amount to the Promoters. The Purchaser/s will not hold the Promoters responsible for delay in postal service or delay in receipt or non-receipt of the said Notice.

6(b) Both the parties hereby agree with each other that timely payment of all the above installments and every other amount payable by the Purchaser/s under these presents to the Promoters shall be the essence of this contract. Both the Promoters and the Purchaser/s has / have mutually agreed that the Purchaser/s shall be liable and responsible to pay all the installments payable for the purchase of the said premises and other charges payable under this Agreement on their respective due dates without committing any delay, defaulter demur. In case if the Purchaser/s has/ have obtained / shall obtain from any Bank/ NBFC or Money Lenders finance/ Loan on the said premises, then it shall be the sole and absolute responsibility of Purchaser/s herein to ensure that the

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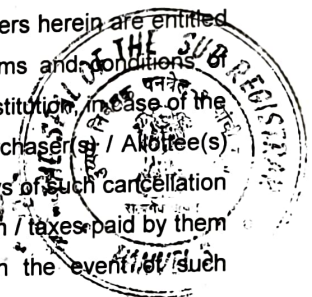
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8. It is made clear by the Promoters and the Purchaser(s) / Allottee(s) agrees that the said premises shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said plot and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Purchaser(s) / Allottee(s). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Purchaser(s) / Allottee(s) of the Project. At the request of the Purchaser/s, the Promoters have agreed to reserve One Car Parking for the Purchaser/s in the said Project. The location and specific Car Parking Number reserved for the Purchaser/s shall be subsequently determine by the Promoters in their absolute discretion. No separate consideration is charged by the Promoters for the reservation of the said Car Parking to the Purchaser/s. The Purchaser/s agrees not to raise any objection, claim and dispute, as regards to the reservation of the said Car Parking or their Specific Car Parking Number so allotted and agrees to abide by all the terms and conditions thereof.

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9. CANCELLATION BY PURCHASER(S) / ALLOTTEE(S):

The Purchaser(s) / Allottee(s) shall has / have the right to cancel / withdraw his/her allotment in the Project as provided in the Act. Provided that where the Purchaser(s) / Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoters, the Promoters herein are entitled to forfeit 10% of the total consideration for the allotment. Subject to the terms and conditions mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution, in case of the mortgage of the said premises, the balance amount of money paid by the Purchaser(s) / Allottee(s) shall be returned by the Promoters to the Purchaser(s) / Allottee(s) within 45 days of such cancellation without any interest. In this case, the Purchaser/s will not be entitled to any claim / taxes paid by them or demand Registration charges, Stamp Duty or interest paid by them. In the event of such Cancellation, the Promoters shall be entitled to resell the said premise to such third person / party, as the Promoters may deem fit, necessary and proper.



10. The Promoters shall provide the amenities and facilities as per the List of Amenities annexed hereto and marked **ANNEXURE "H"**.

11. RIGHTS OF THE PROMOTERS/ CO-PROMOTERS TO AMEND THE LAYOUT AND OBTAIN AMENDMENT IN SANCTION PLANS AND TO UTILIZE THE ENTIRE FSI/ ADDITIONAL FSI/ TDR OR ANY INCREMENTAL FSI:

The Purchaser/s hereby agree, declare and confirm that the Promoters shall have irrevocable rights for the purpose as set out herein below & the Promoters shall be entitled to exercise the same as if Purchaser/s has/ have given prior written consent to the Promoters as required under the said Act. However, with the view to remove any doubt, the Purchaser/s hereby confers upon the Promoters such right /authority to the Promoters for the purpose as set out herein below:-

The Promoters/ Co-Promoters hereby declare that the Floor Space Index available as on date in respect of the said plot on the basis of 1.5 FSI is $7249.58 \times 1.5 = 10874.37$ Square meters and the Promoters have planned to utilize Floor Space Index of 10874.37 by availing the entire FSI available as mentioned in the Development Control Regulation which are applicable to the said Project. At present, the Promoters have obtained the Commencement Certificate for the permissible area of 7020.278 Square Meters and the Promoters hereby reserve with themselves full right and absolute authority to

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revise the building plan and utilize the balance permissible FSI available on the said plot in such manner as the Promoters may deem fit, necessary and proper. Upon compliance of the necessary formalities and after obtaining necessary NOC / Sanction, the Promoters shall submit Revised Building Plan to CIDCO Ltd. by proposing to construct 5 (Five) Wings, namely, Wing A, Wing B, Wing C, Wing D and Wing E by consuming the entire Developable Potential of the said Plot (Hereinafter called the Balance FSI). The Promoters have disclosed the Floor Space Index on the basis of 1.5 FSI is $7249.58 \times 1.5 = 10874.37$ Square meters as proposed to be utilized by them on the said plot in the said Project and the Purchaser(s) / Allottee(s) has/ have agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters/ Co-Promoters only. The Promoters have specifically informed the Purchaser/s and the Purchaser/s is/are aware that the right of the Purchaser/s is/are restricted only to the said premises and the common areas as defined under Real Estate (Regulation and Development) Act, 2016 and the Promoters shall be entitled to carry on construction on the said plot in such manner and with such sanctioned Building plans / revised Building Plan and by providing such amenities as the Promoters may deem fit, necessary and proper in their sole and absolute discretion.

(b) Save as mentioned in Clause 11 (a) hereof, the Promoters/ Co-Promoters hereby declare that no part of the said Floor Space Index for the said plot has been utilized by the Promoters/ Co-Promoters elsewhere in any other plot for any purpose whatsoever. The Promoters/ Co-Promoters shall be entitled to consume the entire balance F.S.I / TDR / Additional FSI as may be available in respect of the said plot or any part thereof at present or in future by constructing additional floor(s)/Wing(s) on the said plot in accordance with the Act and Rules, as the Promoters/ Co-Promoters shall think fit and proper.

(c) In case, the said floor space index has been utilized by the Promoters/ Co-Promoters elsewhere, then the Promoters/ Co-Promoters shall furnish to the Sanctioning Authorities all the detailed particulars in respect of such utilization of said Floor Space Index by them. In case while developing the said plot, the Promoters/ Co-Promoters have utilized any Floor Space Index of any other land or property by way of floating Floor Space Index or otherwise howsoever, then the particulars of such Floor Space Index shall be disclosed by the Promoters/ Co-Promoters to the Sanctioning Authorities.

(d) The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said plot by constructing Building/s to be used for permissible users/ purposes and any other purpose as shall be permitted as per the sanctioned plans, with such modifications thereto as the Promoters/ Co-Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The schedule of the said development will also be determined by the Promoters / at their own discretion.

Without modifying the plan of the said Premises, the Promoters/ Co-Promoters shall be entitled to amend modify and/or vary the building plans or the lay out or sub-division plan/s as also the specifications in respect thereof as may be permissible under the Act and Rules.

(f) The Purchaser/s or the Society of the Purchaser/s of all premises holders shall not raise any



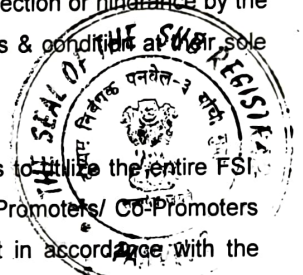
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objections on any ground as to Promoters rights reserved hereunder and as shall be available to the Promoters under the Act and the Rule.

(g) The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters shall submit to CIDCO Ltd., the revised Building plans for utilizing the balance FSI available on the said plot or such additional FSI as may be permissible under the GDCR or as may be permitted by CIDCO Ltd. and the Purchaser/s has/have by executing this Agreement have specifically given his/her/their full, free and complete consent to the Promoters for utilizing the said balance FSI / additional FSI available to be utilized on the said plot in such a manner as may be required by the Promoters and as may be permitted under the GDCR and as may be sanctioned by CIDCO Ltd. The said FSI of 1.5 FSI is hereinafter referred to as the Developable Potential of the said entire Plot. It is agreed that if the said balance Floor Space Index is not consumed in full in the construction of the said Building & before the formation of Co-operative Society in respect of the Building/s to be constructed on the said plot, and / or if any further F.S.I. or construction on the said Plot is allowed in accordance with the rules & regulations of CIDCO Ltd., then the Promoters will be entitled to put up such additional or other construction on the said plot from time to time, without any let or objection or hindrance by the Purchaser/s and also to sell the same on ownership basis upon such terms & conditions at their sole discretion and also to receive & appropriate the price in respect thereof.

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(h) The Promoters hereby reserve full right and absolute authorities to utilize the entire FSI, additional FSI, TDR or any incremental FSI / building potential which the Promoters/ Co-Promoters have specifically declared hereunder and reserve for further development in accordance with the terms of this Agreement and the Act and Rules of said Real Estate (Regulation and Development) Act, 2016. Further, the Promoters/ Co-Promoters shall be entitled to utilize, construct, develop and sell / dispose of the premises so constructed by utilizing such FSI, additional FSI, TDR or any incremental FSI / building potential in such manner and in such phases in accordance with Act and Rules of said Real Estate (Regulation and Development) Act, 2016, even after the Co-operative Housing Society is formed or Lease Deed / Deed of Assignment for any particular Building is executed by the Promoters and the Co-Promoters jointly. For the aforesaid purpose, the Promoters / Co-Promoters shall have the right to make addition, raise storey or to put up additional structure which shall be the sole property of the Promoters who will alone be entitled to dispose them off in such a manner and on such terms as the Promoters may deem fit or proper and the Purchaser/s hereby consent to the same. The Promoters shall / Co-Promoters, after consuming such balance and/or additional FSI TDR or any incremental FSI / building potential by constructing such permissible tenements on the said plot, be entitled to sell such tenements for such permissible uses, to such persons and for such consideration as they may in their absolute discretion deem fit and proper.

(h) The Purchaser/s hereby agree/s and undertake/s to execute /deliver letter of consent under the provisions of Real Estate (Regulation and Development) Act, 2016, without raising any objection or requisition.

(i) Irrespective of possession of the said premises being given to the Purchaser/s or not, the rights under this clause and/or under this Agreement reserved for the Promoters to exploit the potentiality of the said plot, shall be valid, subsisting and binding on the Purchaser/s & shall continue to vest in the Promoters / Co-Promoters even after the execution of the Lease Deed /

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its receipt by the Purchaser(s) / Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s) / Allottee(s) for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Purchaser(s) / Allottee(s), application of the Purchaser(s) / Allottee(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) / Allottee(s) in connection therewith including the booking amount shall be returned to the Purchaser(s) / Allottee(s) without any interest or compensation whatsoever.

38. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions 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.

39. JOINT ALLOTTEES:

That in case there are Joint Purchaser(s) / Allottee(s) all communications shall be sent by the Promoter to the Purchaser(s) / Allottee(s) whose name appears first and at the address given by him/herself, which shall for all intents and purposes to consider as properly served on all the Purchaser(s) / Allottee(s).



40. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters himself / themselves or through his/ their/its authorized signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoters and the Purchaser(s) / Allottee(s). After the Agreement is duly executed by the Purchaser(s) / Allottee(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Navi Mumbai.

41. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions 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 settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

IN WITNESS WHEREOF, THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.


Anita V Jain


THE FIRST SCHEDULE ABOVE REFERRED TO

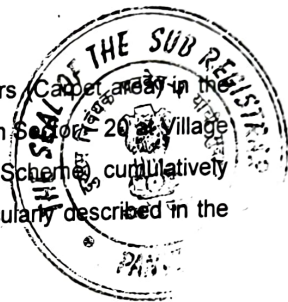
ALL THAT pieces or parcels of lands bearing Plot No. 69 & 70 in Sector - 20 at Village / Site Kalamboli (Roadpali Node) of 12.5% (Erstwhile Gaothan Expansion Scheme) cumulatively admeasuring 7249.58 Square meters or thereabouts and bounded as follows:

- On or towards the North by : 11 Mts. wide Road.
- On or towards the South by : Plot No. 71
- On or towards the East by : Plot No. 68 & 67.
- On or towards the West by : 20 Mts. wide Road.

पवल-३
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४३/१३२

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 101 on the 1st Floor, in Wing E, admeasuring 39.507 Square meters, ^{Carpet area in the} Building/ Project Known as "ETERNIA" to be constructed on Plot No. 69 & 70 in Sector - 20 at Village / Site Kalamboli / Roadpali Node of 12.5% (Erstwhile Gaothan Expansion Scheme) cumulatively admeasuring 7249.58 Square meters or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove.



SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED PROMOTERS)

M/S GREENSCAPE DEVELOPERS PRIVATE LIMITED)
(PAN no. AACCG4829L))
(CIN No. U45200MH2005PTC156919))
Through its authorized Director)
SURESH AMBAVI WAVIA)

For Greenscape Developers Pvt. Ltd.

Suresh
Director



IN THE PRESENCE OF

(Signature)

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED "PURCHASER/S")
MRS. ANITA VIJAY JAIN *Anita V Jain*)



(Signature)
MR. VIJAY PARASMAL JAIN)



_____)
IN THE PRESENCE OF.....)

(Signature)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014674)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

15 OCT 2015

Ref. No. CIDCO/BP-11867/TPO(NM & K)/2015/

1180 - 3

Date:

18 OCT 2015

To,

 M/s. Veena Construction through its Proprietor Mr. Atmaram Namdev Patil
 Office at KL-2, Building No. 32/1, Sector-05, Kalamboli, Tal-Panvel, Dist. Raigad &
 M/s. Greenscape Developers Pvt. Ltd. through its Director Mr. Suresh Ambavi Patel
 Office at 1801, Cyber One, Plot No. 4 & 6, Sector-30A, International Infotech Park,
 Vashi, Navi Mumbai.

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0924/2015
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ASSESSMENT ORDER NO.269/2015-16 REGISTER NO.01 PAGE NO.269

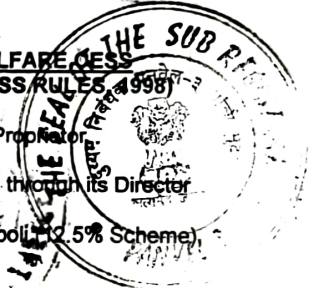
Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	8	4	9	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on
 Plot No.69 & 70, Sector - 20 at Kalamboli, (12.5% Scheme) Navi Mumbai.

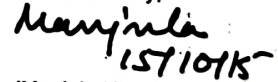
REF:- 1) Your architect's application dated 03/03/2015, 09/04/2015 & 09/04/2015

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

1. Name of Assessee :- M/s. Veena Construction through its Proprietor,
Mr. Atmaram Namdev Patil and
M/s. Greenscape Developers Pvt. Ltd. through its Director
Mr. Suresh Ambavi Patel
2. Location :- Plot No.69 & 70, Sector - 20 at Kalamboli (12.5% Scheme),
Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 7249.580 Sq. mtrs
5. Permissible FSI :- 1.50
6. GROSS BUA FOR ASSESSEMENT :- 19549.467.Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 19549.467 Sq.mtrs. X 18000/- = Rs.351890406.00
- B) AMOUNT OF CESS :- Rs.351890406.00 X 1%= Rs. 3518904.06
- 7) Construction & Other Workers Welfare Cess charges paid Rs. 35,20,000/- vide Receipt No. 13995, dtd.
19/08/2015.



Yours faithfully,



(Manjula Nayak)

 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

 CIDCO/BP-11867/TPO(NM & K)/2015/
 Ref. No.

1180 - 2

 Date: 05 OCT 2015
 15 OCT 2015

 M/s. Veena Construction through its Proprietor Mr. Atmaram Namdev Patil
 Office at KL-2, Building No. 32/1, Sector-05, Kalamboli, Tal-Panvel, Dist. Raigad &
 M/s. Greenscape Developers Pvt. Ltd. through its Director Mr. Suresh Ambavi Patil
 Office at 1801, CyberOne, Plot No. 4 & 6, Sector-30A, International Infotech Park,
 Vashi, Navi Mumbai.

ASSESSMENT ORDER NO.269/2015-16 REGISTER NO.01 PAGE NO.269
SUB :- Payment of development charges for Residential Building on Plot No.69 & 70, Sector - 20 at Kalamboli,
 (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 03/03/2015, 09/04/2015 & 01/10/2015


- 2) Delay NOC issued by M(TS-II) vide letter No. CIDCO/Estn/12.5% Sch/Roadpali/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 08/01/2015
- 3) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estn/12.5% Sch/Roadpali/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 13/02/2015
- 4) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estn/12.5% Sch/Roadpali/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 08/01/2015
- 5) Maveja NOC issued by M(TS-II) vide letter No. CIDCO/Estn/12.5% Sch/Roadpali/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 08/01/2015
- 6) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/15/NM/10/462/555-57, dtd.02/03/2015
- 7) Fire NOC issued by Fire Officer, CIDCO vide letter no. CIDCO/Fire/Kim/ 1210/2015, dtd.30/07/2015
- 8) Approval of Electric Sub-Station issued by EE(Panvel (U) Division), vide letter No. EE/PNL-U/Tech/S/S, Approval 03764, dtd. 14/08/2015
- 9) 50% IDC paid of Rs. 38,25,000/- vide Receipt No. 13995, dtd. 19/08/2015

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1. Name of Assessee :- M/s. Veena Construction through its Proprietor Mr. Atmaram Namdev Patil and M/s. Greenscape Developers Pvt. Ltd. through its Director Mr. Suresh Ambavi
2. Location :- Plot No.69 & 70, Sector - 20 at Kalamboli, (12.5% Scheme), Navi Mumbai.
3. Use :- Residential
4. Area :- 7249.580 Sq. mtrs
5. Permissible FSI :- 1.50
6. Rates as per Stamp Duty Ready Reckoner, for Sector-20, Kalamboli :- Rs.26600/-
- 7.(A) AREA FOR ASSESSMENT FOR (RESIDENTIAL) :-
 - i) Plot area : 7249.580 Sq.mt.
 - ii) Built up area : 7020.278 Sq.mt.
- 8.(A) DEVELOPMENT CHARGES FOR (RESIDENTIAL) :-
 - i) Plot area : 7249.580 Sq.mt. X 26600/- X 0.5% = Rs. 964194.140
 - ii) Built up area : 7020.278 Sq.mt. X 26600/- X 2.0% = Rs. 3734787.896
 Total = Rs. 4698982.036
9. Total Assessed development Charges : 8(A) = Rs. 4698982.036 Say Rs. 4898983/-
10. Date of Assessment : 29/09/2015
11. Due date of completion : Upto 30/08/2016
12. Development charges paid of Rs.47,00,000/- vide Receipt No.13995, dtd. 19/08/2015
 Unique Code No. 2015 03 021 02 3849 01 is for this Development Permission on Plot No. 69 & 70, Sector-20, at Kalamboli(12.5% Scheme), Navi Mumbai.

Yours faithfully,


 (Manjula Nayak)
 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

 C.C.TO: STAPL, Architect
 1405/1406, 14TH floor, Kesar Solitaire,
 Plot No. 05, Sector -- 19, Sanpada, Navi Mumbai

 In case of any corruption related complaint, please visit:
[cidco/maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW / Userlogin.aspx](http://cidco/maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 BGC - 014574)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Narlman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
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HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-11867/TPO(NM & K)/2015/

1181 - -

Date: 15 OCT 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	8	4	9	0	1
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 To,
 M/s. Veena Construction through its Proprietor Mr. Atmaram Namdev Patil
 Office at KL-2, Building No. 32/1, Sector-05, Kalamboli, Tal-Panvel, Dist. Raigad. and
 M/s. Greenscape Developers Pvt. Ltd. through its Director Mr. Suresh Ambavi Patel
 Office at 1801, CyberOne, Plot No. 4 & 6, Sector-30A, International Infotech Park,
 Vashi, Navi Mumbai.

SUB :- Development Permission for Residential Building on Plot No.69 & 70, Sector - 05 at Kalamboli, 12.5% Scheme, Navi Mumbai.

REF:- 1) Your architect's application dated 03/03/2015, 09/04/2015 & 01/10/2015

- 2) Delay NOC issued by M(TS-II) vide letter No. CIDCO/Est/12.5% Sch/Roadpal/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 08/07/2015
- 3) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Est/12.5% Sch/Roadpal/91+53+175+22+108+58+119+142+115+134+98 /2015, dtd. 13/02/2015
- 4) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Est/12.5% Sch/Roadpal/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 08/01/2015
- 5) Moveja NOC issued by M(TS-II) vide letter No. CIDCO/Est/12.5% Sch/Roadpal/91+53+175+22+108+58+119+142+115+134+98/2015, dtd. 08/07/2015
- 6) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/15/NM/10/462/555-57, dtd. 02/09/2015
- 7) Fire NOC issued by Fire Officer, CIDCO vide letter no. CIDCO/Fire/Kim/ 1210/2015, dtd. 30/07/2015
- 8) Approval of Electric Sub-Station issued by EE(Panvel (U) Division), vide letter No. EE/PNL-U/T/12/15/2015/Approval/03764, dtd. 14/08/2015
- 9) 50% IDC paid of Rs. 36,25,000/- vide Receipt No. 13995, dtd. 19/08/2015

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.69 & 70, Sector - 20 at Kalam (12.5% Scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the structures referred above.

The Developer / Individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Exec Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period or project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 no. for Wet Garbage) will be provided at site before seeking occupancy certificate. You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC of Rs. 36,25,000/- vide challan No.13995, dtd. 19/08/2015, you may approach to the Office of Exec Engineer (Pn) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,



 (Manjula Nayak)
 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

 C.C.TO: STAPL, Architect
 1405/1406, 14TH floor, Kesar Solitaire,
 Plot No. 05, Sector - 19, Sanpada, Navi Mumbai

 In case of any corruption related complaint, please visit:
[cidco/maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW / Userlogin.aspx](http://cidco/maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Veena Construction Through its sole Proprietor : Mr. Atmaram Namdev Patil & M/s. Greenscape Developers Pvt. Ltd. Through its Director : Mr. Suresh Ambavi Wavia on Plot No. 69 & 70, Sector - 20 at Kalamboli (12.5% Scheme), Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Basement+Stilt + 10 upper Floors with wing "A,B,C,D&E")

Resi. BUA= 7020.278 Sq.mt., Total BUA = 7020.278 Sq.mt.

(Nos. of Residential Units - 188, Nos. of Commercial units - Nil)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

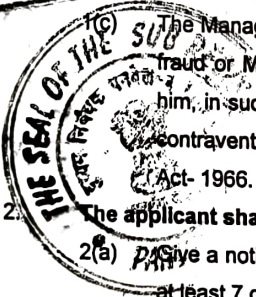
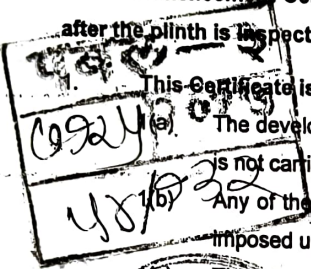
This Certificate is liable to be revoked by the Corporation if: -

- (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.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

The applicant shall:-

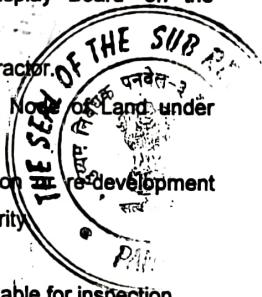
- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The 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 or 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 - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.



(Handwritten signature)

7. The amount of Rs 37,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings, underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/150/6+267/94 UD 11/RDP. Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Name of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

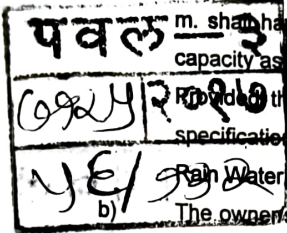
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The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

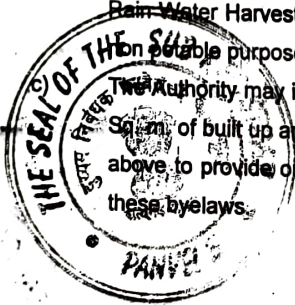
a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).



Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owners/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



Manjula
15/10/15
(Manjula Nayak)
Sr. Planner (Bldg. Permission)
(Navi Mumbai & Khopta)

C.C. TO: Architect :
M/s. STAPL
1405/1406, 14th Floor, Kesar Solitaire,
Plot No. 5, Sector-19, Off Palm Beach Road,
Sanpada, Navi Mumbai.

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON/ULWE)
4. EE (WS-I)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

पवल-३
०२५/२०१७
९३२

This registration is granted under section 5 of the Act to the following project under project registration number: **P52000011766**

Project: **Eternia, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 69 AND 70, SECTOR 20 AT KALAMBOLI Rodpall, Panvel, Raigarh, 410218;**

- Greenscape Developers Private Limited** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400703.**
- 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 sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **31/08/2017** and ending with **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 31-08-2017 17:17:44

Dated: 31/08/2017
Place: Mumbai

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

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

सिडको भवन, ७ वा मजला, भूमि विभाग

नवी मुंबई १२.५% योजना अंतर्गत. मोजे ~~कच्ची~~ (नोडणी) ता. पत्तिका जि. ~~पुणे~~
विभाग क्र. भूखंड क्र. ६८+७० चा सिमांकन नकाशा.
संदर्भ : सहा.भूमि व ~~...~~ कारी (१) (२) (३) क्र.सिडको/भूमि/ १२.५%/योजना/८०+५३
दिनांक : ४/१/२००८ + ३७५ + २२ + २८ + ३५८ + २०८ + ३७५
भूखंडाची हद्द. —

भूखंड क्र. क्षेत्र चौ.मी.
६८+७० - ७२४८.५६-वर्ग मी.

पत्र क्र. ७२४२०१७
६०/३२

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पत्र क्र. ६६६२०१४
५५/२५५



FOR VEENA CONSTRUCTION
PROPRIETOR
For Greenscape Developers Pvt. Ltd.
SATA
Director

7. MANAGER (TOWN SERVICES-II)
CIDCO of Maharashtra Limited
CIDCO Bhavan, 1st Floor,
C.B.D. Belapur, Navi Mumbai - 400 611

रूपमन सिमांकन नकाशा.
मा. वरिष्ठ नियोजनकार (वि आ)
पत्र क्र. सिडको/नियोजन (१२.५% योजना) ६/४/४४
०९/१/२००८
प्रमुख (भूभागन)
सिडको मर्या (बो.डी.आर.)

(नि.नि.आळेकर)



भूमापक पत्र क्र. ६८ २०२५
६९ / ३६२



STAMP OF APPROVAL FROM CIDCO

APPROVED SUBJECT TO THE CONDITION
 MENTIONED IN THIS OFFICE LETTER
 15 OCT 2014 18-1 -
 Marynka
 CIDCO
 1000, MIDC AREA, PUNE
 PLOT NO. 4, SECTOR 15
 KALAMBOLI, TAL. PANVEL, DIST. RAIGAD

NAME, ADDRESS & SIGN OF OWNER
 M/S. VEENA CONSTRUCTION
 KL-2, BUILDING NO 32/1, 2 SECTOR-5
 KALAMBOLI TAL. PANVEL, DIST. RAIGAD

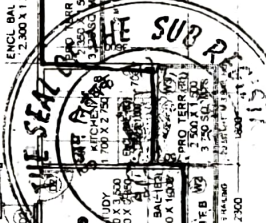
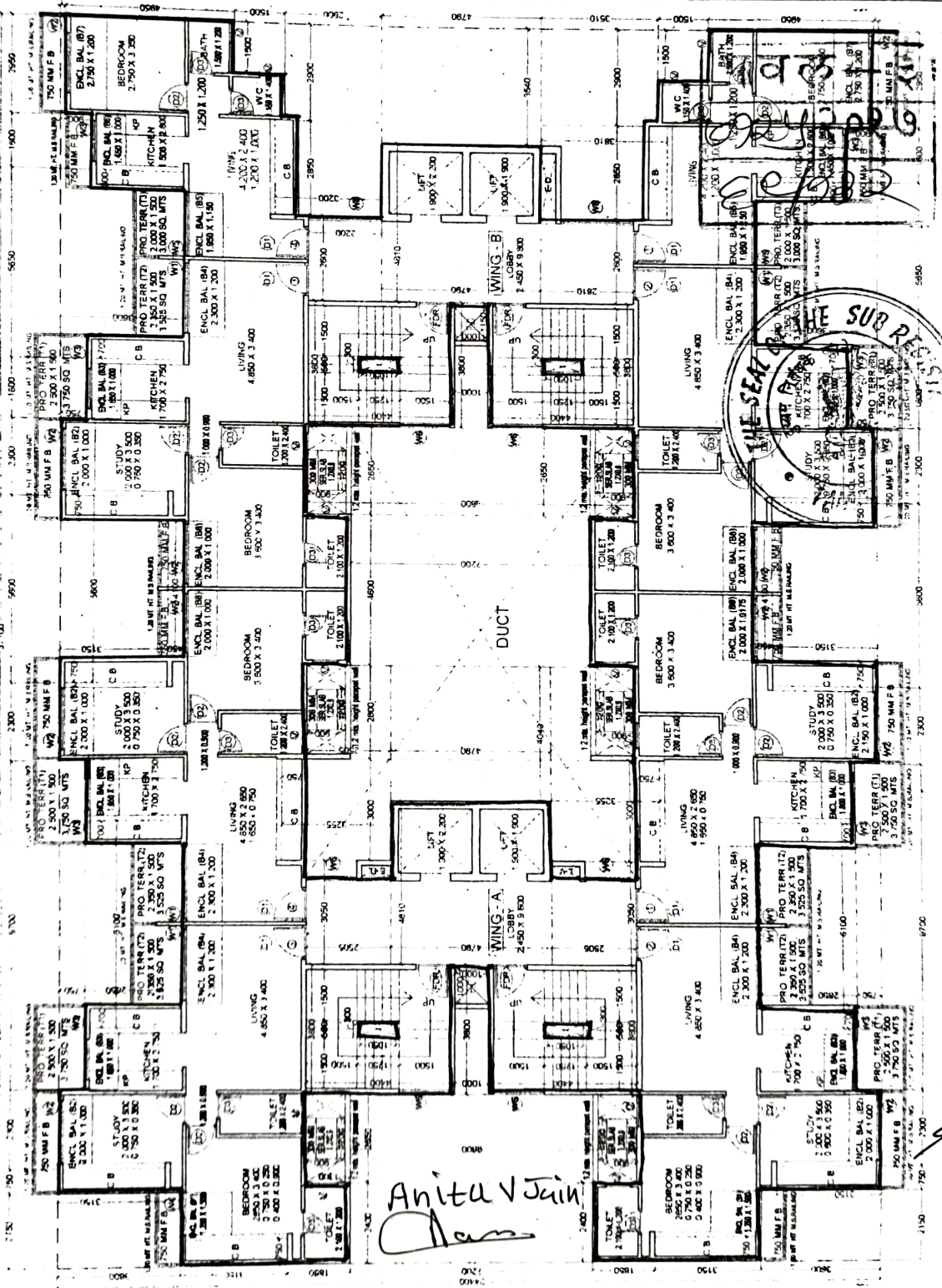
For VEENA CONSTRUCTION
 PROPRIETOR

M/S. GREENSCAPE DEVELOPERS PVT. LTD.
 1801, CYBER ONE, PLOT NO 4 & 6,
 SECTOR-30A, INTERNATIONAL INFOTECH PARK, WASE, WADGAON

For Greenscape Developers Pvt. Ltd.
 Director

PROJECT: (12.5% SCHEME)
 PROPOSED RESIDENTIAL BUILDING
 ON PLOT NO - 69 & 70, SECTOR - 20,
 ROADPALLI-KALAMBOLI, NAVI MUMBAI.

NAME, ADDRESS & SIGN OF ARCHITECT
 stapi
 SOYAL TARD ARCHITECTS
 1405, KALAMBA ROAD, PLOT NO. 4,
 SECTOR-13, ANAPALVA, WADGAON, MUMBAI
 SCALE: SHEET NO. 1/100
 DATE: 25-02-15
 CHECK BY: NORTH
 DRAWN BY: ZEYAL
 MAINTAINED BY: MAINTAINED



Anita V Jain
 Dan

1ST, 3RD, 5TH, 7TH & 9TH FLOOR PLAN (WING-A & B)
 SCALE: 1/100, NORTH
 NOTE: WING D & E'S MIRROR OF WING A & B

RCPM



AREA STATEMENT

This is to certify that carpet areas of the flats on Plot No.-69,70, Sector-20, Roadpali, Navi Mumbai. As per Plans approved by CIDCO vide letter for Development Permission and Commencement Certificate No.- CIDCO/BP-11867/TPO (NM & K)/2015/1181 dated 15-10-2015 admeasure as follows :-

WING A AND WING E				
FLOOR	FLAT NO.	CARPET AREA	C.B AREA	ENCL. BAL.
		(Sq.m.)	(Sq.m.)	(Sq.m.)
1ST FLOOR	101	39.507	6.615	8.495
	102	39.605	6.615	8.285
	103	39.605	6.615	8.285
	104	39.592	6.615	8.41
2ND FLOOR	201	39.507	6.615	8.495
	202	39.605	6.615	8.285
	203	39.605	6.615	8.285
	204	39.592	6.615	8.41
3RD, 5TH, 7TH & 9TH FLOOR	301, 501, 701, 901	39.507	6.615	8.495
	302, 502, 702, 902	39.605	6.615	8.285
	303, 503, 703, 903	39.605	6.615	8.285
	304, 504, 704, 904	39.592	6.615	8.41
4TH,6TH,10TH FLOOR	401, 601, 1001	39.507	6.615	8.495
	402, 602, 1002	39.605	6.615	8.285
	403, 603, 1003	39.605	6.615	8.285
	404, 604, 1004	39.592	6.615	8.41
8TH FLOOR	801	39.507	6.615	8.495
	802	39.605	6.615	8.285
	803	39.605	6.615	8.285
	804	39.592	6.615	8.41

पत्र ३

10/2/2020

69/1181

THE STATE OF MAHARASHTRA

SUB REGISTRAR

NAVI MUMBAI

पत्र ३

प्लॉट नं. ६९, ७०

सेक्टर २०, रोडपाली

नावी मुंबई



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 09/01/2019
 W2/732

WING B AND WING D

FLOOR	FLAT NO.	CARPET AREA (Sq.m.)	C.B AREA (Sq.m.)	ENCL. BAL. (Sq.m.)
1ST FLOOR	101	24.53	3.63	6.992
	102	41.95	4.252	8.41
	103	41.95	4.252	8.41
	104	24.53	3.63	6.992
2ND FLOOR	201	24.53	3.63	6.992
	202	41.95	4.252	8.41
	203	41.95	4.252	8.41
	204	24.53	3.63	6.992
3RD, 5TH, 7TH, 9TH FLOOR	301, 501, 701, 901	24.53	3.63	6.992
	302, 502, 702, 902	41.95	4.252	8.41
	303, 503, 703, 903	41.95	4.252	8.41
	304, 504, 704, 904	24.53	3.63	6.992
4TH, 6TH, 10TH FLOOR	401, 601, 1001	24.53	3.63	6.992
	402, 602, 1002	41.95	4.252	8.41
	403, 603, 1003	41.95	4.252	8.41
	404, 604, 1004	24.53	3.63	6.992
8TH FLOOR	801	24.53	3.63	6.992
	802	41.95	4.252	8.41
	803	40.374	6.127	7.957
	804	REFUGE		



st

WING C				
FLOOR	FLAT NO.	CARPET AREA	C.B AREA	ENCL. BAL.
		(Sq.m.)	(Sq.m.)	(Sq.m.)
1ST FLOOR	101	24.892	3.72	6.2
	102	26.522	1.62	6.2
	103	26.992	1.62	6.2
	104	24.892	3.72	6.2
2ND FLOOR	201	24.892	3.72	6.2
	202	26.522	1.62	6.2
	203	26.992	1.62	6.2
	204	24.892	3.72	6.2
3RD, 5TH, 7TH & 9TH FLOOR	301,501,701 & 901	24.892	3.72	6.2
	302,502,702 & 902	26.522	1.62	6.2
	303,503,703 & 903	26.992	1.62	6.2
	304,504,704 & 904	24.892	3.72	6.2
4TH,6TH & 10TH FLOOR	401,601 & 1001	24.892	3.72	6.2
	402,602 & 1002	26.522	1.62	6.2
	403,603 & 1003	26.992	1.62	6.2
	404,604 & 1004	24.892	3.72	6.2
8TH FLOOR	801	23.918	3.72	7.17
	802	24.015	1.62	9.177
	803		REFUGE	
	804		REFUGE	

Handwritten notes and stamps on the table, including '401, 402, 403, 404' and '6.2'.



Ar. Soyuz Talib
 (Architect)
 (Reg. No.: CA/94/17095)



PAYMENT SCHEDULE: ("ANNEXURE G")

The said consideration of **Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)** shall be paid by the Purchaser/s to the Promoters as per the following scheduled manner:-

S. No.	SCHEDULE	PERCENTAGE
(1)	BOOKING	10%
(2)	WORK COMMENCEMENT	30%
(3)	COMPLETION OF PLINTH	3%
(4)	COMPLETION OF 1 ST SLAB	2%
(5)	COMPLETION OF 2 ND SLAB	2%
(6)	COMPLETION OF 3 RD SLAB	2%
(7)	COMPLETION OF 4 TH SLAB	2%
(8)	COMPLETION OF 5 TH SLAB	2%
(9)	COMPLETION OF 6 TH SLAB	2%
(10)	COMPLETION OF 7 TH SLAB	2%
(11)	COMPLETION OF 8 TH SLAB	2%
(12)	COMPLETION OF 9 TH SLAB	2%
(13)	COMPLETION OF 10 TH SLAB	2%
(14)	COMPLETION OF 11 TH SLAB	2%
(15)	COMPLETION OF 12 TH SLAB	2%
(16)	COMPLETION OF 13 TH SLAB	2%
(17)	COMPLETION OF 14 TH SLAB	2%
(18)	COMPLETION OF 15 TH SLAB	2%
(19)	On Commencement Completion of Brick work	5%
(20)	On Commencement of inside Plastering work	5%
(21)	On Commencement of Outside Plastering work	5%
(22)	On Commencement of Flooring & Plumbing Work	5%
(23)	On Completion of Project	5%
		100%



[Signature]
 Anita V Jain
[Signature]

THE SECOND SCHEDULE ABOVE REFERRED TO

SR. NO.	SHOP NO.	CARPET AREA IN SQUARE FEET
1	3	354
2	4	354
3	7	322
4	8	344
5	11	365
6	12	365
7	13	370
8	17	370
9	18	354
10	21	322
11	22	344
12	25	344
13	26	322

पथल - ३
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A - WING			
FLOOR	FLAT NO	TYPE	CARPET AREA IN SQUARE FEET
2	201	2BHK	489
2	202	2BHK	489
2	203	2BHK	489

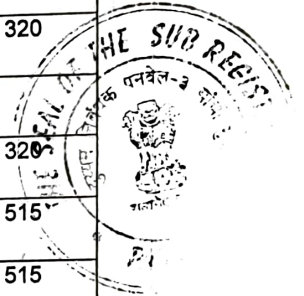
B - WING			
FLOOR	FLAT NO	TYPE	CARPET AREA IN SQUARE FEET
2	201	1BHK	320
2	202	2BHK	515
2	203	2BHK	515

For Greenscape Developers Pvt. Ltd.

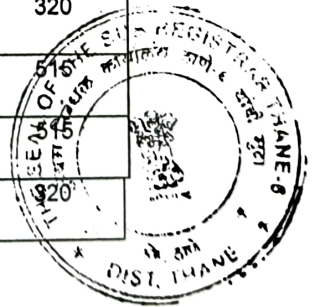
Director

2	204	2BHK	489	2	204	1BHK	320
3	301	2BHK	489	3	301	1BHK	320
3	302	2BHK	489	3	302	2BHK	515
3	303	2BHK	489	3	303	2BHK	515
3	304	2BHK	489	3	304	1BHK	320
6	601	2BHK	489	6	601	1BHK	320
6	602	2BHK	489	6	602	2BHK	515
6	603	2BHK	489	6	603	2BHK	515
6	604	2BHK	489	6	604	1BHK	320
7	701	2BHK	489	7	701	1BHK	320
7	702	2BHK	489	7	702	2BHK	515
7	703	2BHK	489	7	703	2BHK	515
7	704	2BHK	489	7	704	1BHK	320
10	1001	2BHK	489	8	801	1BHK	320
10	1002	2BHK	489	8	802	2BHK	515
10	1003	2BHK	489	8	803	2BHK	515
10	1004	2BHK	489	11	1101	1BHK	320
11	1101	2BHK	489	11	1102	2BHK	515
11	1102	2BHK	489	11	1103	2BHK	515
11	1103	2BHK	489	11	1104	1BHK	320
11	1104	2BHK	489				

पत्रक-३
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Director

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Director

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14	1401	2BHK	489
14	1402	2BHK	489
14	1403	2BHK	469

12	1201	1BHK	320
12	1202	2BHK	515
12	1203	2BHK	515
12	1204	1BHK	320

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10/02/2019

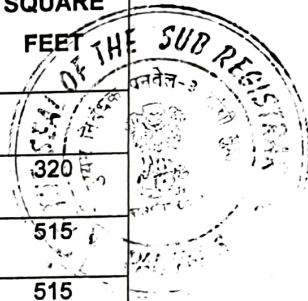
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C - WING

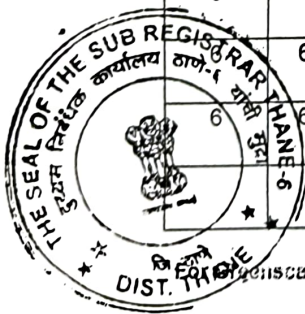
FLOOR	FLAT NO	TYPE	CARPET AREA IN SQUARE FEET
1	101	1BHK	316
2	202	1BHK	339
2	203	1BHK	339
2	204	1BHK	316
3	301	1BHK	316
3	302	1BHK	339
3	303	1BHK	339
3	304	1BHK	316
6	601	1BHK	316
6	602	1BHK	339
6	603	1BHK	339
6	604	1BHK	316

D - WING

FLOOR	FLAT NO	TYPE	CARPET AREA IN SQUARE FEET
1	101	1BHK	320
1	102	2BHK	515
1	103	2BHK	515
1	104	1BHK	320
4	401	1BHK	320
4	402	2BHK	515
4	403	2BHK	515
4	404	1BHK	320
5	501	1BHK	320
5	502	2BHK	515
5	503	2BHK	515
5	504	1BHK	320



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Senscape Developers Pvt. Ltd.

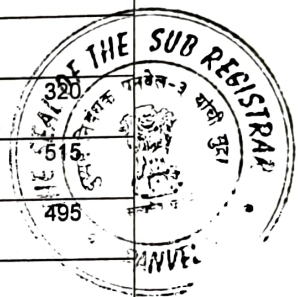
Director

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7	701	1BHK	316
7	702	1BHK	339
7	703	1BHK	339
7	704	1BHK	316
8	801	1BHK	316
8	802	1BHK	339
11	1101	1BHK	316
11	1102	1BHK	339
11	1103	1BHK	339
11	1104	1BHK	316
12	1201	1BHK	316
12	1202	1BHK	339
12	1203	1BHK	339
12	1204	1BHK	316

9	901	1BHK	320
9	902	2BHK	515
9	903	2BHK	515
9	904	1BHK	320
10	1001	1BHK	320
10	1002	2BHK	515
10	1003	2BHK	515
10	1004	1BHK	320
13	1301	1BHK	320
13	1302	2BHK	515
13	1303	2BHK	495
14	1401	1BHK	320
14	1402	2BHK	515
14	1403	2BHK	494
14	1404	1BHK	320

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E - WING			
FLOOR	FLAT NO	TYPE	CARPET AREA IN SQUARE METERS
1	101	2BHK	489
1	102	2BHK	489

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 Director

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1	103	2BHK	489
1	104	2BHK	489
4	401	2BHK	489
4	402	2BHK	489
4	403	2BHK	489
4	404	2BHK	489
5	501	2BHK	489
5	502	2BHK	489
5	503	2BHK	489
5	504	2BHK	489
8	801	2BHK	489
8	802	2BHK	489
8	803	2BHK	489
8	804	2BHK	489
9	901	2BHK	489
9	902	2BHK	489
9	903	2BHK	489
9	904	2BHK	489
12	1201	2BHK	489
12	1202	2BHK	489
12	1203	2BHK	489

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For Greenscape Developers Pvt. Ltd.

Director

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12	1204	2BHK	489
13	1301	2BHK	489
13	1302	2BHK	489
13	1303	2BHK	489
13	1304	2BHK	489

पत्रक - 3
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For Greenstep Housing Pvt. Ltd.


 Director





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