

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202411061660	06 November 2024, 11:50:41 AM			
मूल्यांकनाचे वर्ष	2024	पदसं३			
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकविजमिनी				
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
4490	45600	49200	57000	49200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	50.765चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिके	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-अर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Flr		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.4880/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((47880-4490) * (100 / 100)) + 4490)				
	= Rs.47880/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 47880 * 50.765				
	= Rs.2430628.2/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + येड्ढेनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2430628.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2430628/- = २ चौवीस लाख तीस हजार सहा शे अठ्ठावीस /-				

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Home Print

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1124058517758	Date 05/11/2024
Received from S, Mobile number 9082645403, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 05/11/2024
Bank CIN 10004152024110516846	REF No. CHR5492735
This is computer generated receipt, hence no signature is required.	

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1124050617743	Date 05/11/2024
Received from S. Mobile number 9082645403, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 05/11/2024
Bank CIN 10004152024110516830	REF No. CHR5492294
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN	MH010712880202425E	BARCODE			Date	05/11/2024-19:32:40	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2024-2025 One Time				
				Payer Details				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
				Full Name				
				Flat/Block No.				
				Premises/Building				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In				
				Words				
				FOR USE IN RECEIVING BANK				
				Bank CIN				
				Ref. No.				
				Bank Date				
				RBI Date				
				Bank-Branch				
				Scroll No. , Date				

Department ID : Mobile No. 9082645403
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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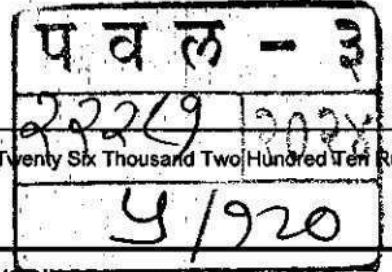
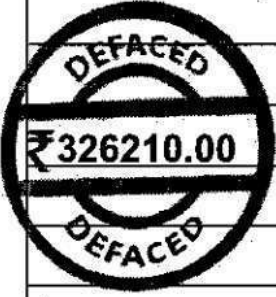
CHALLAN
MTR Form Number-6



GRN	MH010712880202425E	BARCODE		Date	05/11/2024-19:32:40	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AOPPJ9158P				
Location	RAIGAD	Full Name	JINU KUTTANIL JACOB AND ONE				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 917 9TH FLOOR RIVERSIDE				
		Premises/Building	SURVEY/ HISSA NO 43/1/5				

Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	296210.00	Road/Street	VILLAGE KOYNAVELE TAL PANVEL DIST RAIGAD					
0030063301 Registration Fee	30000.00	Area/Locality	KOYNAVELE					
		Town/City/District						
		PIN	4	1	0	2	0	8
		Remarks (If Any)	PAN2=AEDFS1592N-SecondPartyName=SHRISTHI DEVELOPERS-CA=4231474-Marketval=0					
		Amount In	Three Lakh Twenty Six Thousand Two Hundred Ten Rup					
		Words	ees Only					
Total	3,26,210.00							



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024110519898	2897748716		
Cheque/DD No.		Bank Date	RBI Date	05/11/2024-19:33:26	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Sc				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे, याद्वारे नोंदणी न करतावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-22281	0005877476202425	06/11/2024-11:52:49	IGR148	30000.00

2	(IS)-398-22281	0005877476202425	06/11/2024-11:52:49	IGR148	296210.00
Total Deafacement Amount					3,26,210.00

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AGREEMENT FOR SALE

Market Value Rs. 2430628/-

Consideration Value Rs. 42,31,474/-

Stamp Rs. 296210/-

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Flat No. **917**, admeasuring **46.15** Square meters (Rera Carpet Area) on the

9th Floor, in the project known as "**RIVERSIDE**"

Articles of agreement made and entered into

At Village-Koynavale, Tal. – Panvel, Dist – Raigad.

On this 06th Day of NOV, 2024.

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BETWEEN

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M/S. SHRISTHI DEVELOPERS, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, through its Partners **(1) SAMVRITA UNIVERSAL LLP (2) SHRI NAITIK S. GUPTA & (3) SHRI JITESH P. AGRAWAL**, having its office at 106, Runwal and Omkar E-Square, Eastern Express Highway, Opposite Sion Chunabhatti Signal, Sion East, Mumbai-400 022, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) **OF THE ONE PART.**

AND

Mr. Jinu Kuttanil Jacob & Mrs. Jerin Mary Jinu, having their address at **Kuttanil House, Nedungadappally P.O, Karukachal, Kottayam District, Kerala - Pin 686545**, hereinafter referred to as **"THE ALLOTTEE/S"** (which expression shall unless

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conform 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 PROMOTERS ENTITLEMENT TO THE PROJECT LAND

- I) By virtue of Deed of Conveyance dated 31/03/2021, the Promoters have acquired all that piece of parcel of land bearing Gut No.-43/1/5, admeasuring 0-58-10 H.R.P. equivalent to 5810 sq. Mts. situate, lying and being at Village-Koynawale within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad, from the Owners of the said land i.e. (1) SHRI RAHUL DAMODAR PATIL (2) SMT. RAKHI ASHOK TANDEL & (3) SMT. YAMUNABAI ALIAS YAMUNA RAJARAM GHARAT, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Deed of Conveyance the aforesaid land has been mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S. SHRISTHI DEVELOPERS, vide Mutation Entry No.-620, dated 21/05/2021. The said Deed of Conveyance is duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under its Document No. PVL-3-7043-2021 on 06/04/2021,

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II) By virtue of Deed of Conveyance dated 03/02/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under its Document No. PVL-3-1871-2022 on 03/02/2022, the Promoters have acquired Transfer of Development Rights (FSI) admeasuring 135 Sq. Mts. as specified in the Development Right Certificate No.-6, dated 03/09/2011 issued by the Panvel Municipal Corporation, Panvel from (1) SHRI GIRISH J. KASAT & (2) SHRI VILAS M. KOTHARI, for a proper consideration and as per the terms and conditions contained therein.

III) By virtue of the above referred agreements and deeds, the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid piece and parcel of land bearing Gut No.-43/1/5, admeasuring 0-58-10 H.R.P. equivalent to 5810 Sq. Mts. situate, lying and being at Village-Koynavale within the jurisdiction of Sub-Registrar of Assurances at Panvel, Panvel, Dist.-Raigad, together with the Transfer of Development Rights (FSI) admeasuring 135 Sq. Mts. as specified in the Development Right Certificate No. 6, dated 03/09/2011 issued by the Panvel Municipal Corporation, Panvel and hereinafter referred to as "**THE SAID PROPERTY**" and more particularly described in the "First Schedule" hereunder written and are fully entitled to develop the said land by constructing the building thereon as per the plans duly approved by the concerned authorities.

IV) The Promoters are in the process of acquiring further lands in the vicinity of the said Property in their endeavour to make the proposed project a larger, better and well-planned and they are in constant negotiations with various land owners for the acquisition of the further piece and parcel of land which shall subsequently at the discretion of the developer be added/amalgamated by the promoters to the "said Property" comprising of the said piece or parcel of land which is already acquired by the Promoters. However the promoter shall have the right to give a right of way to such future properties from the access of the said property;

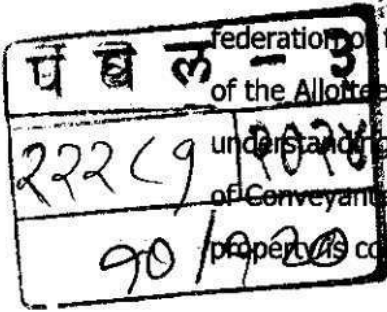
V) The Promoters are in the process of developing the said Property and constructing building thereon in such phases and in such manners as the Promoters may deem fit and proper and all the further pockets of land acquired as envisaged above shall subsequently be added to such phase wise development in a manner the Promoters may deem fit and proper. The name of the building to be constructed on the said property shall always be known as "**RIVERSIDE**".

VI) The Promoters have informed the Allottee(s) and the Allottee(s) is/are aware that the Promoters have not yet completely finalized the entire scheme of

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development thereof and have reserved to itself the right to amend from time to time the layout of the said property and provide for construction of 1 (One) or more building/floors than those at present envisaged and to amend the building plans and/or construct additional floors and/or building/structure on the said property;

- VII)** The Allottee(s) is/are aware that development of the said property shall be completed over a lengthy period of time and that although the building in which the Flat/Other premises hereby agreed to be allotted may be completed and the Promoters may permit the Allottee(s) to use the Flat/Other premises. However, only on completion of the entire work of development of the said property and construction of all the building in the layout, the Promoters shall take steps to obtain conveyance of the said property in favour of a Co-operative Society or federation of the co-op societies and/or any other corporate body to be formed of the Allottee(s). This Agreement is entered into by the Allottee(s) on a specific understanding and agreement that the Allottee(s) shall not demand the execution of Conveyance in respect of the said property till the development of the entire property is completed in toto;



- VIII)** The Panvel Municipal Corporation vide its Commencement Certificate bearing number PMC/TP/KOYNAVELE/43/1/5/21-21/16152/1626/2021, dated 05/08/2021 have initially sanctioned and approved the plans submitted by the Promoters for construction of the residential building on the said property consisting of A, B, C & D Wings comprising of Stilt + 7 (Seven) Upper Floors. The copy of the said commencement certificate is annexed hereto and marked as

- IX)** The Panvel Municipal Corporation vide its amended Commencement Certificate bearing number PMC/TP/KOYNAVELE/43/1/5/21-22/16152/949/1/2022, dated 31/03/2022 have sanctioned and approved the plans submitted by the Promoters for construction of the residential building on the said property consisting Ground plus Thirteen Upper Floors and in pursuance to the sanctioned plans and permissions, the Promoters have commenced the construction work on the said property. The copy of the said commencement certificate is annexed hereto and marked as **ANNEXURE "A-1"**.

- X)** The Promoters have floated the ownership scheme on the said land under the name and style of "**RIVERSIDE**" comprising one large building with Ground plus Thirteen Upper Floors having residential flats and other units. Though the Promoters herein have right to develop the entire building, the promoters decided

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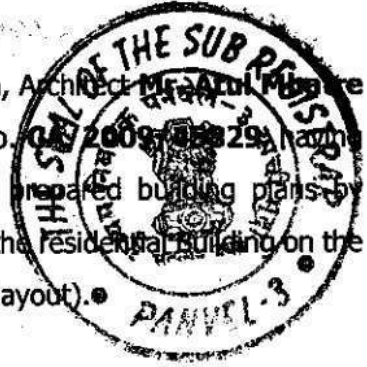
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to carry out construction/development in segments and initially registered the project by dividing the entire building into two segments. While the construction of the first segment of the building project is already under progress and is registered with Maha Rera, the Promoters now amended the registration and included the entire building project as one unified project and the said entire project shall be known as "**RIVERSIDE**" hereinafter referred to as "THE SAID PROJECT" and more particularly described in the "**Second Schedule**" hereunder written and in the next phase, the Promoters have proposed the future expansion by utilizing the balance FSI, additional Premium paid FSI, TDR/Staircase premium, road width additional FSI as per the rules and regulations of competent authority by constructing the Additional Floors and/or by constructing the additional buildings on the aforesaid land. The Promoters have decided that though the first segment of the building project is substantially complete and the remaining is at the commencement stage, for the purpose of payment by the Purchaser, the payment schedules shall be in two different parts depending upon the stage of completion of the project.

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XI) It is clearly made and understood by the Allottee(s) that all the common facilities and amenities such as club house, open common ground, gymnasium etc are developed and provided by the Promoters in the said project of which all the expenses for the said facilities and amenities shall be contributed by all the residents of the entire project, who shall be entitled to use the said amenities and facilities in common with the other residents of the building in the entire project.

XII) The Promoters, through their Architect Devise Design, Architect Mr. Arun P. Bhave registered with the Council of Architecture under No. 06/2009/38829, having their address at **Belapur, Navi Mumbai**. Have prepared building plans by utilizing permissible FSI, by proposing to construct the residential building on the said property. (Herein after referred to as the said layout).



XIII) The Allottee/s is/are informed and is aware and hereby accepts and confirm that the Promoters are free and entitled to amend and/or modify the said plans and add to the said building/complex as may be possible and permissible provided however that the same shall not in any manner prejudicially alter the plan and/or affect specifications of the Flat agreed to be purchased by the Allottee/s hereunder.

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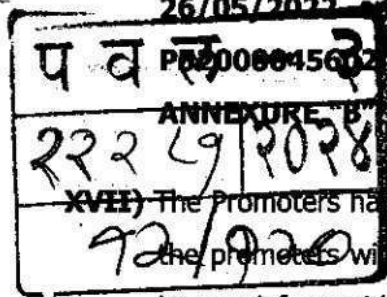
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XIV) The Promoters have appointed M/s Destech Structural Consultants as RCC Consultants and have entered into standard Agreement for carrying out construction of the said building and also have entered into standard Agreement with the Architect for preparing plans of the said building/s.

XV) The Promoters have also appointed **Rutuja Narsingh and Associates** as the Chartered Accountant to maintain the accounts for the said project and to issue proportionate completion certificate for the work completed by the promoters for withdrawal of amounts from the separate Bank Account specifically opened for the said project as per the Real Estate (Regulation and Development) Act, 2016.

XVI) 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 under the Registration No. **P52000045602**, dated **26/05/2022** and the amendmended RERA Registration Certificate No.



dated **12/08/2022**, is annexed hereto and marked as

XVII) The Promoters have informed the Allottee/s and the Allottee/s is/are aware that the promoters will develop the said property by constructing the Building(s) to be used for residential purposes 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 shall always be determined by the Promoters at their sole and absolute discretion.

XVIII) The Allottee/s has/have seen the approved plans as prepared by the Architect and the Allottee/s is/are aware that the promoters may amend the said building plans from time to time and/or as may be required by the Office of Assistant Director of Town Planning, Panel Municipal Corporation and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. A sanctioned layout Plan of the said property is annexed hereto and marked as **Annexure C'**.

XIX) The Report on Title issued by Advocate Mr. Ramakant G.Pawar, advocate has been seen and inspected by the Allottee/s and a copy thereof has been annexed hereto and marked as **ANNEXURE 'D'**.

XX) The Allottee/s has/have prior to the execution of this Agreement for himself/herself have verified and after being satisfied about the right and title of

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the promoters to the said property, the right of the promoters to develop the said property and to construct the said proposed complex/Building(s) on the said property more particularly described in the First Schedule hereunder written. The Allottee/s has/have executed this Agreement, is deemed to have accepted the title of promoters to the said property as clear and marketable & free from all encumbrances and no further requisition or objection whatsoever shall be raised by the Allottee/s upon it in any matter relating thereto.

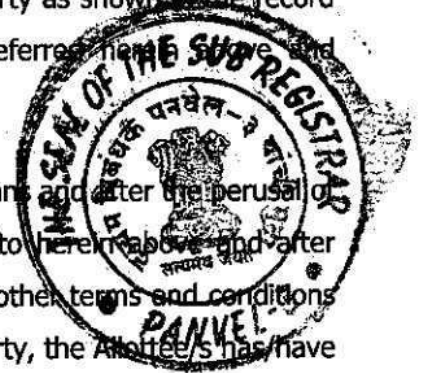
XXI)A. The Allottee/s has/have demanded and the promoters have given to the Allottee/s inspection of all the documents i.e. list of Amenities, 7/12 Extract, Floor Plan of Flat, Sanctioned Building Plan by Town Planning Office/Competent Authority, Letter issued by Town Planning Office/Competent Authority, Latest Title Certificate, All other relevant documents, letters, papers and writings referred to herein.

B. The Allottee/s has/have examined and verified all plans approved and sanctioned by the Assistant Director of Town Planning, Panvel Municipal Corporation, the designs, specifications etc., 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 31/03/2022

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c. The Allottee/s has/have examined the foregoing Agreements and relevant documents, letters, papers and writings inspections of which, the promoters have given to the Allottee/s and the Allottee/s has/have after being satisfied have accepted the title of the Promoters to the said property as shown in the record of rights in respect thereof and the documents referred to herein and annexed hereinafter.

XXII) On satisfying himself/herself/themselves about the plans and after the perusal of various deeds and documents, specifically referred to hereinabove and after satisfying himself/herself/themselves as regards the other terms and conditions including the Title of the Promoters to the said property, the Allottee/s has/have voluntarily approached and applied to the promoters for allotment of and hereby agree/s to purchase **Flat No. 917**, admeasuring Rera Carpet Area **46.15** Square Meters or thereabouts on **9th Floor** of Building in the project known as "**RIVERSIDE**" which is to be constructed on the said property. (hereinafter referred to as '**the said premises**' and which is more particularly described in the Second Schedule hereunder written).



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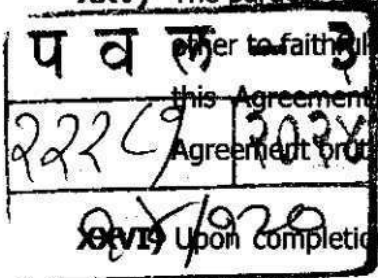
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XXIII) The Promoters have agreed to sell the Flat to the Allottee/s and the Allottee/s have agreed to purchase from the promoters **Flat No. 917**, admeasuring **46.15** Square Meters Rera Carpet Area on **9th Floor** of Building in the project known as "**RIVERSIDE**" being constructed on the said property for a total consideration of **Rs. 42,31,474/- (Rs. Forty Two Lakh Thirty One Thousand Four Hundred & Seventy Four Only)**. The typical floor plan of the said Premises is annexed hereto and marked as **ANNEXURE "E"**.

XIV) The Allottee/s has/have seen and approved the Building and floor plan and have understood the nature and quality of construction and fitting, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises as set out in the Third Schedule hereunder written.

XXV) The parties, relying on the confirmation, 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.



XXVI) Upon completion of the proposed development of the said property as stated above, the promoters agree to complete, sell and cause to convey the said property and /or in case the adjoining property/properties if incorporated and/or amalgamated in the entire scheme of development of "**RIVERSIDE**" fully developed in favour of the Co-Operative Housing Society or Societies, body corporate/ownership Apartment to all those several persons (including the Flat purchase herein) purchasing acquiring the respective Flat or any other premises



XXVII) Both the promoters and the Allottee/s hereby confirm that they are executing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the said project.

XXVIII) Now both the parties are desirous of recording the terms and conditions of these presents so reached between them.

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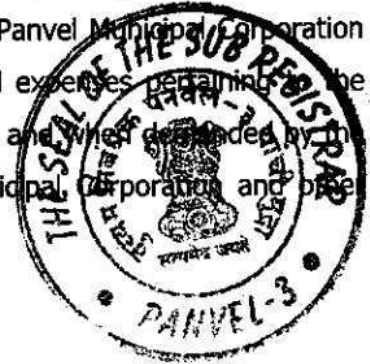
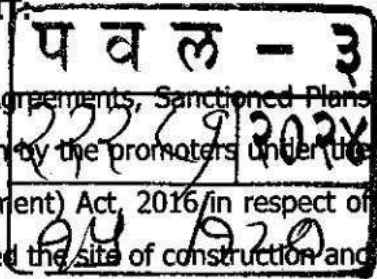
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. ACT AND RULES GOVERNING THE AGREEMENT :-

This Agreement shall always be subject to the provision 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 Allottee/s has/have taken inspection of the Agreements, Sanctioned Plans and other relevant documents required to be given by the promoters under the provision of Real Estate (Regulation and Development) Act, 2016/in respect of the said property and the Allottee/s has/have visited the site of construction and made himself/herself/themselves familiar with the terms and conditions imposed by the Assistant Director of Town Planning, Panvel Municipal Corporation and other relevant authorities. The Allottee/s binds himself/herself/themselves to adhere with terms and conditions of all documents/correspondence with the office of the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authorities. All the cost and expenses pertaining to the above shall be borne and paid by the Allottee/s as and when demanded by the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authorities or the Promoters.

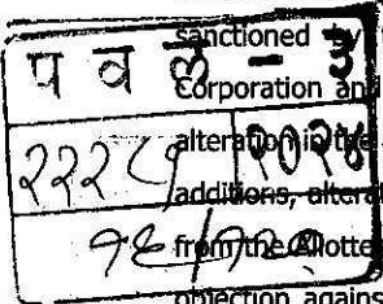


3. ADDITIONS AND ALTERATION. -

- a) The Promoters shall construct the first phase of the said building project on the portion of the said property comprising of Stilt + Thirteen Upper Floors alongwith stack car parking on stilt and in the subsequent phases, the Promoters have proposed to construct the remaining portion of the said building project and the future expansion by acquiring further lands, utilizing the balance FSI (Floor Space Index), additional Premium paid FSI, TDR (Transfer of Development Rights)

premium, Staircase premium, road width additional FSI as per the rules and regulations of competent authority in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned authority/ Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

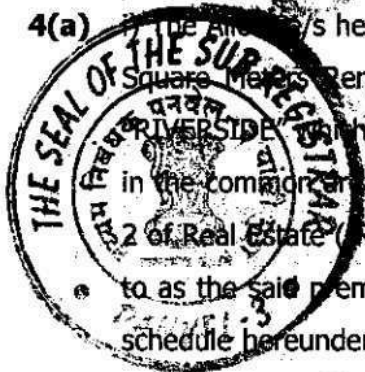
b) The promoters shall under normal conditions construct building/s on the said property in accordance with the said plans and specifications duly approved and



sanctioned by the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authorities. In case if any change, addition, alteration in the layout plans are required by the sanctioning authority then such additions, alteration, shall be carried out without seeking any prior permissions from the Allottee(s) and the Allottee(s) shall not challenge, dispute or raise any objection against the said changes/amendments in the sanctioned plans. The promoters shall keep the said revised plans and specifications at the office of the promoters for inspections of the Allottee(s).

4. SALE OF PREMISES AND PAYMENT CONDITIONS:

4(a) The Allottee/s hereby agree/s to purchase Flat **No. 917**, admeasuring **46.15** Square Meters Rera Carpet Area on **9th Floor** of Building project known as **RIVERSIDE** which is to be constructed on the said property 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. 42,31,474/- (Rs. Forty Two Lakh Thirty One Thousand Four Hundred & Seventy Four Only)**. As mutually discussed and agreed between the promoters and the Allottee/s, the said total consideration shall be paid by the Allottee/s to the promoters as per the payment schedule annexed hereto and marked as ANNEXURE 'F' (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 Allottee/s over and above the consideration mentioned herein on their respective due dates.



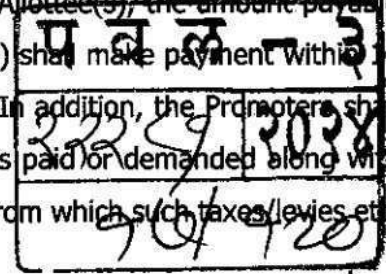
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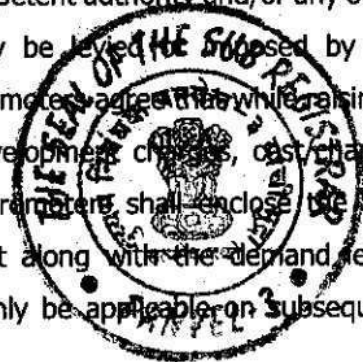
(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **One Upper Stack** car parking space on the ground floor bearing Nos. **NA** situated at **RIVERSIDE** Basement and/or stillt and /or **NA** podium being constructed in the layout for the consideration of Rs. **NIL**.

4 (b) The said total consideration excludes Taxes (consisting of tax paid or payable by the promoters by way of 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 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. Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee(s) to the promoters shall be increased/reduced based on such changes/modification.

4(c) The Promoters shall periodically intimate to the Allottee(s) the amount payable as stated in clause 4(a) above and the Allottee(s) shall make payment within 15 days from the date of such written intimation. In addition, the Promoters shall provide to the 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(d) 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 by the competent authority from time to time. The Promoter agrees that while raising a demand on the Allottee(s) for increase in development charges, cost charges imposed by the competent authorities, the promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.



4 (e) The Rera Carpet area of the said premises is in accordance with the definition of the Rera Carpet area as per Sec. 2 (k) of the Real Estate (Regulation and Development) Act, 2016. Further, the Promoters have informed the Allottee/s and the Allottee/s is/are aware that the Rera Carpet area mentioned in this Agreement is on the basis of unfinished internal wall surface, area under RCC Column and shear wall and other such structural members of the premises and the Rera Carpet area of the said premises upon completion shall include the

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plastering on the Wall, POP, if any, the areas under the wall and under RCC columns, shear walls and other structural members. Therefore, the Promoters have informed the Allottee/s and the Allottee/s is aware that there is likelihood that there can be some discrepancy in the Rera Carpet area mentioned in this Agreement and the Rera Carpet area of the said premises upon completion. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties. The Allottee/s hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said Rera Carpet area. The Promoters shall confirm the final Rera Carpet area that has been allotted to the Allottee(s) after the construction of the Building/s is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Rera Carpet area subject to a defined limit of 3% (Three Percent). The total price

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payable for the Rera Carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the Rera Carpet area beyond the defined limit of 3% (Three percent) then Promoters shall refund the excess money paid by Allottee(s) within 45 (Forty Five) days, If there is any increase in the Rera Carpet area allotted to Allottee(s) beyond the defined limit of 3% then the Promoters shall demand additional amount from the Allottee(s) within the next 45 days Rera Carpet. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 4 (a) hereunder. It is agreed between the parties hereto that in case of increase or reduction in Rera Carpet area, both the Promoters and the Allottee/s shall execute a Deed of Rectification or any other appropriate document wherein the said new Rera Carpet area of the said Premises shall be mentioned along with such other additions and alterations to this Agreement as shall be required by the Promoters in accordance with the said Real Estate (Regulation and Development) Act, 2016. The cost of registration of such Deed of Rectification shall be borne by the Allottee/s alone.

- 4 (f) The Promoters have also informed the Allottee/s categorically and the Allottee/s has/ have agreed/understood that all the Rules and Regulations governing the sale of Flats by the Promoters and/or development of the said property by the Promoters and this Agreement shall be governed by Rules and Regulations under Real Estate (Regulation and Development) Act, 2016.
- 4 (g) The Allottee/s hereby agree/s, declare/s and confirm/s with the Promoters that at the time of execution of this Agreement, the Allottee/s shall deposit with the concerned authorities under Income Tax Department, the entire TDS presently applicable at 1% (One Percent) of the total consideration or such amount of TDS

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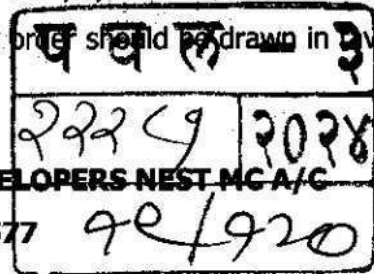
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as shall be applicable from time to time and the Allottee/s shall file the necessary return of such TDS with the Income Tax authorities within the stipulated period under the Income Tax Act, 1961 and shall also issue the TDS Certificate to the Promoters within the Stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Allottee/s that the Allottee/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 Allottee/s. In case, if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Allottee/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.

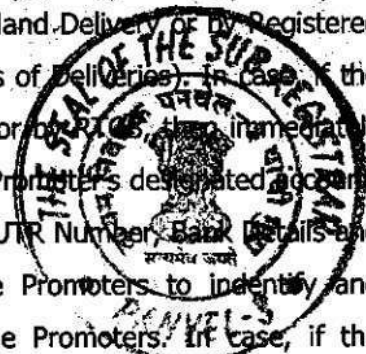
5. MODE OF PAYMENT:

The payment of all the above instalments 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

A/C :- **SHRISTHI DEVELOPERS NEST MC A/C**
 A/C NO. :- **50200070027577**
 BANK NAME :- **HDFC BANK**
 BANK BRANCH :- **KAMOTHE**



And shall be sent to the site office of Promoters at "RIVERSIDE-", Village-Koyanavele, Tal.-Panvel, Dist.-Raigad, either by Hand-Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries). In case, if the Allottee/s has/have made the payment by NEFT or RTGS, then immediately upon the Allottee/s making such payment to the Promoter's designated account, the Allottee/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 desire to receive further payments of balance instalments, favouring certain other Bank Account of the Promoters, then and in that event, the Promoters shall specifically mentioned the new Bank Account in the Instalment Demand Letter that shall be addressed to the Allottee/s. thereafter, the Allottee/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.



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6. Reservation of car Parking space:

- i. At the request of the Allottee/s, the Promoters have agreed to reserve **One (Upper Stack Car Park)** space on the ground Floor in the project for the use of the Allottee/s to park the Allottee/s vehicle. The Allottee/s will utilize the said parking space for his/her/their personal use. The location, other details and parking number shall be intimated to the Allottee/s at the time of handing over of possession of the said premises.
- ii. The Allottee/s shall not be allowed to transfer/let-out the said car parking space to any outsider/visitor i.e. other than the Allottee/s in the said building(s) project.
- iii. The said car parking space shall be used by the Allottee/s only for the purpose of parking his own motor vehicle and not for any other purpose.

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The Allottee/s shall keep the said car parking space as shown in the sanctioned plan of the said project and shall not enclose or cover it in any manner. The society shall finally ratify the reservation of such car parking in its first meeting at the time of handing over by the Promoters.

7. TIMELY PAYMENT OF THE INSTALLMENTS:

7 (a) The Promoters shall give a Notice to the Allottee/s (by post and/or email and/or any relevant mode of communication) intimating the Allottee/s the amount of the instalment or the balance amount payable by the Allottee/s to the Promoters in accordance with the payment schedule annexed hereto as "Annexure F" (Time being the essence of the contract) and within 15 (Fifteen) days from the date of the letter, the Allottee/s shall pay the amount of the said instalment or the balance amount to the Promoters. The Allottee/s will not hold the Promoters responsible for delay in postal service or delay in receipt or non-receipt of the said Notice.

7 (b) Both the parties hereby agree with each other that timely payment of all the above instalments and every other amount payable by the Allottee/s under these presents to the Promoters shall be the essence of this contract. Both the Promoters and the Allottee/s has/have mutually agreed that the Allottee/s shall be liable and responsible to pay all the instalments payable for the purchase of the said premises and other charges payable under this Agreement on their respective due dates without committing any delay, default and demur. In case if the Allottee/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 Allottee/s herein to ensure that the disbursement of all the

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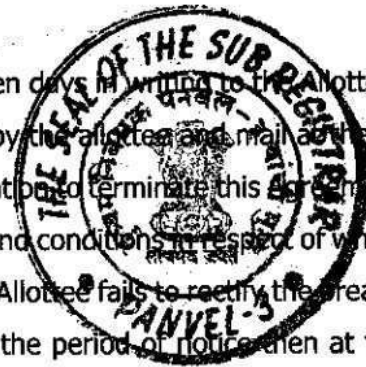
instalments by the Bank/Financial Institution/Money Lender is done within the time frame mentioned in this Agreement.

- i. In case the Allottee(s) fails to make payments for any demands made by the Promoters as per the Payment Schedule annexed hereto, despite having been issued notice in that regard, then the Allottee(s) shall be liable to pay interest to the Promoters on the unpaid amount at the rate of MCLR of State Bank of India plus 2% per annum on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon and as specified and revised from time to time under The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made there under, hereinafter referred to as "the said Act" in sub clause 2 above In addition to the aforesaid any delayed payment towards GST amount and/or any other charges/taxes payable shall be calculated at the rate of 24% per annum

- ii. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

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Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice given at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of liquidated damages and or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.



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Agreed liquidated damages shall mean and include that, the Promoters shall deduct 20% of the said total consideration as liquidated damages of the said Premises, plus the interest accrued on the defaulted payments. The Promoters shall on such termination refund to the Allottee/s the balance amount after the said premises is sold to any third party and against the receipt of the payment of the said premises. The promoter may sell the premises to whomsoever the developer may think fit and proper. However the refund by the Promoters shall be subject to the repayment of the loan amounts and interest and other charges payable under the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution in case of the mortgage of the said premises also in case of such termination, the Stamp Duty, Registration charges and all taxes paid by the Allottee/s shall not be refunded by the Promoters. It is further agreed by the parties hereto that part payment of any instalment shall be construed to be the default in the payment

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of the said instalment. The Allottee/s hereby agree/s and confirm/s to the aforesaid arrangement and agrees not to dispute or raise any objection against the Promoters or any order or judgement that shall be passed against the Allottee/s in law. In the event of such termination, the Promoters shall be entitled to resale the said premise to such third person/ party, as the Promoters may deem fit, necessary and proper and recover and appropriate to themselves the entire sales consideration and other amounts that shall be received from such



It is agreed by the Allottee/s that till such time as he/she/they has/have paid to the Promoters the entire consideration with or without interest amounts (as the case may be) as are stipulated hereinafter and all other outstanding amounts payable in respect of the said Premises, he/she they shall not claim any right, title, interest or possession in, of, over and upon the said Premises.

8. The Promoters shall provide the amenities and facilities as per the List of Amenities annexed in the Third Schedule hereunder written.
9. **RIGHTS OF THE PROMOTERS TO AMEND THE LAYOUT AND OBTAIN AMENDMENT IN SANCTIONED PLANS AND TO UTILIZE THE ENTIRE FSI/ADDITIONAL FSI/TDR OR ANY INCREMENTAL FSI:**

The Allottee/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 Allottee/s has/have given prior written consent to the Promoters as required under the said act. However, with the view

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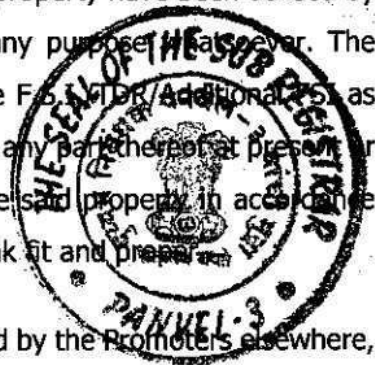
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to remove any doubt, the Allottee/s hereby confers upon the Promoters such right/authority to the Promoters for the purpose as set out herein below:

a) The Promoters hereby declare that as per existing guidelines the said project can generate Floor Space Index of 3.5 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation, however the developer as on date has got approval and utilised only 16,384.30 Square Meters which corresponds to Floor Space Index of 2.82 on the said land. The balance FSI of 0.68 and any increased FSI which may be available in future on modification to Development Control Regulations shall always belong to the promoter, the promoter shall have the right to utilise the increased/ additional FSI either in the said project or additional lands attached/amalgamated to the said project in the future or by transferring the said FSI to any other project of the developer. The Promoters have disclosed the Floor Space Index of 3.5 as proposed to be utilised by them on the said property in the said Project or as per the arrangement of FSI disclosed above and the 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 only.

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b) Save as mentioned in Clause 10 (a) hereof, the Promoters hereby declare that no part of the said Floor Space Index for the said property have been utilised by the Promoters elsewhere in any other plot for any purpose whatsoever. The Promoters shall be entitled to consume the entire FSI, TDR/Additional FSI as may be available in respect of the said property or any part thereof at present or in future by constructing additional floor(s) on the said property in accordance with the Act and Rules, as the Promoters shall think fit and proper.



c) In case, the said floor space index has been utilised by the Promoters elsewhere, then the 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 property, the Promoters have utilised 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 to the Sanctioning Authorities.

d) The Promoters have informed the Allottee/s and the Allottee/s is/are aware that the Promoters will develop the said property by constructing Building/s to be used for permissible users/purposes and any other purpose as shall be permitted as

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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.

- e) Without modifying and/or affecting the plan of the said Premises, the 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 Allottee/s or the Society of the Allottee/s of all premises holders shall not raise any objections on any ground as to the Promoters rights reserved hereunder and as shall be available to the Promoters under the act and the Rule.

- g) The Promoters hereby reserve full right and absolute authorities to utilise the entire FSI, additional FSI, TDR or any incremental FSI/building potential which the 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 shall be entitled to utilise, construct, develop and sell/dispose of the premises so

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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. For the aforesaid purpose, the 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 also be entitled to dispose them off in such a manner and on such terms as the Promoters may deem fit or proper and the Allottee/s hereby consent to the same. The Promoters shall, after consuming such balance and/or additional FSI, TDR or any incremental FSI/building potential by constructing such permissible tenements on the said property, 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) Irrespective of possession of the said premises being given to the Allottee/s or not, the rights under this clause and/or under this Agreement reserved for the Promoters to exploit the potential of the said property, shall be valid, subsisting and binding on the Allottee/s and shall continue to vest in the Promoters even after the execution of the Lease Deed/Deed of Assignment in favour of the Society that shall be formed. All the aforesaid rights of the Promoters to exploit

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the said potential shall remain unchanged, unhindered and the Promoters shall execute the Lease Deed/Deed of Assignment reserving with themselves all such rights, title, interest in the said property in their favour as may be outstanding at the time of execution of such Lease Deed/Deed of assignment in favour of the Society that shall be formed. The Allottee/s hereby agree/s declare/s and undertake/s not to obstruct, create hindrances, challenge or dispute the rights of the Promoters to carry out the construction and development and to utilise and exploit full potentiality of the said property. The Allottee/s further agree/s not to challenge, dispute or hamper such development that the Promoters may carry out either on the grounds of nuisance, inconvenience or health grounds or any other grounds or reasons whatsoever.

i) The Allottee/s herein doth, in accordance with the Act and the Rules, hereby agree and give their irrevocable consent that the Promoters shall have full right and absolute authority to make additions, alterations, amendments & changes in the building plans and/or to the said Building/s to be constructed on the said property or any part thereof for any users or to change the user (excluding the said Premises) including to raise additional floors, or structures on the said Building or open part or parts of the said Building/plot including the terrace at anytime either before or after transfer of the property & such rights shall include the right to use/consume F.S.I. or additional F.S.I. or global FSI which may become available in respect of the said property or any other lands at anytime hereafter in future by reserving such rights in Lease Deed/Deed of Assignment or to make such amendments, alterations in the revised sanctioned plan as may be permitted by the Assistant Director of Town Planning, Panvel Municipal Corporation and/or any other authorities and such additional structures, floors or storey or premises shall be the sole and absolute right and entitlement of the Promoters who shall be fully entitled to sell, deal with and dispose of the same to any person/s.

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j) It is furthermore agreed that if any modification, addition, demolition, variation, construction or alteration is required to be made by the Town Planning Office or any other concerned authority due to change in the prevalent building byelaws or on account of change in policy then after the receipt of Occupation Certificate from the Assistant Director of Town Planning, Panvel Municipal Corporation, the same shall be carried out and complied with by the Allottee/s at his/her/their own costs and expenses and the Promoters shall neither contribute any amount nor shall they be anywise liable or responsible for the same.

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10. The Promoters have informed the Allottee/s and the Allottee/s is/are aware that he/she/they shall use the said premises only for the Residential purposes and he/she/they shall not change the use of the premises.

11. **ALLOTTEE/S COVENANTS:**

The Allottee/s for himself/herself/themselves do hereby covenant with the

Promoters as follows:

a) To maintain the said premises at his/her/their own costs, charges & expenses in good tenable repair & conditions from the date receipt of intimation from the Promoters that the said premises is ready, irrespective of the fact whether the Allottee/s has/have taken possession or not & shall not do or suffer to be done anything in or to the Building/s in which the said premises is situated or to act or to do anything against the rules, regulations and bye-laws of concerned local authorities or Co-operative Society or change/alter or make any addition and/or alteration in or to the said premises or any part thereof, without obtaining prior written consent of the Society that shall be formed.

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b) Not to store in the said premises any goods/articles which are of hazardous, combustible or dangerous nature or are so heavy that it may damage the construction/structural stability of the building in which the said premises are situated or storing of which is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Allottee/s in this behalf, then Allottee/s shall alone be liable for the consequences of such breach/default.



c) During the course of the Allottee/s carrying out the said interior work if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC members of the said building or is not in accordance with law or the permission given by the Promoters or is in contravention of the rules and regulations of the Assistant Director of Town Planning, Panvel Municipal Corporation or other Concerned authorities, then the Promoters shall have full right and absolute authority to remove/demolish such work as may be in contravention as mentioned

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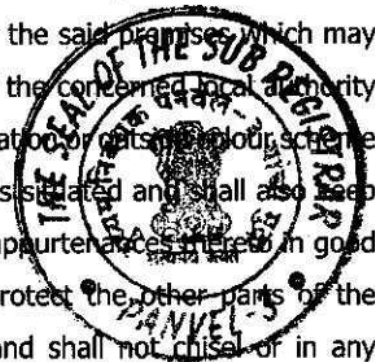
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hereinabove and to restore the said premises/building/open spaces in their original form at the entire cost, risk and expenses of the Allottee/s.

- d) The Allottee/s is/are aware that the Promoters are required to attend to all complaints regarding leakages and other defects, as per the Act and the Rules. Thus, as a result of any work, addition, alteration, amendment and changes made by the Allottee/s, if there is any damage to any adjoining premises or any premises above or below the said premises or abutting the said premises or to any portion of the said Building, then the Allottee/s shall be liable and responsible to carry out the necessary repairs to all such premises or any part of the Building as may be required under the Act and the Rules and the Promoters shall be absolved of the obligation and the responsibility under the Act and Rules.
- e) Similarly, if as a result of any addition, alteration or changes carried out by the Allottee/s to his/her/ premises, if the Assistant Director of Town Planning, Panvel Municipal Corporation or other concerned authorities adopts any action either against the promoters or the said Building/Project, then the Allottee/s alone shall be liable and responsible for all such actions in law. ~~The Promoters shall have further rights to adopt such action against the Allottee/s including that of termination of this Agreement and/or recovery of compensation as the Promoters may be entitle under the Act and Rules.~~
- f) To carry out at their own cost, charges and expenses, all internal repairs to the said premises & maintain the said premises in the same condition, set and order in which it was delivered by the Promoters to the Allottee/s & shall not do or suffered to be done anything in/to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society nor cause any alterations in elevation or plots or colour scheme of the said building/s in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereof in good and tenantable conditions so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Promoters or the society.
- g) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any part of the said property and building in which the premises is situated.

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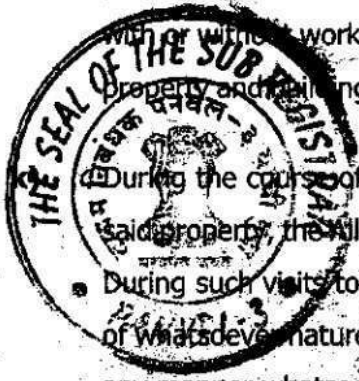
h) The Allottee/s shall not let, sub-let, transfer, assign or part with possession of the said premises his/her/their interest or benefits under this Agreement until all dues, payable by him/her/them to the Promoters under this Agreement are fully paid and only if the Allottee/s has/have not been guilty of breach for non-observance of any of the terms and conditions of this Agreement or until the Allottee/s has/have intimated about the same in writing to the Promoters.

i) That Allottee/s shall observe and perform all rules and regulations which the society or a limited company may adopt at its inception and the additions, alterations or amendments which may be made therein from time to time for the protection & maintenance of the said building or the said premises therein that may be made from time to time for observance and performance of building rules, regulations and bye-laws for the time being in force, of the concerned local body/authority or government. The Allottee/s shall also observe/performance all stipulations/conditions as laid down by the said society regarding the

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use/occupation of the said premises in the building & shall contribute punctually towards taxes and other dues/outgoings in accordance with the terms of this Agreement

All the Lease Deed/Deed of Assignment of the said property along with the said building are executed in favour of the Society and subsequent thereto till Promoters have completely utilised the FSI/Development potential of the said property, the Allottee/s shall permit the Promoters, their servants and agents, with or without workmen, at all reasonable times, to enter into and upon the said property and building or any part thereof to view the state and conditions thereof.



During the course of construction, if the Allottee/s is/are desirous of visiting the said property, the Allottee/s shall obtain a written permission from the Promoters. During such visits to the Site, in case if there is any accident/mishap or casualty of whatsoever nature, then the Promoters will not be held responsible or liable in any manner whatsoever.

l) In the event of Allottee/s committing any breach or act in contravention of the above provision, the Allottee/s shall be liable or responsible for the consequence in respect thereof to the Promoters or to the concerned local authority or other public authority in that behalf.

12. During the construction work of the said Building(s), the Promoters can commence the work on any floor or premises or any particular Building(s) as per their convenience, the Allottee/s will not object to that and pay his/her/their

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instalment as per the stipulated period. The commencement of work means the commencement of work of the said Building/s and not the commencement of work of particular premises.

13. RESTRICTIONS ON THE ALLOTTEE/S:

The Allottee/s has/have agreed declared and confirmed with the Promoters that the Allottee/s shall :-

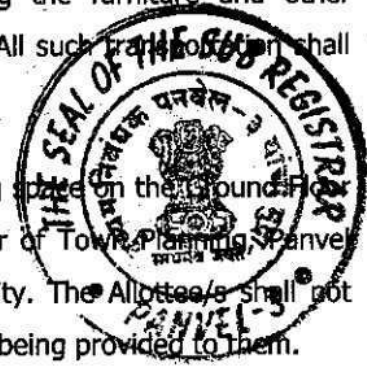
a. Not put or Place flower pots, Vases or any plantations outside the Windows. The Allottee/s shall not store any of their materials, belongings and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, mid landings, etc.

b. The Allottee/s is/are aware that the leakage of water from the toilets, bathrooms and Pantry is also likely to happen in said premises as well as from the neighbouring and upper Premises. Leaked water/moisture is likely to appear on the walls of said Premises and that may deteriorate the painting and plaster on the walls. The Allottee/s is/are aware that water is a substance which is likely to escape, resulting into its leakage. Even if all safety measures are taken to seal the joints of pipes, sometimes it cannot be avoided. Leakage may be due to various reasons not connected with construction. The Allottee/s herein agree/s that the Promoters shall not be liable for any damage in the said premises due to leakage of water and its various other after effects.

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c. The Allottee/s shall not use lifts for transporting the furniture and other construction material to their respective premises. All such transportation shall be done using the staircase only.

14. The Promoters have provided the necessary parking space on the Ground Floor which has been approved by the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authority. The Allottee/s shall not enclose or encroach on the still parking area that is being provided to them.



15. HANDING OVER POSSESSION :

15 (a) The possession of the said premises shall be given by the Promoters to the Allottee/s after the said Building is ready for use and (i) the Lift License from the Lift Inspector, (ii) Fire NOC from CFO, and (iii) Occupation Certificate shall have been obtained from the concerned authority or body or public authority. Since the water supply and other infrastructure such as Roads, Street Lights,

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etc. are to be provided by the Panvel Municipal Corporation and other concerned authority and the Electric connection and meter are to be provided by the MSEDCL, the Promoters shall not be held liable or responsible for any delay caused by Panvel Municipal Corporation and other relevant authority or body or public authority in providing water supply or for providing other infrastructure such as Roads, etc. or by MSEDCL in providing Electricity. The Promoters shall give possession of the said premises to the Allottee/s on or before 31/05/2026, subject to Force Majeure and reasons beyond the Control of the Promoters. As the project is being developed in phases the Promoter may not complete some of the amenities to be provide to all purchasers in the said project. All such remaining amenities, if any, shall be completed while completion of the entire project. The purchaser shall not raise any objection and/or dispute or file, complaint, regarding the common amenities or any common areas etc The Promoters shall be entitled to reasonable extension of time for completing construction of the said premises within the aforesaid

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ii. Any notice, order, notification of the Government and/or other public or competent authority.	

period if the same is delayed on account of :

War, Civil Commotion or act of God.

ii. Any notice, order, notification of the Government and/or other public or competent authority.

15 (b) PROCEDURE FOR TAKING POSSESSION

The Promoters, upon obtaining the Part/Full Occupancy Certificate from the competent authority, shall offer in writing, the possession of the said premises to the Allottee(s) in terms of this Agreement to be taken within 15 days from the date of issue of such notice/letter and the Promoters shall give possession of the said premises to the Allottee(s).



15 (c) The Allottee/s shall be entitled to take possession of the said premises, if the Allottee/s has/have duly observed and performed all the obligations and stipulations contained in this Agreement and also duly paid to the Promoters all and whatsoever amounts payable by the Allottee/s under this Agreement. Provided however till such time as the Allottee/s does/do not pay the entire monetary consideration together with the entire other charges payable hereunder, the Allottee/s shall not be entitled to obtain the possession of the said premises purchased by him/her/them. Provided however, the Allottee/s shall be liable and responsible to pay to the Promoters the maintenance charges and other charges as shall be demanded by the Promoters for the said premises

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irrespective of the fact whether the Allottee/s has/have taken physical possession of the said premises or not.

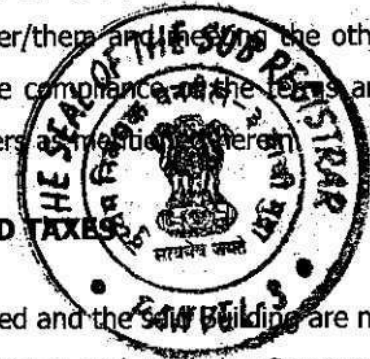
15 (d) The Allottee(s) shall be considered under a condition of Default, on the occurrence of the following events:

- i. In case the Allottee(s) fails to make payments for any demands made by the Promoters as per the Payment Schedule annexed hereto, despite having been issued notice in that regard, then the Allottee(s) shall be liable to pay interest to the Promoters on the unpaid amount at the rate specified in the Act and Rules.
- ii. In case the Allottee(s) commits three defaults for payment of any instalment/amounts payable under this Agreement, after giving the Allottee/s 15 days intimation in this regard, the Promoters shall cancel the allotment/this Agreement in respect of the said premises in favour of the Allottee(s). Subsequent to such termination, the Promoters shall deduct 25% of the said total consideration as liquidated damages of the said Premises, plus the interest accrued on the defaulted payments and refund the balance amount (if any) to the Allottee/s.
- iii. Time is of essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the Project and handing over the said premises to the Allottee(s) and the common areas to the Association of the Allottee(s), after receiving the Occupancy Certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment as provided in the payment schedule annexed hereto as Annexure "F" and other dues payable by him/her/them and the other obligations under the Agreement, subject to the compliance with the terms and conditions and specific obligation by the Promoters as mentioned herein.

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16. PAYMENT OF MAINTENANCE CHARGES AND TAXES

- 16. a)** Until the Society or Limited Company is not formed and the said Building are not transferred to the said Society or Limited Company and until the Concerned Authority taxes and water charges are not fixed and/or assessed separately, the Allottee/s agree and bind himself/herself/themselves to pay every month in advance from the date of delivery of possession of the said Premises (the date means the date on which the Promoters shall give notice to the Allottee/s that the said Premises is ready to be handed over to him/her/them) the proportionate share (i.e. in proportion to the floor area of the said premises) to be determined



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by the Promoters of outgoings in respect of the said property and the said Building towards and on account of the Central Government/State Government taxes and all outgoings taxes and other levies, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, sewage, sanitation, electric bills repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and the said Building/s and the Allottee/s shall indemnify and keep indemnified the Promoters against the aforesaid charges in respect of the said Premises. The Allottee(s) further agree/s that till the Allottee(s)'s share is so determined, the Allottee(s) shall pay to the Promoters an amount of **Rs. 36,216/- (Rs. Thirty Six Thousand Two Hundred & Sixteen Only)** for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company for a period of 12 (Twelve) months.

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The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion/ formation of the co-operative society or Association or company that shall be formed or towards the outgoings, legal charges and shall utilise all such amounts only for the purposes for which they have been received. The Promoters agree to deposit all the aforesaid amounts in separate Bank Account specifically opened to collect the payments towards the advance maintenance and to incur various expenses for all outgoings relating to the said project. The amounts so collected by the Promoters shall be used for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, of other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project).



OTHER CHARGES PAYABLE BY THE ALLOTTEE/S:

Allottee/s shall be liable to bear and pay all taxes and other charges payable in respect of the said building, proportionally, from the date of the said Agreement. The Allottee/s hereby agree/s that, betterment charges or development tax or security deposits for the purpose of giving water connection, electricity connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be reimbursed by the Allottee/s to the Promoters in proportion to the area of the said premises agreed to be purchased by the Allottee/s and in determining such amount the decision of the Promoters shall be conclusive and binding upon the Allottee/s.

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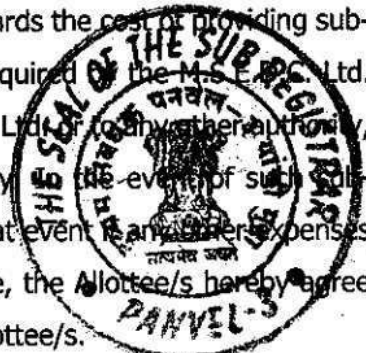
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17b) In addition to the agreed consideration, the Allottee/s shall pay and bear all the following Charges, Deposits, Advance and Expenses to the Promoters as and when demanded:

- a) Co-operative Society/ Condominium of Apartments / Limited Company formation / registration charges.
- b) Stamp duty and registration charges on Premises. If any additional stamp duty is payable over and above the stamp duty on premises, then the Allottee/s shall be liable to pay the same.
- c) GST or any other taxes or charges levied by the state or Government authorities from time to time and any increase thereon is to be borne by the Allottee/s. Furthermore GST of whatsoever nature applicable on deposit(s)/expense(s)/Advance the same shall be recovered and/or shall be paid by the Allottee(s).
- d) Any other charges, taxes and expenses levied by the Government authorities.

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17c) In case the M.S.E.D.C Ltd. or any competent authority required/demands construction of sub-station before supplying necessary electric or domestic load to the proposed building/s. The cost charges and expense thereof shall be borne and paid by all the Flat and any other premises holders in proportion of to the area of their respective premises agreed to be acquired by them. The Allottee/s agree(s) that if the M.S.E.D.C. Ltd. has required the Promoters to put up sub-station on the said property along with the transformers as per the requirements of M.S.E.D.C. Ltd. It is agreed by the Allottee/s not to object to the same. The Allottee/s also agree(s) to pay proportionately towards the cost of providing sub-station including the transformers as and when required by the M.S.E.D.C. Ltd. If any deposit is required to be made to M.S.E.D.C. Ltd. or to any other authority, the Allottee/s would pay the same proportionately. In the event of such sub-station and transformers is not required then in that event if any other expenses become necessary to be paid to get electricity line, the Allottee/s hereby agree to bear and pay the same along with the other Allottee/s.



18. FORMATION OF CO-OPERATIVE SOCIETY OR COMPANY OR ASSOCIATION:

18 a) The Promoters have informed the Allottee/s and the Allottee/s is/are aware that the Promoters shall, as per the provisions under Section 11 (4) (e) of Real Estate (Regulation and Development) Act, 2016, form a Co-operative Society or

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Company or Association (hereinafter referred to as the said Society) for the said Building/s. for the purpose of the formation of the said Society, the Promoters shall submit application to the Registrar for registration of the Co-Operative Housing Society under the Maharashtra Co-Operative Societies Act, 1960 or a Company or any other Legal Entity, within a stipulated period of time. The Allottee/s along with such other persons who shall have taken possession or acquired the Premises shall form themselves into a co-operative Society under and in accordance with the Maharashtra Co-operative Societies Act, 1960 or any other body Corporate or other organisation determined by the Promoters. The said Project shall always be known as "**RIVERSIDE**" and the said Society or any other body corporate or other organisation determined by the Promoters on the said property shall always be known by such name as suggested by the Promoters and approved by the concerned Authorities. The Allottee/s shall co-operate with the Promoters in forming, registering and incorporating the said society and shall sign all necessary papers and documents and do all other necessary all other acts and things as the Promoters may require the Allottee/s to do from time to time in that behalf or safeguarding or better protecting the interest of the said Society and of the Allottee/s of the Premises in the Building. All costs and charges for above shall be borne and paid by the Allottee/s.

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18 b) The Allottee/s, along with other Allottee/s of Flats in the building, shall join in forming and registering the Society or a Limited Company to be known by such name as the Allottee/s may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the society or limited company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within 15 days of the same being forwarded by the Promoters to the Allottee/s, so as to enable the Promoters to register the organisation of Allottee/s. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of co-operative societies or the Registrar of Companies, as the case may be, or any other Competent Authority. Provided that in the absence of local laws, the association of allottees by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project. Where a Co-operative Housing Society or a Company or any other legal entity of Allottees is to be constituted for a single building not being part of a layout; or in case of layout of more than 1 Building or a Wing of 1 Building in the layout, the



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Promoter shall submit the application in that behalf to the Registrar for registration of the Co-Operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other legal entity, within three months from the date on which 51 % (Fifty-one percent) of the total number of Allottees in such a Building or a Wing, have booked their Apartment. Where a Promoter is required to form an Apex Body either as a Federation of separate and independent Co-operative Housing Societies or Companies or any other Legal Entities or as a Holding Company of separate and independent Co-operative Housing Societies or Companies or any other Legal Entities, then the Promoter shall submit an application to the Registrar for registration of the Co-Operative Society or the Company to form and register an Apex Body in the form of Federation or Holding entity consisting of all such entities in the Layout formed. Such application shall be made within a period of three months from the date of the receipt of the Occupancy Certificate of the last of the building which was to be constructed in the Layout.

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18 c) After the formation of the Society and after the Promoters have handed over the charge of the said building to the society, the Allottee/s shall pay to the said Society his/her/their proportionate share that may be decided by the said Society as the case may be, all rates taxes, duties, impositions, outgoing and burdens now or at any time levied, assessed or imposed upon or in respect of the said property or the said new building or occupiers thereof by the Grampanchayat or any other Government authority or Revenue authority in respect of the said Building or the use thereof and payable either by the Allottee/s or occupiers and shall also pay his/her/their proportionate share of all outgoing in respect of the said premises viz. taxes, insurance, sanitation charges, water charges, charges in respect of common electricity consumed, watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Allottee/s shall indemnify and keep indemnified the Promoters in that behalf.



18 d) The Allottee/s has/have perused and is/are aware of all the terms and conditions contained in the said documents recited above. The Allottee/s hereby agree/s and undertake/s that he/she/they shall be bound and liable to pay to the Promoters his/her/their proportionate shares in all respect taxes, outgoing and other charges in respect of the said premises from the period referred herein and in accordance with the provisions of this Agreement.

18 e) The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, initiate the transfer to the society

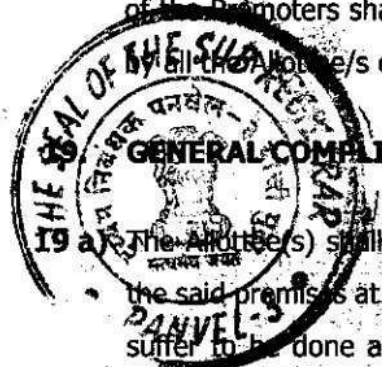
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or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated. In the case of a Building or a Wing of a Building in a Layout, the Promoter shall (subject to his right to dispose of the remaining apartments, if any) execute the conveyance of the structure of that Building or Wing of that Building (excluding basements and podiums) within three month from the date of issue of Occupancy Certificate. The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, initiate the transfer to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed. In the case of a layout, the Promoter shall execute the conveyance of the entire undivided or inseparable land underneath all buildings jointly or otherwise within three months from the date of issue of Occupancy Certificate to the last of the Building or Wing in the Layout. The Allottee/s shall bear all costs of professional charges and expenses for the same and also all expenses of the stamp duty, registration charges for Conveyance Deed or any other Deed consent writing and other documents, the costs in connection with the formation of the said Society and/or body corporate or other organisation, the costs of the stamping and registering all the agreements, deeds, transfer deeds or any other documents required to be executed including the entire professional costs of the Advocates of the Promoters shall be borne and paid by the said Society or proportionately by the Allottee/s of the Premises in the said building alone.

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GENERAL COMPLIANCE WITH RESPECT TO THE SAID PREMISES:

The Allottee(s) shall, after taking possession, be solely responsible to maintain the said premises at his/her/their own cost, in good condition and shall not do or suffer to be done anything in or to the Building, or the said premises, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or General Development Control Rules for the time being of any Government Authority and/or public body or any other local authority, or change or alter or make addition to the said premises and keep the said premises, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter, etc. of the Building is not in any way damaged or jeopardized. The Allottee(s) further undertakes, assures and

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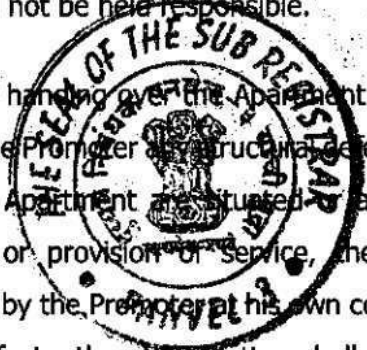
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guarantees that he/she/they would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/façade of the Building or anywhere on the exterior of the Project, building or Common Areas. The Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee(s) shall not store any hazardous or combustible goods in the said premises or Place any heavy material in the common passages or staircase of the Building. The Allottee(s) shall also not remove any wall, including the outer and load bearing wall of the said premises. The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoters and thereafter the Association of Allottee(s) and/or maintenance agency appointed by Association of Allottee(s) shall manage and upkeep the same. The Allottee(s) shall be responsible for any loss or damage arising out of breach of any of the aforesaid conditions. The Allottee/s further covenants with the Promoters and through them with the Allottee/s or the other premises in the said building that he/she/they at any time shall not demolish or cause to be demolished any structure in the said building or any part or portions of the same nor will he/she/they at any time make or cause to be made any new construction of whatsoever nature on or in the said building or any part thereof nor will make any additions or alterations in or to the said premises or said building and balcony or gallery in the front without previous consent of the concerned authority or the Promoters or the said Society, as the case may be. The Allottee/s from the date of possession will maintain the lift water pump, fire fighting equipment and other assets provided by the Promoters on their own cost. The Promoters will not be held responsible.

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- 19 b)** If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment is situated or any defects on account of workmanship, quality or provision of Service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. The Promoters have further agreed to obtain suitable warranty from the Water proofing Agency and at the time of handing over the charge of the Project to the Co-Operative Society, the Promoters shall assign the benefits of the said warranty in favour of the Co-operative Society to enable the Co-Operative Society to get the necessary repairs carried out directly from the concerned Agency/s.



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19 c) The Promoters/Maintenance Agency/Association of Allottee(s) shall have rights of unrestricted access of all Common Areas, Garages/ closed parking/s and parking spaces for providing necessary maintenance services and the Allottee(s) agree/s to permit the Promoters/Association of Allottee(s) and/or maintenance agency to enter into the said premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

19 d) The service areas, if any as located within the said Project "RIVERSIDE", shall be earmarked for purposes including but not limited to refuse areas, electric sub-station, transformer, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use such services areas in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association of the

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Allottee(s) formed by the Allottee(s) for rendering maintenance services.

19 e) The Allottee/s and the person to whom the said premises shall have been let, sublet, transferred, assign or given possession of and in accordance with the provisions hereof shall duly observe and perform all the rules and regulations of the said society that may be in force from time to time relating to the protection and maintenance of the said building with Premises thereof as well as the NOC from the Developers and for the observance and carrying out the building rules and Development Control Rules for the time being of the concerned Authority, the Government and or public body or any other local authority.



19 f) It is expressly agreed and confirmed by and between the parties hereto that the terrace which is attached to the said premises will be in the exclusive possession of the Allottee/s herein and other Allottee/s of the Premises in the said Building/s will not, in any manner object thereto. The other Allottee/s shall not, in any manner object to the Promoters selling to the Allottee/s of the said premises with an attached terrace with exclusive rights of the Allottee/s herein to use the said Terrace.

19 g) The Promoters shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said Building. The Promoters shall however, bear and pay the Grampanchayat taxes and Municipal taxes, dues of the Corporation for the same.

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19 h) The promoters shall not be bound to carry out any extra work in the said premises agreed to be sold by the Promoters to the Allottee/s this Agreement.

19 i) The Allottee(s) are made aware that the Promoters are developing the common amenities and facilities in the project and all the expenses for the said facilities and amenities shall be contributed by the residents proportionately and all the residents of the entire project of 'RIVERSIDE' shall be entitled to use the said amenities and facilities in common with the other residents of the building in the entire project. It is clearly understood by the Allottee(s) that all the common facilities and amenities such as swimming pool, club house, open common ground, gymnasium etc are developed and provided by the Promoters together with the sister concern of the Promoters, who are also developing their land in the vicinity of the aforesaid lands and to develop and utilise the said amenities and facilities in common with the residents of the aforesaid project with the residents of the project developed by the sister concerns of the Promoters.

20. RESTRICTIONS OF TRANSFER:

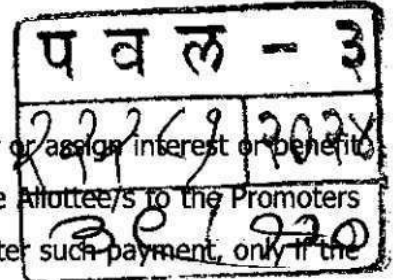
20 a) The Allottee/s of the said premises will not transfer or assign interest or benefit of this Agreement, until all the dues payable by the Allottee/s to the Promoters under this Agreement are fully paid up and even after such payment, only if the Allottee/s has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has/have obtained the Promoter's consent in writing to the same.

20 b) So long as all or any of his/her/their dues herein stated remain unpaid and so long as the said Society shall not be registered, the Allottee/s shall not, without the prior consent in writing of the Promoters, let, sublet, transfer, assign, part with the possession of the said premises or any part thereof.

21. REPRESENTATIONS OF THE PROMOTERS:

The Promoters hereby represent and warrant to the Allottee(s) that save as specifically mentioned herein:

i) The Promoters have absolute, clear and marketable title in respect of the said property and have the requisite rights to carry out development upon the said property and the Promoters have the absolute, actual, physical and legal possession of the said Property for the Project.



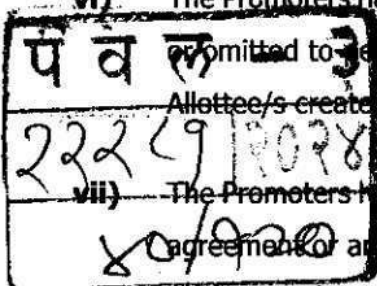
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- ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
- iii) There are no encumbrances upon the said property or the Project.
- iv) There are no litigations pending before any Court of Law with respect to the said property, Project or the said premises.
- v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said premises are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and said premises and common areas.

vi) The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, where the right, title and interest of the Allottee/s created herein, may prejudicially be affected.



vii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said property including the Project and the said premises which will, in any manner, affect the rights of Allottee(s) under this Agreement.

viii) The Promoters confirm that the Promoters are not restricted in any manner in selling the said premises to the Allottee/s in the manner contemplated in this Agreement.



The said property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the said property.

- x) The Promoters have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
- xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any

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notice for acquisition or requisition of the said property) have been received by or served upon the Promoters in respect of the said property and/or the Project.

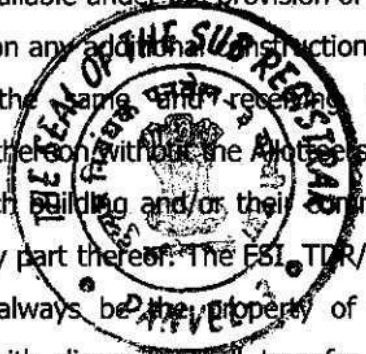
22. The Allottee(s) hereby grant(s) his/her/their irrevocable power and consent to the Promoters and agrees.

a) that at all time, and even after the execution of Conveyance in favour of co-operative housing society or any other organization or person, the Promoters alone shall be entitled to all FSI whether available at present or in future for any reason whatsoever including the balance FSI the additional FSI available under D.C. Regulations from time to time and/or by an special concession, modification of present Rules Regulations Statutes, bye-laws etc. FSI available in lieu of the road widening set back, reservation or otherwise howsoever;

b) that under no circumstance, and even after the execution of Conveyance in favour of co-operative housing society or any other organization or person, neither the Allottee(s), nor will the said society or other organization or person, be entitled to any FSI or shall have any right to consume or deal with or dispose off the same in any manner whatsoever;

c) to the Promoters developing the said property fully by constructing building/floors, additional building/floors additional built-up floors/ structures thereon so as to avail of the full FSI permissible at present or in future including for staircase, lift, passage, temporary access etc. or by loading Rights TDR, FSI or any other benefits in such form or nature available under the provision of law on the said property and including putting up on any additional construction, as mentioned above and Promoters selling the same and reserving and appropriating to itself the entire sale proceeds thereon without the Allottee(s) or other Allottee(s) of the tenements/flats in such building and/or their common organization having any claim thereto or to any part thereof. The FSI, TDR/and further and/or additional construction shall always be the property of the Promoters who shall be at liberty to use deal, with, dispose or, sell, transfer etc. the same in manner the Promoters chooses. The Allottee(s) agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground on inconvenience and/or nuisance. The Conveyance of the portion of the said land with building etc. and transfer of rights of the Promoters as therein after mentioned shall be subject inter alia to the aforesaid reservation. The Promoters shall be entitled to consume the said FSI by raising floor or floors or any structures or structures;

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- d) to the Promoters selling any part or portion of the said building including the open terrace, stilts or any portion thereof or any open area of appurtenant land for exclusive use as a garden, display of advertisements, hoarding, parking or as same may be not to raise any objection or interfere with Promoter's right reserved hereunder;
- e) to execute, at once if any further or other writing, documents etc. as may be required or necessary for the purpose and intent of this agreement;
- f) to do all other acts, deeds, things and matter which the Promoters in their absolute discretion may deem fit for putting into complete effect the provision of this agreement; The aforesaid consent and agreement shall remain valid continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the Allottee(s) and/or possession of the said property is handed over to the society of the Allottee(s) of premises and to whosoever acquire the premises from the persons signing agreement.

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Declaration by the Allottee/s:

The Allottee/s hereby unconditionally and irrevocably give his/her/their consent to the right of way/access, if any provided in perpetuity to the adjoining land and/or to the third party from the said Land/said Entire Project.

- ii. The Promoters will be entitle to Place its Neon Sign Boards for publicity purposes in the entire project. The cost of maintenance of such neon sign boards shall be borne by the Promoters. The Allottee/s hereby assure that he/she/they shall not raise any objections for the installation of such publicity boards or that they object to such neon sign boards at any time.



- iii. The Promoters shall not be liable for any loss, damage or delay due to Maharashtra State Electricity Distribution Co. Ltd. causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises. On getting the Occupancy Certificate, the Promoters shall be at liberty to handover possession of the said Premises to the Allottee/s even though permanent electricity and water connections are not sanctioned by the respective authorities. The Allottee/s shall not be entitled to make any claim/demand on the Promoters for the delay in getting the permanent electric and water connections. On the Promoters offering possession of the said Premises to the Allottee/s, the

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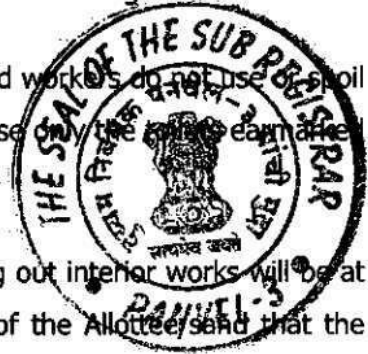
Allottee/s shall be liable to bear and pay their proportionate share in the consumption of electricity and water.

24. MUTUAL UNDERSTANDING AND UNDERTAKING BETWEEN THE PARTIES:

The Promoters and the Allottee/s also agree to the following:

- i. The Promoters shall be entitled to inspect all interior works carried out by the Allottee/s. In the event of the Promoters finding that the nature of interior work being executed by the Allottee/s is/are harmful to the said unit or to the structure, facade and/or elevation of the said Building then, the Promoters can instruct the Allottee/s to stop such interior work and the Allottee/s shall stop such interior work at once, without raising any dispute.
- ii. The Allottee/s will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Allottee/s, on a daily basis, at no cost to the Promoters and no nuisance or annoyance to the other Allottee/s. All costs and consequences in this regard will be to the account of the Allottee/s.
- iii. The Allottee/s will further ensure that the contractors and workers (whether engaged by the Allottee/s) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or in soil or in any other Place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in perennial choking and leakage in the said Unit or the Building.
- iv. The Allottee/s shall ensure that the contractors and workers do not use or spoil the toilets in the said unit or in the building and use only the places earmarked by the Promoters for this purpose.
- v. All materials brought into the said unit for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee/s and that the Promoters will not be held responsible for any loss/theft/damage to the same.
- vi. If during the course of carrying out the interior works, any workmen sustains injuries of whatsoever nature, the same will be taken care of through the insurance, attended to and treated by the Allottee/s at his/her/their/its own cost, and that the Promoters will not be held responsible for the same. All liabilities

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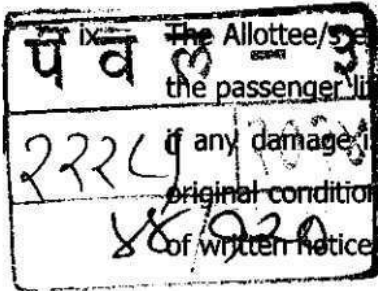
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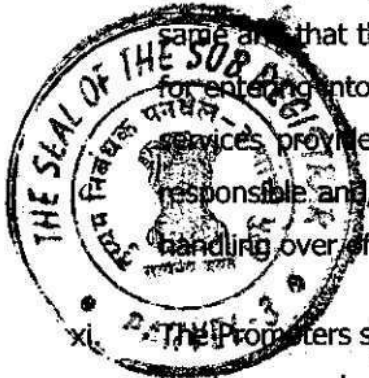
and damages arising out of any such injury will be borne and paid by the Allottee/s alone.

- vii. During the execution of interior works, if any of the Allottee/s contractor/workmen/agents/representatives misbehaves or is found to be in a drunken state, then said contractor/workmen/agents/representatives will be removed forthwith and will not be allowed to re-enter the said unit and the Building. Further, the Allottee/s shall alone be responsible for such acts and omissions on the part of such persons.
- viii. The Allottee/s shall extend full cooperation to the Promoters, their agents, contractors to ensure good governance of such interior works. The Allottee/s shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.



The Allottee/s shall ensure that the contractors hired by the Allottee/s shall not use the passenger lift for the purpose of carrying the materials of interior work and if any damage is caused due to same, it shall be repaired and brought to its original condition by the Allottee/s at their/his/her own expense within 30 days of written notice from the Promoters.

- x. With regard to the products where the warranty is given by the building material supplier or the manufacturing companies of material/machine provider, the Promoters shall not be responsible after handing over of the same and that the Allottee/s, individually or collectively, shall be responsible for entering into annual maintenance contracts with the respective goods or services provider at their own costs and the Promoters shall not be held responsible and/or liable for any defect and or deficiency from the date of handing over of possession.



- xi. The Promoters shall in respect of any amount unpaid by the Allottee/s under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be acquired by the Allottee/s.

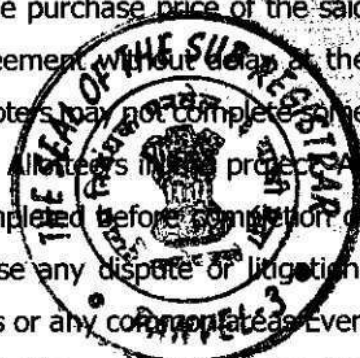
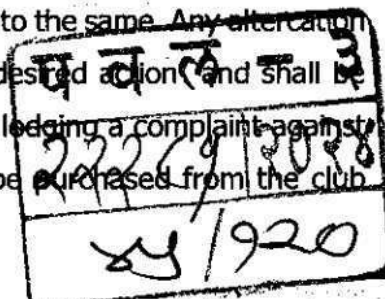
- xii. The Allottee/s hereby give his/her/their express consent to the Promoters to raise any loan against the said plot and/or the said buildings under construction and to mortgage the same with any bank or bankers or any other financial institution/s or any other party. This consent is on the express

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understanding that any such loan liability shall be cleared by the Promoters at their own expenses.

- xiii. The Allottee/s hereby agrees that the cost of maintenance shall be accounted separately for the area for which the possession is given and the Allottee/s agrees to pay the expenses towards it, irrespective of construction activities being carried out other than completed building. The Allottee/s shall not object for any inconvenience occurred due to balance constructions.
- xiv. It is agreed by the Allottee/s that the clubhouse membership shall be granted to all family members of the Allottee/s and guest entry shall be restricted, charged and allowed as per the policies amended from time to time and as decided by the Promoters in the interest of the use of facility and comfort to the residents of the complex and buildings.
- xv. It is agreed by the Allottee/s that if the said flat/unit is given on rent or lease, the tenants shall be given clubhouse membership. The charges for the same shall be as per the rate as decided from time to time. The Allottee/s and his tenant shall abide by all the rules and regulations in force of the common facilities and areas and shall not object to the same. Any altercation or confrontation shall be deemed to be an undesired action and shall be treated as a Criminal offence, good enough for lodging a complaint against the offender. All perishable products have to be purchased from the club management desk only.
- xvi. The Promoters herein shall complete the construction of the said unit in all respects on or before its due date provided that the Allottee/s shall have made payments of the installments towards the purchase price of the said unit and other charges mentioned in this agreement without delay at the time stipulated for payments thereof. The Promoters may not complete some of the common amenities to be provided to all Allottees in the project. All such remaining amenities, if any, shall be completed before completion of the entire project. The Allottee/s shall not raise any dispute or litigation, complaint, etc. regarding the common amenities or any construction activities even after occupying the flat, constructional activities, undertaken by the Promoters on the said property/land, shall remain in force or work-in-progress shall be continued, in respect of the said building and therefore the Allottee/s hereby agree and accept that if he/she/they have to face certain difficulties Viz. Material obstacles, Noise, Dust pollution etc., they shall not object and/or create any impediment to the construction and development



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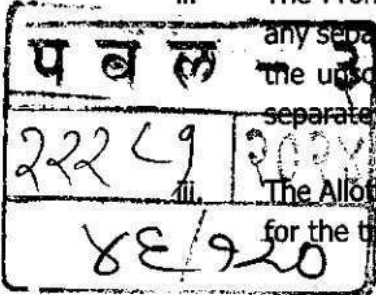
 

activities. The Allottee/s shall co-operate with the Promoters and he/she/they shall not raise any objection/obstacle to the work in progress and bear with the minor temporary inconveniences.

- xvii. Even after delivery of possession of the Said unit to the Allottee/s herein, the Promoters shall be entitled, without any permission from the Flat Allottee/s of organization of unit holders to carry out the balance construction activities upon the said Property or upon the amalgamated layout of the said Property and the adjacent property and for that purpose to provide accesses, spaces etc. through the Said Property for the adjacent unit occupants.

25. Unsold Units in the Project:

- i. The Promoters shall be inducted as a member of said society on behalf of the unsold units upon conveyance of the land and building to the society.
- ii. The Promoters are entitled to sell the unsold units in the said project without any separate permission or consent of the society. The Promoters may mortgage the unsold units in the said project with the financial institutions without any separate NOC from the society.



- iii. The Allottee/s or the society shall not be entitled to demand any transfer charge for the transfer of unsold unit by the Promoters to the prospective Allottee/s.
- iv. The prospective Allottee/s of unsold units will be inducted as members of the society and no objection shall be raised by the society or the Allottee/s herein.



The Promoters are entitled to retain at least one car parking space for each unsold flat in the said project and the Allottee/society/confederation shall not raise any objection or create any hindrance in the enjoyment of said car parking by the promoters.

This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

27. NOTICES AND CORRESPONDENCE:

- 27 a) All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by prepaid post under Certificate of Posting at his/her/their address specified below:

Kuttanil House, Nedungadappally P.O, Karukachal, Kottayam District , Kerala - Pin 686545.

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27 b) In case if the Allottee/s changes his/her/their address specified herein then and in that event, the Allottee/s shall intimate by Registered AD letter, the new address and shall cause the Promoters to rectify their records by recording the new addresses. In case, if the Allottee/s fail/s to provide the Promoters his/her/their new address, then the Promoters shall not be liable or responsible for the non-receipt of any letter or communication from the Government authorities and the Allottee/s alone shall be responsible for all legal consequences arising there from.

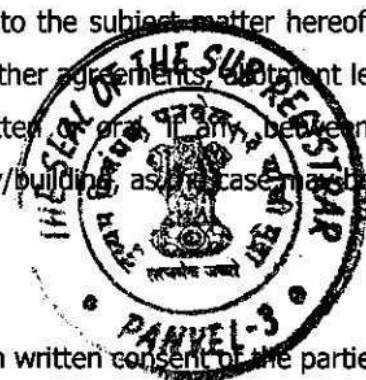
28. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY THE ALLOTTEE(S):

The Allottee(s) is/are entering into this Agreement for the allotment of the said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee(s) hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they has/have taken over for occupation and use the said premises, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the said premises/ or his/her/their own cost.

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29. ENTIRE AGREEMENT:

This Agreement, along with its schedules, Annexure/s, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, arrangement letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises/property/building, as the case may be.



30. RIGHT TO AMEND:

This agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement/deeds/ documents/writings mutually decided by the parties hereto.

31. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S)/SUBSEQUENT ALLOTTEE(S):

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any

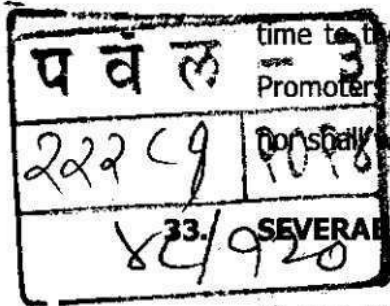
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subsequent Allottee(s) of the said Premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

32. WAIVER NOT A LIMITATION TO ENFORCE:

a) The Promoters may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the Payment Schedule including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoters in the case of one Allottee(s) shall not be construed to be a precedent and/or binding on the Promoters to exercise such discretion in the case of other Allottee(s).

b) Any delay, indulgence and negligence on the part of the Promoters in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Allottee/s shall not be construed as a waiver on the part of the Promoters of the breach of any of the terms and conditions of these presents or shall in any way of prejudice the rights of the Promoters.



33. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate (Regulation and Development) Act, 2016 or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as they are inconsistent with the purpose of this Agreement and to the extent necessary to conform to Real Estate (Regulation and Development) Act, 2016 or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



34. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other Allottee(s) in project, the same shall be in the proportion which the Rera Carpet area of the said premises bears to the total Rera Carpet areas of all the Premises / property in the Project.

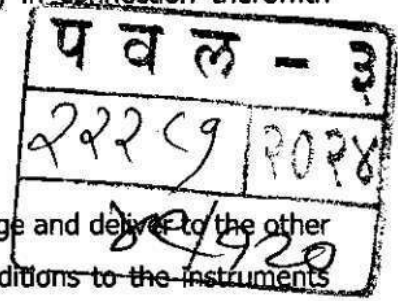
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35. BINDING EFFECT:

Forwarding this Agreement to the Allottee(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the payments schedule within 30 (thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the 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 Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall stands forfeited.



36. 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.

37. JOINT ALLOTTEES:

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



38. 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 authorised signatory at the Promoters Office or at some other Place, which may be mutually agreed between the Promoters and the Allottee(s). After the Agreement is duly executed by the Allottee(s) and the Promoters the said Agreement shall be registered at

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the Office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Koynavale, Tal.-Panvel, Dist.-Raigad.

39. 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 obligation of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled as per the provisions under the Real Estate (Regulation and Development) Act, 2016.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey/Hissa No.-43/1/5, admeasuring 5810 Sq. Mts., situate, lying and being at Village-Koynavele, Tal.-Panvel, Dist.-

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THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that residential premises bearing Flat number **917** admeasuring **46.15** Sq. Mts. Rera Carpet area on the **9th Floor** in the proposed building' project to be known as "**RIVERSIDE**" being constructed on Survey/Hissa No.43/1/5 situate, lying and being at Village-Koynavele, Tal.-Panvel, Dist.-Raigad.



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THE THIRD SCHEDULE ABOVE REFERRED TO AMENITIES

STRUCTURE

- Earthquake Resistant RCC Frame Structure

FLOORING

- 24" x 24" Vitrified Flooring in entire flat.
- **Antiskid Ceramic** Flooring for toilets.

KITCHEN

- Granite Kitchen Platform with S. S. Sink.
- Designer dado up to Lintel Level.
- Provision for Exhaust & Water Purifier Point.

DOORS

- Wooden Main Door & Internal Doors.

WINDOWS

- Powder coated Aluminum Sliding Windows.

PAINTING

- Internal Walls with Distemper Paint.
- External Walls with Acrylic Paint.

BATH/WC

- Concealed Plumbing with Chromium-plated fittings.
- Hot & Cold wall mixer in Bathroom.
- Designer dado for toilets.

ELECTRICAL

- Concealed Copper Wiring & good quality Switches in all
- TV Cable Point in living room.
- AC Point in Master bedroom.

WATER TANK

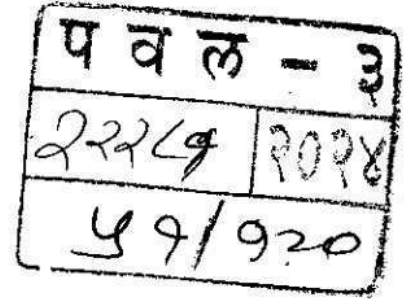
- Underground Tank with adequate Storage capacity & Water Supply through Overhead Tank.

TERRACE

- Special Water Proofing Treatment with China Chip.

LIFT

- Elevators of reputed make.



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

4
22269
42/1900

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED BUILDERS
M/S. SHRISHTI DEVELOPERS
P.A.N. AEDFS1592N
REPRESENTED BY ITS PARTNER
MR. NAITIK SATISH GUPTA

)
)
)
)
)
)
)



Naitik

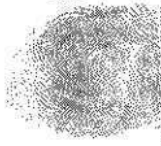
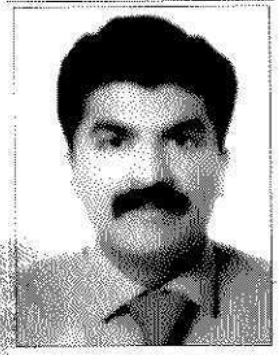
IN THE PRESENCE OF

- 1) _____)
- 2) _____)

SIGNED & DELIVERED BY
THE WITHIN NAMED ALLOTTEES
1. Mr. Jinu Kuttanil Jacob
P.A.N.-AOPP9158P

)
)
)
)

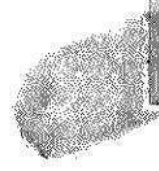
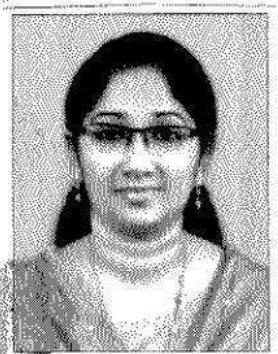
Jinu



2. Mrs. Jerin Mary Jinu
P.A.N.-ARDPJ4298H

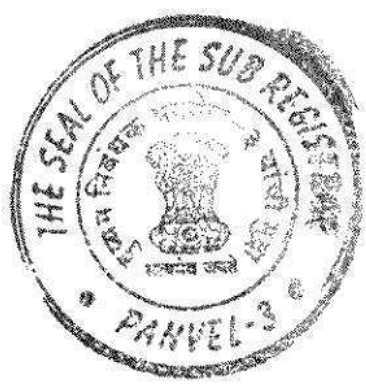
)
)

Jerin



IN THE PRESENCE OF

- 1) _____)
- 2) _____)



Naitik

Jerin

RECEIPT

Received of and from the within named Allottee/s the day and the year first herein above written the sum of **Rs. 5,31,474/- (Rs. Five Lakh Thirty One Thousand Four Hundred & Seventy Four Only)** being part/full payment of the consideration amount against the sale of Flat **No. 917** admeasuring **46.15** Sq. Mts. Rera Carpet area on the **9th Floor** in the building project named 'RIVERSIDE' being constructed on Survey/Hissa No.-43/1/5, situate, lying and being at Village-Koynavele, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the details mentioned below:

Date	Cheque/ D.D. No.	Drawn on (Bank & Branch)	Amount Rs.
13/10/2024	Card Swipe	Federal Bank	27,000/-
30/10/2024	Cheque-34515	South Indian Bank	5,04,474/-
Total (Five Lakh Thirty One Thousand Four Hundred & Seventy Four Only)			5,31,474/-

WE SAY RECEIVED

FOR M/S. SHRISTHI DEVELOPERS



(Partner)

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WITNESS:

- 1) _____)
- 2) _____)

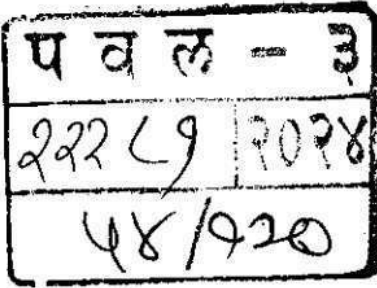


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List of Annexures

- 1) Commencement certificate dated 05/08/2021 is annexed hereto and marked as **ANNEXURE "A"**.
- 2) Amended Commencement certificate dated 31/03/2022 is annexed hereto and marked as **ANNEXURE "A-1"**.
- 3) RERA Registration Certificate is annexed hereto and marked as **ANNEXURE "B"**.
- 4) A layout Plan of the property is annexed hereto and marked as **Annexure C'**.
- 5) Report on Title issued by Advocate has been annexed hereto and marked as **ANNEXURE 'D'**.
- 6) The typical floor plan of the flat is annexed hereto and marked as **ANNEXURE "E"**.
- 7) The Payment schedule annexed hereto and marked as **ANNEXURE 'F.'**

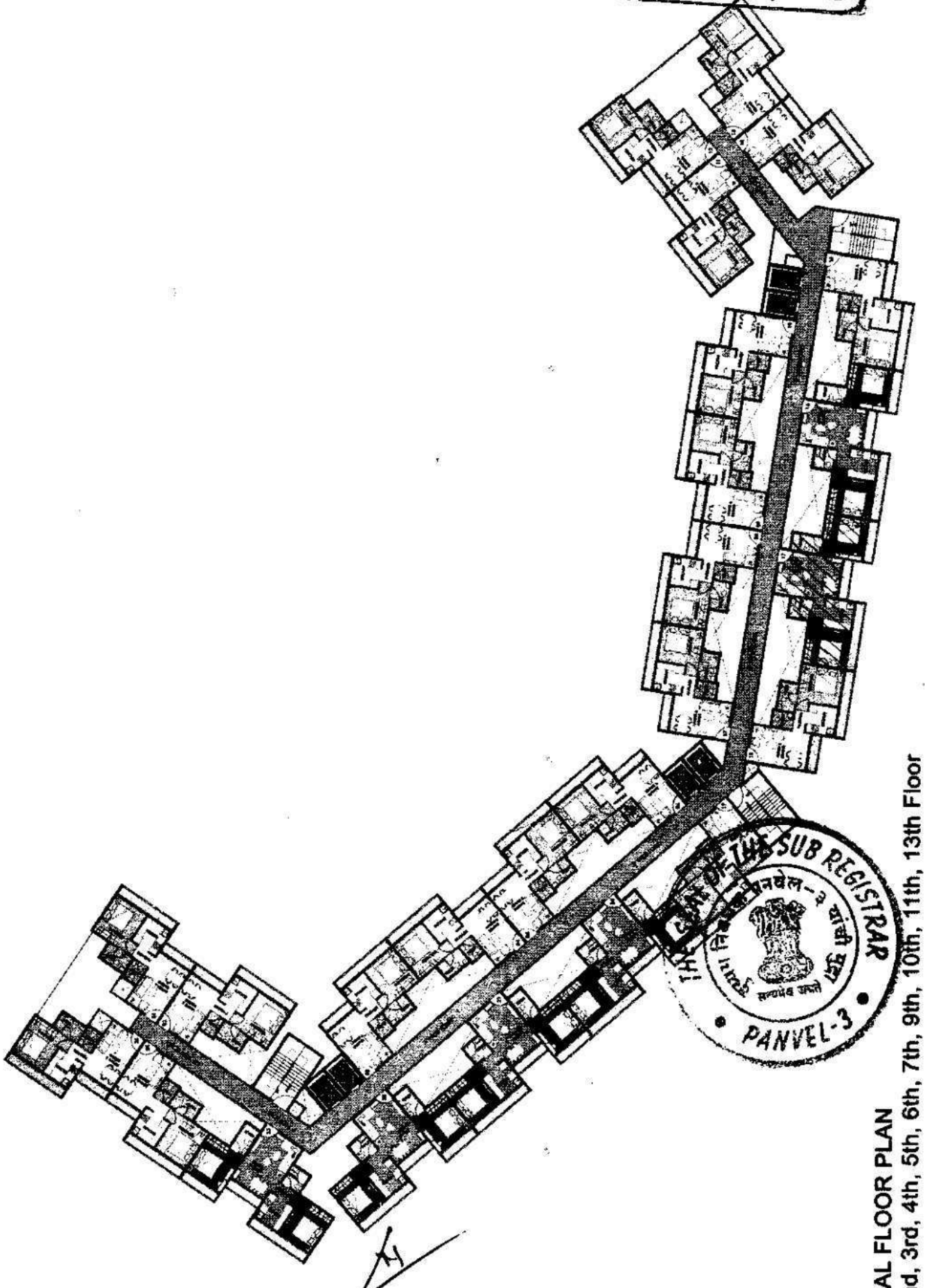


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ANNEXURE- E

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TYPICAL FLOOR PLAN
1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 13th Floor

Jerrin

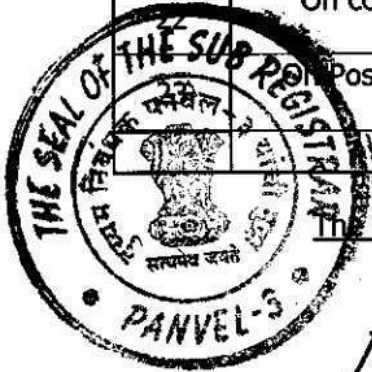
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ANNEXURE- F

PAYMENT SCHEDULE FOR UNIT NO 917 OF 13 STORIED BUILDING

Sr. No	Payment Schedule	In %	In Rs./-
1	EMD at the time of booking	10%	4,23,147/-
2	Upon execution of Agreement	20%	8,46,295/-
3	On Initiation of Plinth	15%	6,34,721/-
4	On completion of 1 st Slab	3%	1,26,944/-
5	On completion of 2 nd Slab	3%	1,26,944/-
6	On completion of 3 rd Slab	3%	1,26,944/-
7	On completion of 4 th Slab	3%	1,26,944/-
8	On completion of 5 th Slab	3%	1,26,944/-
9	On completion of 6 th Slab	3%	1,26,944/-
10	On completion of 7 th Slab	3%	1,26,944/-
11	On completion of 8 th Slab	3%	1,26,944/-
12	On completion of 9 th Slab	3%	1,26,944/-
13	On completion of 10 th Slab	3%	1,26,944/-
14	On completion of 11 th Slab	3%	1,26,944/-
15	On completion of 12 th Slab	3%	1,26,944/-
16	On completion of 13 th Slab	2%	84,629/-
17	On completion of 14 th Slab	2%	84,629/-
18	On completion of brickwork of walls.	2%	84,629/-
19	On completion of Internal plaster, lift wells.	2%	84,629/-
20	On completion of External plumbing, external plaster.	2%	84,629/-
21	On completion of doors and windows, electrical & flooring work.	2%	84,629/-
	On completion of lifts, water pumps, electrical fittings, paving.	2%	84,629/-
	Possession or Occupancy Certificate whichever is earlier	5%	2,11,580/-
	Total	100%	42,31,474/-

The above payment is excluding of Maintenance, GST & Statutory taxes.



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Jerrin

"ANNEXURE 'A'"



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/Koyanavele/43/1/5/21-21/181529E 2E 2021

Date : 03/04/2021

To,

Mr. Rahul Damodar Patil & Others Two,
Survey No.- 43/1/5, At.- koyanavele,
Tal. Panvel, Dist- Raigad.

SUB :- Development Permission for Residential Building ('A', 'B', 'C', 'D' Wing) on
Survey No.- 43/1/5, At.- Koyanavele, Tal- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 7528, Dated 14/04/2021.
2) Height clearance NOC issued by AAI vide letter No.
NAVWEST/B/122218/356874, Dated 17/01/2019.

Sr,

Please refer to your application for Development permission Residential Building on
Survey No.- 43/1/5, At.- Koyanavele, Tal.- Panvel, Dist.- Raigad.

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

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

You have to pay the necessary charges due to GST if applicable in future as per
Panvel Municipal Corporation policy and as informed to you in writing and if not paid the
permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the
construction period.

It is well aware that the State of Maharashtra is threatened with the spread of
COVID-19 Virus and therefore, to take certain emergency measures to prevent and
contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC
issued the guideline from time to time. Considering these facts, this C.C. / Plinth
checked Certificate / O.C. is issued, subject to strict compliance of terms &
conditions as mentioned in Annexure-A attached herewith.

Thanking you,

श. आशुतोष शंभू संव्ही मुखर

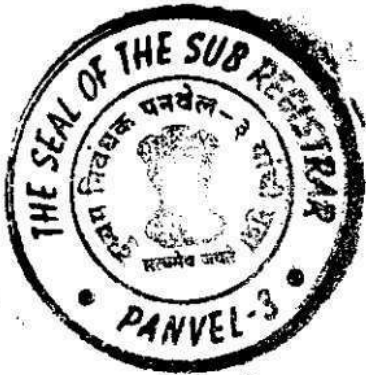
Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:- 1) Architect,
M/s. Devise Design,
Ar. Atul Mishra,
Office No. 302, 3rd Floor, Wing 'B',
Hermes Atrium, Plot No. 57,
CBD Belapur, Navi Mumbai 400814.
- 2) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.



- 3) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

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PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/Koyanavele/43/1/5/21-21/18152/9E2E/2021

Date: ०५/०८/२०२१

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, Mr. Rahul Damodar Patil & Others Two. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Bu'lding ('A', 'B', 'C', 'D' Wing) (Stilt + 7 Upper Floor) on Survey No.- 43/1/5, At.- Koyanavele, Tal.- Panvel, Dist.- Raigad. (Plot Area = 5810.00 Sq.mt., Proposed Residential Built Up Area = 9775.75 sq.mt., Total Built Up Area = 9775.75 sq.mt.)

(No. of Residential Unit - 198 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner 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.
2. The applicant shall:-
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) 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.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
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.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 45 of MRTP Act- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no. case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1966.
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. Prior Permission is necessary for any deviation / Change in Plan.
7. The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.



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- b) The Authority may impose a levy of not exceeding Rs. 1000/- 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 regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV systems and requisite provisions shall be made for proper functioning of the system.
 9. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1986.
 10. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
 11. The applicant shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
 12. The applicant shall provide Grey Water Recycling Plant and solid waste management system.
 13. The applicant shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
 14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
 15. No work should be started unless the existing structures area to be demolished with utmost care.
 16. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
 17. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
 18. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
 19. F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
 20. The applicant shall be fully responsible for any Court Matter if pending in the Court the order from Hon. Court shall be binding on the applicant.
21. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party shall be as specified under RERA act. shall be submitted.
22. The applicant shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
23. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
24. It is Mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
25. It is Mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
26. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.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



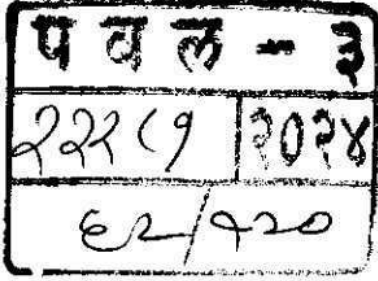
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Board' on the conspicuous place on site indicating following details :-

- Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - 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.
27. 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 Dept., Govt. of Maharashtra, vide No. FAR/102004/180/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
The owners / Developers 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.
28. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
29. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1936" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
30. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation :-
- The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 - The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 - As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
 - In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
31. The workers quarters should be 25 to 35 feet away from the trees on construction site so that if the tree falls, the workers residence will not be endangered.
32. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

PMC/TP/Koynavele/43/1/S/21-21/16152/2021





33. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
34. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
35. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
36. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
37. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
38. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
39. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
40. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
41. The applicant is required to construct the discharge line at his own cost.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. अधिकारी यांचे मंजूरी नुसार.


Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Mr. Rahul Damodar Patil & Others Two,
Survey No.- 43/1/5, At.- koyanavele,
Tal. Panvel, Dist- Raigad.

Architect,
Ms. Devise Design,
Atul Mhatre,
Office No. 302, 3rd Floor, Wing 'B',
Hermes Atrium, Plot No. 57,
EPO Belapur, Navi Mumbai 400614.

3) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



ANNEXURE "A1"

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PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/Koyanavele/43/1/5/21-22/18152/08/19/2022

Date: 31/03/2022

To,

M/s. Shristhi Developers,
Through its Partner
Mr. Naitik Gupta & Mr. Jitesh Agrawal.,
Survey No.- 43/1/5, At- Koyanavele,
Tal- Panvel, Dist- Raigad.

SUB :- Amended Development Permission for Residential Building on Survey No.- 43/1/5 At- Koyanavele, Tal.- Panvel, Dist.- Raigad.

- REF :-**
- 1) Your Architect's application no. 26368, dtd. 31/12/2021.
 - 2) Commencement Certificate granted by this office vide letter No. PMC/TP/Koyanavele/43/1/5/21-21/18152/1826/2021, Dated 05/08/2021.
 - 3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/022222/856309, Dated 11/03/2022.
 - 4) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No.438/982, Dated 10/03/2022.

Sir,

Please refer to your application for Amended Development Permission for Residential Building on Survey No.- 43/1/5 At. - Koyanavele, Tal. - Panvel, Dist.- Raigad.

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

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

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

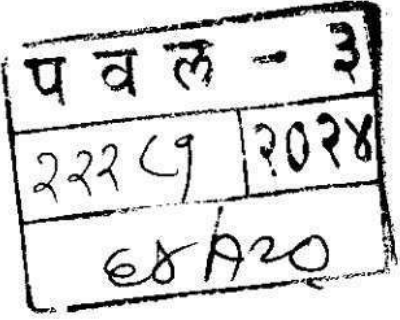
मा. आयुक्त धुवे मंगूरा कुसर



Assistant Director of Town
Panvel Municipal Corporation



- C.C.TO:-
- 1) Architect,
M/s. Devise Design,
Ar. Atul Mhatre,
Office No. 302, 3rd Floor, Wing 'B',
Hermes Atrium, Plot No. 57,
CBD Belapur, Navi Mumbai 400614.
 - 2) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 3) Tahasildar, Panvel for information & requested to take converted N.A. Tax
within 30 days from date of issue of Commencement Certificate of Panvel
Municipal Corporation.



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PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/Koyanavele/43/1/5/21-22/18152/19/2022

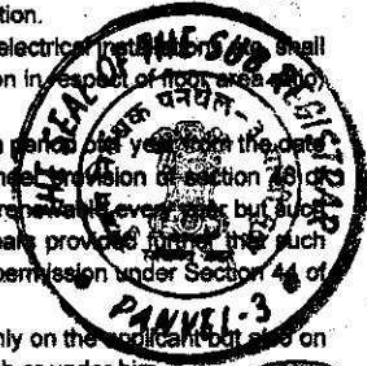
Date: 31/03/2022

AMENDED 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. Shriathi Developers, Through its Partner Mr. Naitik Gupta & Mr. Jitesh Agrawal.**, As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Stilt / Ground + 13 Upper Floor), on Survey No.- 43/1/5 At. - Koyanavele, Tal. - Panvel, Dist.- Raigad. (Plot Area = 5810.00 Sq.mt., Proposed Residential Built Up Area = 16384.30 sq.mt., Total Built Up Area = 16384.30 sq.mt.)

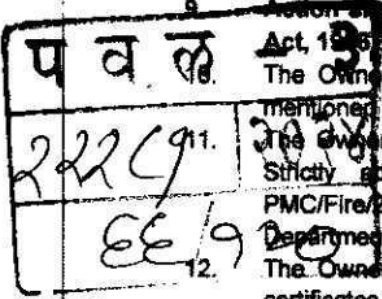
(No. of Residential Unit - 325 Nos.)

- This Certificate is liable to be revoked by the Corporation if: -
 - The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - The commissioner 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 Owner / Developer shall: -
 - The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - Give written notice to the Corporation regarding completion of the work.
 - 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.
 - Obtain Occupancy Certificate from the Corporation.
- The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of floor area) as prescribed in the National Building Code.
- The Commencement Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under the provision of section 46 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
- 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.
- Prior Permission is necessary for any deviation / Change in Plan.



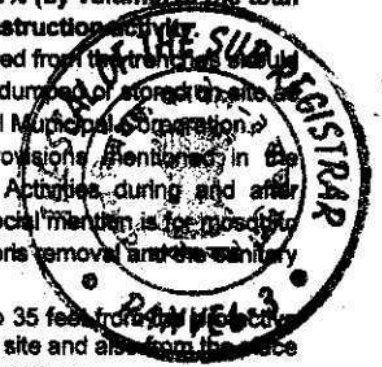
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
 - b) The Authority may impose a levy of not exceeding Rs. 1000/- 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 regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWM / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1956.
 10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
 11. The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2121/Ref No.438/982, Dated 10/03/2022 by Chief Fire Officer, Fire Brigade Department PMC.
 12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
 13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
 14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
 15. The ground or amenity open space be developed before applying for Building Occupation Certificate.
 16. No work should be started unless the existing structures area to be demolished with submission of plan.
 17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability and construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
 18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
 19. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
 20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
 21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.

PMC/TP/Koynevale/43/1/5/21-22/18152/2022



22. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
- 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; -
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. 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 Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
- The owners / Developers 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.
29. The building material in reconstruction case or soil removed from the trenches shall not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Parvel Municipal Corporation.
30. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
31. Workers should be accommodated at a distance of 25 to 35 feet from the walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

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- Accommodation: -

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

32. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.

35. Those working on the construction site must be registered under Section 15 of the Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996.

Section - 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.

36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.

37. A joint meeting of the developers and contractors of the Municipal Corporation and the Municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.

The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.

The design of the septic tank will be in accordance with the design of (IS-2470 & UBCPR-2020), which will be binding on the developer / Architects and his successors. (If Applicable)

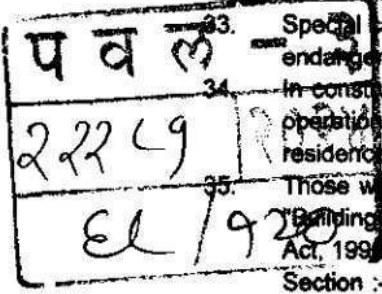
The Owner / Developer Should Transfer area under Proposed / Layout / Internal Roads to the name of Panvel Municipal Corporation within one month from issue of this certificate.

You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

42. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.

43. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.

PMC/TP/Koynavele/43/1/5/21-22/16152/2022



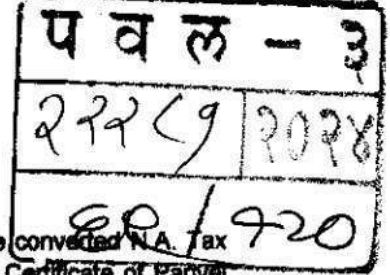
44. The Owner / Developer is required to construct the discharge line at his own cost.
45. The Owner / Developer should set up electrical vehicle charging point in the said plot.
46. The Owner/ Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
47. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
48. This set of Plans supersedes earlier approved plans vide letter dated 05/08/2021.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. अधिकृत यांचे मंजूरी नुसार


Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Shristhi Developers,
Through its Partner
Mr. Naitik Gupta & Mr. Jitesh Agrawal.,
Survey No. - 43/1/5, At- Koyanavele,
Tal- Panvel, Dist- Raigad.
 - 2) Architect,
M/s. Devise Design,
Ar. Atul Mhatre,
Office No. 302, 3rd Floor, Wing 'B',
Hermes Atrium, Plot No. 57,
CBD Belapur, Navi Mumbai 400614.
 - 3) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 4) Tahasildar, Panvel for information & requested to take conveyed N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the defined pit for recharging the bore-well.

iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

- a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
- c) Coarse sand as upper middle layer up to 20% of the depth.
- d) A thin layer of fine sand as top layer.

10% of the pits/trenches will be empty and a splash is to be provided in this position in such a way that roof top water falls on the splash pad.

A brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.

Perforated concrete slabs shall be provided on the pits/trenches.

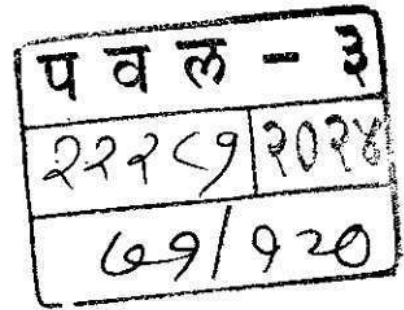
If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.

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- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
The structures constructed under this provision shall not be counted towards FSI computation.



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Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & its Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks or labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms and they are safely moved to the medical facilities.
13. Arrangements for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work shall be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.



"ANNEXURE 'B'"



Maharashtra Real Estate Regulatory Authority

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

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This registration is granted under section 5 of the Act to the following project under project registration number:
P52000845602

Project: *Riverside, Plot Bearing / CTS / Survey / Final Plot No.: Survey No. 43/15at Koyana Velhe, Panvel, Raigarh, 410208;*

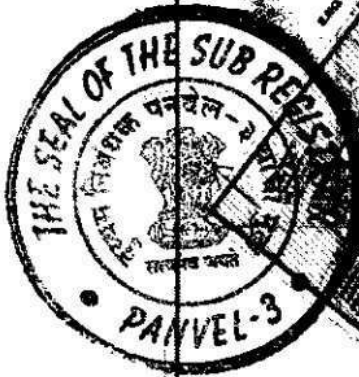
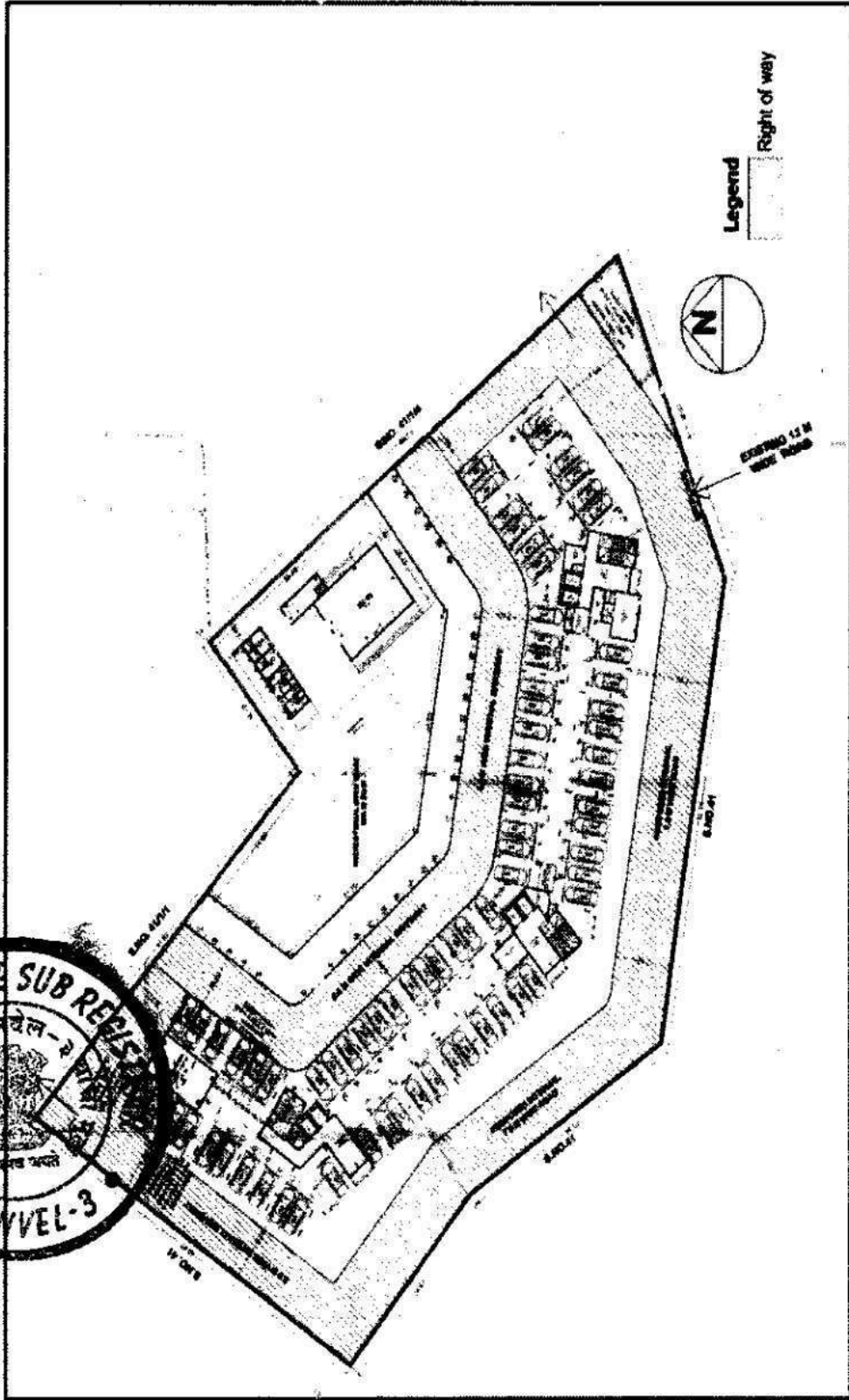
1. Shriathi Developers having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, Pin: 410208.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter 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;
 - o 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.
 - o The Registration shall be valid for a period commencing from 28/05/2022 and ending with 31/05/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. 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.

Dated: 12/08/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. V. V. Patil
(Secretary, Maharashtra)
Date: 28/05/2022 18:34:10
Signature and Seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority
PANEL-3

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ANNEXURE "C"



ANNEXURE "D"

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

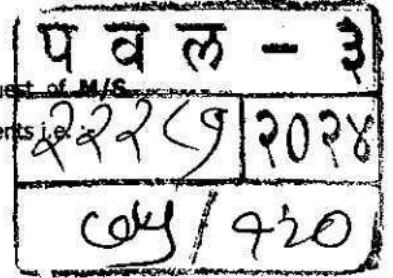
FORMAT - A
(Circular No.:- 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of all that piece and parcel of land bearing Survey No.-43, Hissa No.-1/5 situate, lying and being at Village-Koynavale, Taluka-Panvel, District-Raigad. (hereinafter referred as the said Land).

- 1) I have investigated the title of the said land on the request of M/S **SHRISTHI DEVELOPERS** and perused the following documents i.e.
- 7/12 Extracts
 - Village Form No.-6
 - Village Form No.-8
 - Sathre karar dated 24/04/2019 registered before Sub-Registrar Panvel under Document No.- PVL-1-4278/2019.
 - Sale Deed dated 06/04/2021 registered before Sub-Registrar Panvel under Document No.- PVL-3-7043/2021.



2) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing Survey No.-43, Hissa No.-1/5 admeasuring about 0-56-10 H.R.P. plus Pot Kharaba 0-02-00 H.R.P., total area 0-58-10 H.R.P., situate, lying and being at Village-Koynavale, Taluka-Panvel, District-Raigad

- 3) Search Report for 30 years from year 1992 to 2021 carried out by me the offices of Sub - Registrar Panvel - 1 to Panvel - 5 in respect of the said land and did not find any adverse entries.

RAMAKANT G. PAWAR
B.Com, LL. B
ADVOCATE HIGH COURT



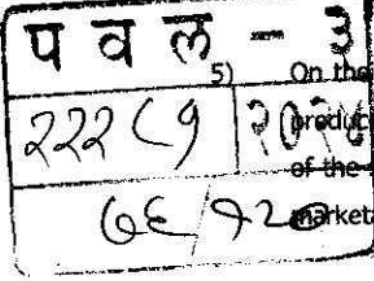
RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

- 4) That as per the Public Notice published in 'Aaple Nave Shahar' & Newsband, both dated 17/11/2021, inviting objection from the general public regarding plot of land bearing Survey number 43, Hissa No.-1 (5), admeasuring 0-58-10 H.R.P., lying and being at Village-Koynawale, Tal.-Panvel, Dist.-Raigad, in the registration Sub-District of Panvel, owned by M/S. SHRISHTI DEVELOPERS represented by its partners (1) SHRI JITESH P. AGARWAL & (2) SHRI NAITIK S. GUPTA, through me, I have not received any objection whatsoever from anybody.



On the perusal of the above mentioned documents and other documents produced before me and all other relevant documents relating to the title of the said land I am of the opinion that the title of the said land is clear, marketable and without any encumbrances.

OWNERS OF THE LAND :-

- (1) **M/S. SHRISTHI DEVELOPERS** represented by its partners- (1) SHRI JITESH P. AGARWAL (2) SHRI NAITIK S. GUPTA, are the Owners of the land bearing Survey No.-43, Hissa No.-1/5 admeasuring about 0-56-10 H.R.P. plus Pot Kharaba 0-02-00 H.R.P., total area 0-58-10 H.R.P., situate, lying and being at Village-Koynavale, Taluka-Panvel, District-Raigad.



OBSERVATIONS - I have perused the documents submitted to me as mentioned above, I have come to the conclusion **M/S. SHRISTHI DEVELOPERS**, a Partnership firm is entitle to develop the said property as per Section 44 of Maharashtra Regional and Town Planning Act, 1966 subject to the compliance of all the terms and conditions of the Development Permission that may be granted by the concerned authority and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations

RAMAKANT G. PAWAR
B.Com. LL. B
ADVOCATE HIGH COURT

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and clarifications provided by the Promoters in respect of the said land.
Further the Promoters are in physical possession of the said land.

The information of title transaction of said land along with the entry of revenue record is as under;

Land bearing **Survey No.-43, Hissa No.-1/5** has been purchased by **M/S. SHRISTHI DEVELOPERS** vide Sale Deed dated 31/03/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-3, Document No.-PVL3-7043-2021 on 06/04/2021, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Sale Deed, the aforesaid land was mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S. SHRISTHI DEVELOPERS vide Mutation Entry No.-620, dated 21/05/2021;

The report reflecting the flow of the title of the M/S. SHRISTHI DEVELOPERS of the said land is enclosed herewith as Annexure.

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Encl : Annexure
Date : 17/12/2022.

RAMAKANT G. PAWAR
Advocate



RAMAKANT G. PAWAR
B.Com, LI .B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

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FORMAT - A

(Circular No. 28/2021)

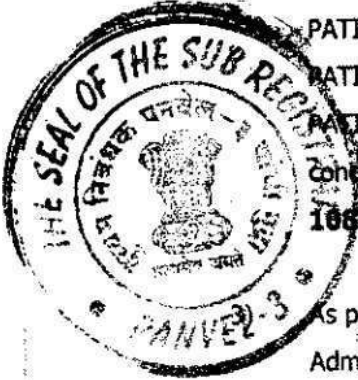
FLOW OF TITLE OF THE SAID LAND

Survey No.-43, Hissa No.-1/5

- 1) That the land mentioned in the below table included in 'Ghot' village for the revenue purpose and numerical changes has been made in Survey Number and Hissa Number in a numerical manner as follows i.e. Survey No. 89 changed as Survey No. 43 and said changes has been mutated in the 7/12 extracts of the Revenue Records of the Concerned Authority by virtue of **Mutation Entry bearing number 5** dated 04/08/1981;

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That as per the Vardi given by SHRI SHIVRAM AMBO PATIL, he has 5 brothers and they all are living separately and cultivating the land separately therefore as per Vardi given by him lands bearing Gat numbers 88/1, 88/2, 89/1(2), 89/1(3), 89/1(4), 89/1(5) & 89/1(1) were divided amongst his brothers in the following manner i.e. (1) the land bearing Gat number 88/1, 88/2 & 89/1(2) came to the share of SHRI HARI AMBO PATIL, (2) GAT No.-89/1(3) came to the share of SHRI DAMODAR AMBO PATIL (3) Gat No.-89/1(4) came to the share of SHRI AATMARAM AMBO PATIL (4) GAT No.-89/1(5) came to the share of SHRI PANDURANG AMBO PATIL & (5) GAT No.-89/1(1) came to the share of SHRI SHIVRAM AMBO PATIL and their names were recorded in the revenue records of the concerned authority by virtue of a **Mutation Entry bearing number 1063**, dated 23/06/1987;



As per the Maharashtra Government Gazzate Notification issued by General Administration department, Mantralaya, Mumbai dated 24/12/1986, name of 'Ghotkyam' village of Panvel Taluka was changed and declared as 'Koyanavale' and said changes has been effected vide **mutation entry**

RAMAKANT G. PAWAR

B.Com, LL B

ADVOCATE HIGH COURT

Page 4 of 7

RAMAKANT G. PAWAR

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bearing number 72, dated 15/12/1993 and the same has been certified on 03/01/1994;

- 4) By virtue of a **Mutation Entry bearing number 315**, dated 09/08/2011, as per the letter of Talaje Multipurpose Co-Operative Society Ltd. dated 09/08/2011, the lien of the Talaje Multi-Purpose Co-Operative Society towards the land bearing Survey No. 1/5 and others were removed as the debts were time barred and as per letter of Society, it's name was deleted in the other rights column of 7/12 extracts of the revenue records of the concerned authority;

- 5) That SHRI PANDURANG AMBO PATIL died on 10/03/2013, and as per the vardi given by SHRI CHANDRAKANT PANDURANG PATIL names of following legal heirs were recorded i.e. -(1) SMT. SITABAI PANDURANG PATIL (2) SMT. USHA DNYANDEV AAGLAVE (3) SHRI VIJAY PANDURANG PATIL (4) SHRI AJAY PANDURANG PATIL (5) SHRI CHANDRAKANT PANDURANG PATIL (6) SHRI KIRAN PANDURANG PATIL (7) SHRI DHARMENDRA PANDURANG PATIL in 7/12 extracts of the revenue records of the concerned authority by virtue of a **Mutation Entry No.-410** dated 23/02/2015 for the lands bearing Survey number 43/1/5 and as per the Varas Register No.-165 and the same is certified on 30/03/2015;

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- 6) As per '*Aakarfod patrak*' received from the office of Tahsildar, Panvel, dated 05/06/2015, land bearing survey number 43/1, area 2-49-9 (H-R-P.) is divided in 5 (five) parts and as per the actual occupation the said land came in possession of following persons 1) land bearing survey number 43/1(1) recorded in the name of SHRI AATMARAM AAMBO PATIL 2) land bearing survey number 43/1(2) recorded in the name of SHRI DAMODAR AAMBO PATIL (3) land bearing survey number 43/1(3) recorded in the name of SHRI SUNIL SHIVRAM PATIL (4) land bearing survey number 43/1(4) recorded in the name of SHRI PANDURANG AMBO PATIL (5) land bearing survey number 43/1(5) recorded in the name of SHRI DAMODAR AAMBO PATIL



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PATIL and same has been mutated in 7/12 extracts of the revenue records of the concerned authority by virtue of a Mutation Entry No.-419, dated 29/06/2015 and in complaint filed by SHRI SUNIL SHIVRAM PATIL before the Nayab Tahsildar (Revenue), Panvel, after hearing the matter Nayab Tahsildar disposed off the matter with an order that at Village-Koynavale, Taluka-Panvel, District-Raigad, **mutation entry bearing number 419** is approved;

- 7) That SHRI DAMODAR AMBO PATIL died on 01/02/2001, leaving behind following legal heirs and their names were recorded i.e. - his son- (1) SHRI RAHUL DAMODAR PATIL & his daughter - (2) SMT. RAKHI ASHOK TANDEL in 7/12 extracts of the revenue records of the concerned authority by virtue of a **Mutation Entry No.-470**, dated 29/11/2016 for the lands bearing Survey number 43/1/5 and as per the Varas Register No.-182 and the same is certified on 22/12/2016;

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That by virtue of a Sale Deed dated 24/04/2019, duly executed between (1) SHRI RAHUL DAMODAR PATIL & (2) SMT. RAKHI ASHOK TANDEL, therein referred to as "THE VENDORS" of the One Part and SMT. YAMUNABAI @ YAMUNA RAJARAM GHARAT, therein referred to as "THE PURCHASER" of the Other Part, the said Vendors sold and transferred the land bearing Survey Number- 43/1/5, area 0-18-0 (H-R.P.) to the said purchaser for a sum of Rs.49,50,000/- and as per the terms and conditions contained therein and pursuant to the said Sale Deed, the said piece or part of land was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of SMT. YAMUNABAI @ YAMUNA RAJARAM GHARAT, vide **Mutation Entry No.- 615**, dated 25/01/2021;



- 8) That by virtue of a Sale Deed dated 06/04/2021, duly executed between (1) SMT. YAMUNABAI @ YAMUNA RAJARAM GHARAT (2) SMT. RAKHI ASHOK TANDEL & 3) SHRI RAHUL DAMODAR PATIL, therein referred to as "THE VENDORS" of the One Part and M/S. SHRISHTI DEVELOPERS

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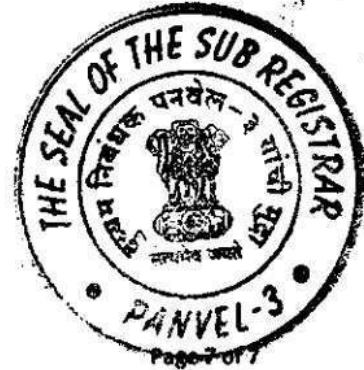
represented by its partners (1) SHRI JITESH P. AGARWAL & (2) SHRI NAITIK S. GUPTA, therein referred to as "THE PURCHASERS" of the Other Part, the said Vendors sold and transferred the land bearing Survey Number- 43/1/5, area admeasuring 0-56-10 H.R.P. plus Pot Kharaba 0-02-00 H.R.P., total area 0-58-10 H.R.P. to the said Purchasers for a sum of Rs.5,00,00,000/- and as per the terms and conditions contained therein. As per the Government of Maharashtra Gazette Notification dated 01/01/2016, it is compulsory to put the said land for Non-Agricultural use within 5 (Five) years from the date of transfer and the said remark has been put in the 7/12 extract. Pursuant to the said Sale Deed, the said piece or parcel of land was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of **M/S. SHRISTHI DEVELOPERS** represented by its partners (1) SHRI JITESH P. AGARWAL & (2) SHRI NAITIK S. GUPTA, vide **Mutation Entry No.- 620** dated 21/05/2021;

Date : 02/12/2021.

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Ramakant G. Pawar
Advocate

RAMAKANT G. PAWAR
B.Com, LL. B
ADVOCATE HIGH COURT



Receipt

398/0

इतर पावनी

Original/Duplicate

Tuesday, 23 November 2021 4:13 PM

नोंदणी क्र.: 398

Regn.. 398M

पावनी क्र.: 20812 दिनांक: 23/11/2021

मावाचे नाव:

दस्तावेजाचा अनुक्रमांक: पवन3-0-2021

दस्तावेजाचा प्रकार:

सादर करण्याचे नाव: अॅड. पद्माकांत पवार

वर्षाने वर्षे रु. 1281/2021 मीचे कोषनामचे ता पन्वेस वेधील म नं: 43/1/5 चा मज 2019 ते 2021 एकूण 3 वर्षांचा
कोष मिळणेबाबत.

मोठे व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub-Registrar Panvel 3

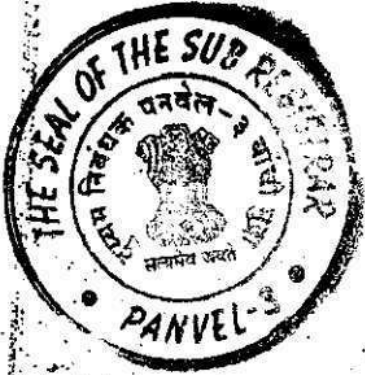
1); देयकाचा प्रकार: eChitka रकम: रु. 300/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH008905301202122M दिनांक: 23/11/2021

विक्रेते नाव व पत्ता:

सद दुकान निबंधक वर्ग-२
पन्वेल क्र. ३

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गाव नमुना ६
 फेरकार मो: (वडी) (फेरकार पत्रक)
 | महाराष्ट्र कमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधीत ठेवणे) नियम, १९७१ मधील नियम १० |

गाव :- कोल्हापूर

तालुका :- पन्वेल

जिल्हा :- रायगड

वडीचा अनुक्रमांक	अपसून केलेल्या अधिकाराचे स्वरूप	पनिशान झालेले मट क्रमांक	अधिकार्याचे नाव , आखाती व तारा
620	<p>फेरकाराचा प्रकार : अनांतर्नीय</p> <p>वडीचा प्रकार :- खोली</p> <p>वडीची निवडलेल्या दिनांक:- 21/05/2021</p> <p>फेरकाराचा दिनांक:- 21/05/2021 वडीचा प्रकार:- खोली</p> <p>वडीची निवडलेल्या दिनांक:- 21/05/2021</p> <p>फेरकाराचा दिनांक:- 21/05/2021</p> <p>विस्तार देणार:-</p> <p>1) जमिनीचा रफ नमुना पत्रावरून करत</p> <p>2) प्रकृती अचोक्त तसेच</p> <p>3) प्रकृती अचोक्त पटीत - - -</p> <p>साचे मट/सर्व्हे क्रमांक 43/1/5, लागवडीयोग्य क्षेत्र 0.5610 हे. आर. पी. सी आणि मॉड्युलर क्षेत्र 0.0200 हे. आर. पी. सी हे स्थाने</p> <p>विस्तार देणार :</p> <p>1) वे. वी. वी. डेव्हलपर्स वॉर भागीदार वैदिक एस गुहा . विवेक पी अग्रवाल (आरा क्रमांक :- 449) मट/सर्व्हे क्रमांक 43/1/5 लागवडीयोग्य क्षेत्र 0.5610 हे. आर. पी. सी आणि मॉड्युलर क्षेत्र 0.0200 हे. आर. पी. सी</p> <p>2) महाराष्ट्र शासन एवढ्या क्रमांक 1 जानेवारी 2016 प्रमाणे प्रकरण 2 मधील 1 व प्रमाणे हस्तांतरणाच्या दिनांकापासून 5 वर्षांच्या कालावधीच्या आत अकृषिक कर वसूल करणे वा मर्यात अनुसरून सौदा ठेवण्यात आला.</p> <p>3) वे. वी. वी. डेव्हलपर्स 3 विलस राकड बॉम्बेवडील खोली कर क्रमांक 7043/2021 दिनांक 06/04/2021 प्रमाणे रकम रुपये 50000000 घेऊन खोली विली. व सुची क्र. 2 करून खोली देणा-याचे नाव गाव नमुना नं. 7/12 वा दाखल केले.</p>	43/1/5	<p>वडी अर्ज, सह-दुकस्य निर्मांक पन्वेल क्र. 3</p> <p>बाबतशील एवढ्या खोलीकर क्र. 7043/2021 दिनांक 06/04/2021 व सुची क्र. 2 प्रमाणे अपासले. महाराष्ट्र शासन एवढ्या क्रमांक 1 जानेवारी 2016 प्रमाणे प्रकरण 2 मधील 1 व प्रमाणे हस्तांतरणाच्या दिनांकापासून 5 वर्षांच्या कालावधीच्या आत अकृषिक कर वसूल करणे वा मर्यात अनुसरून, वडी नोंदीत रकम ठेवण्यात आला.</p> <p>(सतोष पा. कर्णे)</p> <p>मंडळ अधिकारी :- सतोष पाकरे</p> <p>ता. : पन्वेल</p> <p>दि. : रायगड</p> <p>दि. : 10/06/2021</p>

प व ल - 2
 22/09/2021
 28/9/20



(गाव :- पन्वेल)
 तलाठी साहू :- पन्वेल दि. :- रायगड
तलाठी सजा गेंधूर
 ता. पन्वेल, जि. रायगड

Receipt (pavli)

398/20337

पावती

Original/Duplicate

Thursday, November 16, 2023

नोंदणी क्र. :39म

3:04 PM

Regn.:39M

पावती क्र.: 22756 दिनांक: 16/11/2023

गावाचे नाव: कोयनावेळे

दस्तऐवजाचा अनुक्रमांक: पवल3-20337-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे श्रीष्टी डेव्हलपर्स वर्क भागीदार नैतिक सतिश गुप्ता --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

Sub Registrar Panvel 3

बाजार मुल्य: रु.1/-

भोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह कुलमुख्य निबंधक वर्ग-३,
पुनवेळ क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123160504317 दिनांक: 16/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011005381202324E दिनांक: 16/11/2023

बँकेचे नाव व पत्ता:

पवल - ३
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123160504317	Date 16/11/2023
Received from S, Mobile number 9320381010, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 16/11/2023
Bank CIN 10004152023111604052	REF No. CHO2298751
This is computer generated receipt, hence no signature is required.	

प व ल - ३
 २०३३७ २०२३
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प व ल - ३
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CHALLAN
MTR Form Number-6



GRN	MH011005381202324E	BARCODE	[Barcode]		Date	16/11/2023-12:12:44	Form ID	48(f)		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)						
Location	RAIGAD			Full Name	SHRISTHI DEVELOPERS					
Year	2023-2024 One Time			Flat/Block No.	AS PER					
Account Head Details			Amount In Rs.	Premises/Building						
0030046401	Stamp Duty		500.00	Road/Street	DOCUMENT					
0030063301	Registration Fee		100.00	Area/Locality	PANVEL					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	SecordPartyName=SHRISTHI DEVELOPERS-CA=0-Marketval=1					
				Amount In	Six Hundred Rupees Only					
				Words						
Total			600.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD No.	[Handwritten]			Bank CIN	Ref. No.	00040572023111689193	CKY6770813			
Name of Bank	STATE BANK OF INDIA			Bank Date	RBI Date	16/11/2023-12:24:13	Not Verified with RBI			
Name of Branch	[Handwritten]			Bank-Branch	STATE BANK OF INDIA					
				Scroll No. , Date	Not Verified with Scroll					

प व ल - ३
2023/10/2023

प व ल - ३
2229/2023

Department ID: [Handwritten]
NOTE:- This Challan is valid only for documents to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9320381010
सदर चलन कागद दुरुस्त नसल्ले कायान्यात नोंदणी करवयाच्या दस्ताव्याची लागू आहे. नोंदणी न करवयाच्या दस्ताव्याची सदर चलन लागू नाही.

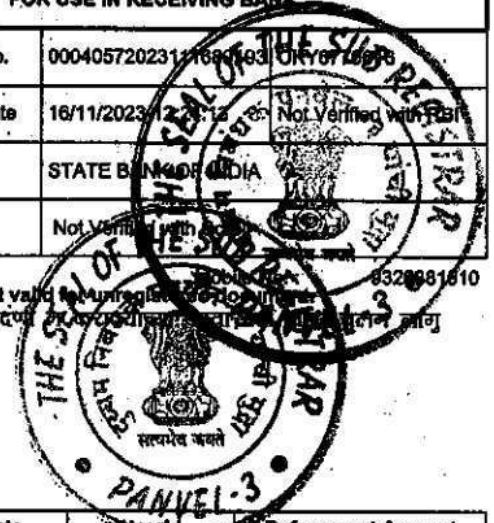
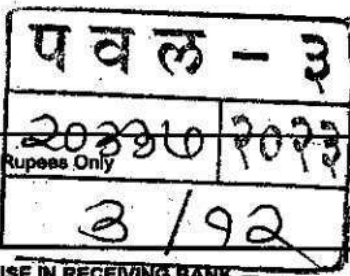
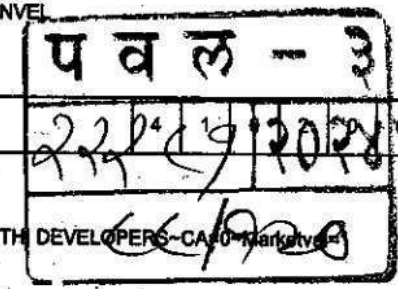




CHALLAN
MTR Form Number-6



GRN	MH011005381202324E	BARCODE	Date		16/11/2023-12:12:44	Form ID	48(f)
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	
Location				RAIGAD		SHRISTHI DEVELOPERS	
Year				2023-2024 One Time		Flat/Block No.	
						AS PER	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			500.00		Road/Street		
0030063301 Registration Fee			100.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SecondPartyName=SHRISTHI DEVELOPERS-CA/0 Markayva		
					Amount In		
					Six Hundred Rupees Only		
					Words		
			600.00		3 / 92		
Payment Details				STATE BANK OF INDIA			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN		Ref. No.		0004057202311684193	
		Bank Date		RBI Date		16/11/2023	
Name of Bank		Bank-Branch		STATE BANK OF INDIA		Not Verified with RBI	
Name of Branch		Scroll No. , Date		Not Verified with RBI		832881610	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for registration of documents.
सदर चलन फेवळ दुय्यम निबंधक कार्यालयद मोदणी कनवयाच्या दस्तासाठी लागू आहे. मोदणी कार्यालयद दस्तासाठी लागू नाहीं.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User	Defacement Amount
1	(IS)-398-20337	0005759567202324	16/11/2023-15:02:33	IGR148	100.00
2	(IS)-398-20337	0005759567202324	16/11/2023-15:02:33	IGR148	500.00
Total Defacement Amount					600.00

प व ल - ३	
२२२८१	२०२४
८९/१२०	

प व ल - ३	
२०३३७	२०२३
४/१२	



GENERAL POWER OF ATTORNEY
TO ALL WHOMSOEVER THIS PRESENTS SHALL COME

We, **M/S. SHRISTHI DEVELOPERS** through its partner M/S. SAMVRITA UNIVERSAL LLP, a LLP, registered under the provisions of Limited Liability Partnership Act 2008 through its partner **MR. VISHNUKUMAR GUPTA** having its address at Survey No. 43/1/5, at Village Koyanavele, Tal. Panvel, Dist. Raigad D. HERBY SEND GREETINGS:

WHEREAS, we are the partner of **M/S. SHRISTHI DEVELOPERS**, along with partner namely **MR. NAITIK GUPTA & MR. HTESH PRAMOD AGRAWAL**.

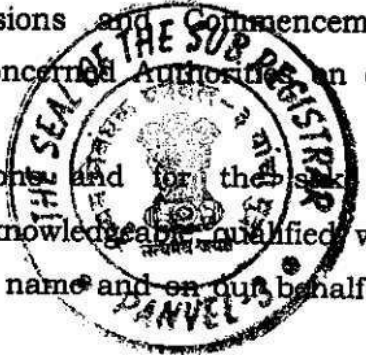
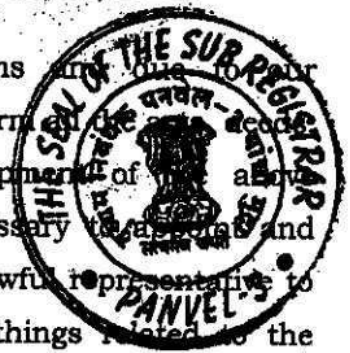
AND WHEREAS, the said partnership firm namely **M/S. SHRISTHI DEVELOPERS**, (hereinafter referred to as the said "Partnership Firm") is engaged in the business of construction of building/s on the plots purchased or taken for joint development in the name of the said partnership firm and the said firm for developing has purchased **Survey No. 43/1/5, at Village Koyanavele, Tal. Panvel, Dist. Raigad admeasuring 5810 Sq. Mts.** (hereinafter referred as the said Property) vide Deed of Conveyance dated 31/03/2021 and the same was registered with the office of Sub. Registrars of Assurances at Panvel- 3, vide its Registration Serial No. PVL-3-7043-2021 dated 06/04/2021 & vide Deed of Conveyance dated 30/02/2022 and the same was registered with the office of Sub. Registrars of Assurances at Panvel-3, vide its Registration Serial No. PVL-3-1871-2022 dated 03/02/2022.

AND WHEREAS due to our personal problems and inconvenience it will not be possible for all of us to perform matters and things in connection with the Development of the mentioned Property and therefore it is just and necessary to delegate some fit and proper person as our true and lawful representative to perform all the necessary acts, deeds, matters and things related to the development and for obtaining the permissions and Commencement Certificate / Occupancy Certificate from the concerned Authorities on our behalf.

AND WHEREAS for the aforesaid reasons and for the convenience, it is just and necessary to appoint a knowledgeable, qualified, well acquainted, fit and a proper person to act in our name and on our behalf as

प व ल - ३
२२/१२/२०२४
A 20

प व ल - ३
२०/३२/२०२३
५/१२



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our true and lawful representative and confer upon them the powers hereinafter stated.

NOW KNOW YE AND THIS PRESENTS WITNESSETH THAT:

We, **M/S. SHRISTHI DEVELOPERS** through its partner **M/S. SAMVRITA UNIVERSAL LLP** through its Partner **MR. VISHNUKUMAR GUPTA**, do hereby nominate, constitute and appoint of our Partner **MR. NAITIK GUPTA & MR. SURESH PRAMOD AGRAWAL** jointly & severally to be our true and lawful representatives so on so forth to act discretely i.e. for themselves and in our names and on our behalf, to do or cause to be done, all or any of the following acts, deeds, matters and things that we should have done personally.

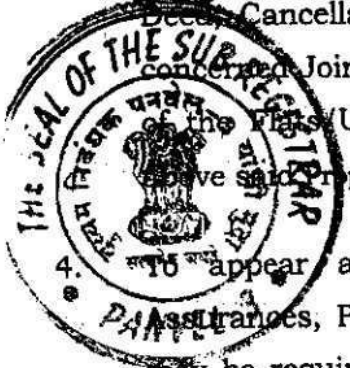
THAT IS TO SAY:

1. To make and sign the application for obtaining the Development permission / Commencement Certificate / Occupancy Certificate or any other permissions/No-Objections Certificates related to the Development of the above mentioned Property, before the concerned Building Permission/ Town Planning authority and produce the relevant documents pertaining to that & to appear and represent us before all the concerned authorities of Panvel Municipal Corporation or Gram Panchayat or any other Government / Semi-Government bodies on our behalf.

2. To appear and represent us before the authorities of Building Permission/ Town Panning / Land and Estates Department of Panvel Municipal Corporation or Gram Panchayat or any other Government / Semi-Government bodies on our behalf.

3. To sign, execute, register any applications, deeds, documents and to execute and admit the Agreements for sale, Sale Deed, Rectification Deed, Cancellation Deed, Modification Deed, on my behalf before the concerned Joint Sub- Registrar of Panvel with the prospective purchasers of the Flats/Units/Shops in the building/s to be constructed on the above said property.

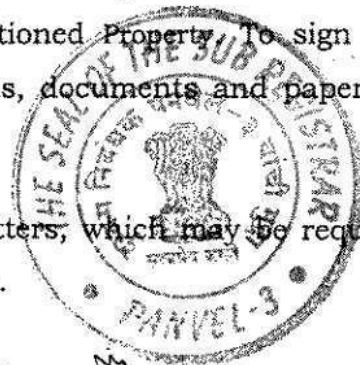
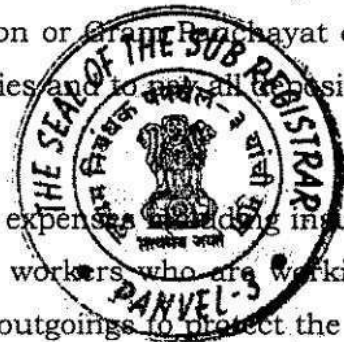
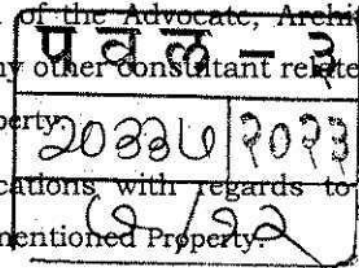
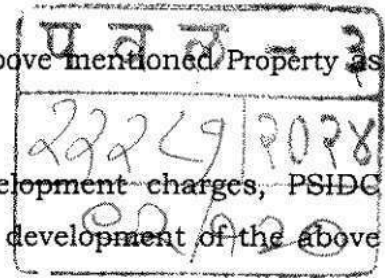
4. To appear and represent us before the Joint Sub-Registrar of Panvel, or before any other office of the Sub-Registrar as may be required by the intending purchasers and to admit execute all the agreements, lease deed, conveyance deed executed by the said representatives and to do all such acts, in connection with the



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registration thereof in terms of the provisions of the Indian Registration Act.

5. To appear and represent us before any Nationalized Bank/Co-operative Bank for preparation of the essential and important Project reports on our behalf.
6. To take over the possession of the above mentioned Property and commence the construction work as per the approved Plans and specifications.
7. To develop and construct building/s on the above mentioned Property as per the development agreement.
8. To pay all the charges, deposits, fees, development charges, PSIDC charges and any other charges related to the development of the above mentioned Property.
9. To appoint and to sign the appointment letter and to finalize and decide on the professional fees and remuneration of the Advocate, Architect, RCC consultant, Landscape consultant or any other consultant related to the development of the above mentioned Property.
10. To modify the building plans and specifications with regards to the development and construction of the above mentioned Property.
11. To make correspondences and to get the work done from the concerned authorities and represent us before the Water Department, M.S.E.D.C.L./ Panvel Municipal Corporation or Gram Panchayat or any other Government / Semi-Government bodies and to pay all the deposits and obtain valid receipts.
12. To pay rents, taxes, assessments, charges, expenses including insurance premium of the construction site and the workers who are working on the site, and to make payment of all other outgoings to protect the above mentioned Property from all kinds of encroachments, attachments or any invasion over the land of the above mentioned Property. To sign and execute all such affidavits and declarations, documents and papers in connection with the aforesaid Property.
14. AND GENERALLY to do all things and matters, which may be required for execution of the documents signed by us.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

15. We HEREBY agree that all acts, deeds, matters and things which have been already done lawfully or cause to be done by my representative shall be construed to be done by us. And we hereby RATIFY AND CONFIRM and agree to ratify all and whatsoever my said representatives shall do or cause to be done by virtue of this presents.

20336/2023
 20336/2023
 20336/2023

This document shall ~~shall~~ ~~enure~~ to the benefit of and be binding on themselves, their heirs, executors and administrators ratify and confirm and agree to ratify and confirm of whatsoever ~~our~~ said representatives shall do or propose to do by virtue of this presents.

22269/2023
 22269/2023
 22269/2023

IN WITNESS WHEREOF, we have set and subscribed my respective hand and seal this on 16th day of Nov 2023.

SIGNED, SEALED AND DELIVERED
 By the within named EXECUTANTS

M/S. SHRISTHI DEVELOPERS
 Through its Partner
 M/S. SAMVRITA UNIVERSAL LLP,
 Through its Partner
MR. VISHNUKUMAR GUPTA



WITNESSES

1) _____
 2) _____



SIGNATURE OF THE HOLDER OF THE POWER OF ATTORNEY

M/S. SHRISTHI DEVELOPERS
 Through its Partner
MR. NAIK GUPTA
MR. JITESH BRAMOD AGRAWAL



WITNESSES:

1) _____
 2) _____





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

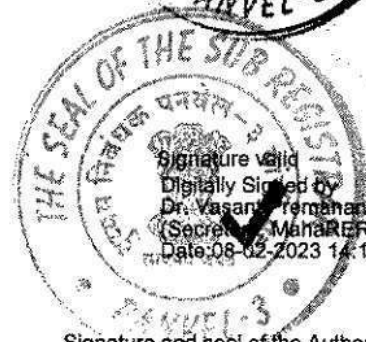
पत्रक - ३	
20230	2023
e/A2	

This registration is granted under section 5 of the Act to the following project under project registration number : P52000045602

Project: Riverside, Plot Bearing / CTS / Survey / Final Plot No.: Survey No. 43/1/5 at Koyana Velhe, Panvel, Raigarh, 410208;

1. Shristhi Developers having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh Pin: 410209.
2. 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 (l) 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 26/05/2022 and ending with 31/05/2026 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.
3. 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.

पत्रक - ३	
22269	2023



Signature valid
Digitally Signed by
Dr. Vasant Prernand Prabhu
(Secretary, MARRA)
Date: 08-02-2023 14:19:30

Dated: 08/02/2023
Place: Mumbai

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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

VISHNUKUMAR G GUPTA
GOKALCHAND GUPTA
28/01/1958
Permanent Account Number
AABPG6771H

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

JITESH PRAMOD AGRAWAL
PRAMODKUMAR RAMNARAYAN
AGRAWAL
25/01/1982
Permanent Account Number
ADORA5290R

Signature



Issue Date: 20/09/2012

विश्वकुमार गोकलचंद गुप्त
Vishnukumar Gokalchand Gupta
जन्म तारीख / DOB: 28/01/1958
पुरुष / MALE

जितेश प्रमोद कुमार अग्रवाल
Jitesh Pramodkumar Agrawal
जन्म तारीख / DOB: 25/01/1982
पुरुष / MALE
Mobile No: 2480 7257 3064

माझे आधार, माझी ओळख

प व ल - ३
2456 0030 6241

भारत आधार माहिले अधिकार
2003 मुंबई अधिनियम २३

90/92

AFBPG4163Q

नाम / Name
NAITIK SATISH GUPTA

पिता का नाम / FATHER'S NAME
SATISH GUPTA

जन्म तिथि / DATE OF BIRTH
08-08-1982

SWIKRY / SIGNATURE

Commissioner of Income Tax (Mumbai)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEDES1592N

SHRISTHI DEVELOPERS

22/02/2020

भारत सरकार
Government of India

नातिक सतिश गुप्त
Naitik Satish Gupta
जन्म तारीख / DOB: 05/06/1988
पुरुष / MALE



THE SEAL OF THE SUB REGISTRAR
मुंबई नगरपालिका पत्रवेतल - ३
4521 8292 2602

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFAFS2542E

SAMVRITA UNIVERSAL LLP

25/05/2023

भारत सरकार
Government of India

आशिष काशिनाथ भालेराव
Ashi Kashinath Bhalerao
जन्म तारीख / DOB: 08/06/1998
पुरुष / MALE



भारत सरकार
Government of India

मंगेश महादेव इंदोरे
Mangesh Mahadeo Indore
जन्म तारीख / DOB: 22/09/1987
पुरुष / Male



6006 7324 7339
VID: 8189 5744 2415 8642

माझे आधार, माझी ओळख

आधार - सामान्य माणसाचा अधिकार

11/16/23, 3:04 PM

Summary 1 (Dastgoshwara bhag 1)

398/20337

गुरुवार, 16 नोव्हेंबर 2023 3:04 म.नं.

दस्त गोषवारा भाग-1

पवेल 3

99192

दस्त क्रमांक: 20337/2023

दस्त क्रमांक: पवेल 3 /20337/2023

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवेल 3 यांचे कार्यालयात

अ. क्र. 20337 वर दि.16-11-2023

रोजी 3:00 म.नं. बा. हजर केला.

पावती:22756

पावती दिनांक: 16/11/2023

सादरकरणाराचे नाव: मे श्रीटी डेव्हलपर्स तर्फे भागीदार नैतिक सतिश गुप्ता -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

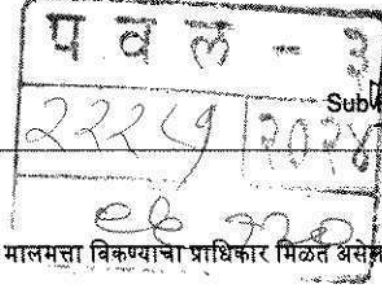
रु. 240.00

पृष्ठांची संख्या: 12

दस्त हजर करणाऱ्याची सही:

एकुण: 340.00

Sub Registrar Panvel 3



दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्वावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 16 / 11 / 2023 03 : 00 : 31 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 11 / 2023 03 : 02 : 22 PM ची वेळ: (फी)

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

लिहून घेणार

लिहून घेणार



दस्त गोपवारा भाग-2

पवल3 92192
दस्त क्रमांक:20337/2023

16/11/2023 3 06:20 PM

दस्त क्रमांक :पवल3/20337/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे श्रीष्टी डेव्हलपर्स तर्फे भागीदार नैतिक सतिश गुप्ता -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 43/1/5, कोयनावेळे ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(०). पॅन नंबर:AEDFS1592N	पाँवर ऑफ अटॉर्नी होल्डर वय :-41 स्वाक्षरी:-		
2	नाव:मे श्रीष्टी डेव्हलपर्स तर्फे भागीदार जितेश प्रमोद अग्रवाल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 43/1/5, कोयनावेळे ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(०). पॅन नंबर:AEDFS1592N	पाँवर ऑफ अटॉर्नी होल्डर वय :-41 स्वाक्षरी:-		
3	नाव:मे श्रीष्टी डेव्हलपर्स च्या वतीने भागीदार मे संत्रिता युनिव्हर्सल एलएलपी च्या वतीने भागीदार विष्णुकुमार गुप्ता - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 43/1/5, कोयनावेळे ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(०). पॅन नंबर:AFAFS2542E	कुलमुखत्यार देणार वय :-65 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 11 / 2023 03 : 05 : 20 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:अमित भालेराव -- वय:25 पत्ता:खांडा कॉलनी,पनवेल, रायगड पिन कोड:410206			
2	नाव:मंगेश महादेव इंदोरे -- वय:36 पत्ता:खांडा कॉलनी,पनवेल, रायगड पिन कोड:410206			

शिक्का क्र.4 ची वेळ:16 / 11 / 2023 03 : 06 : 10 PM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	दिनांक Amount	उपब At	सह दृष्य Deface Number	Deface Date
1	SHRISTHI DEVELOPERS	eChallan	00040572023111689193	MH011005381202324E	500.00	SD	0005759567202324	16/11/2023
2		DHC		1123160504317	240	RF	1123160504317D	16/11/2023
3	SHRISTHI DEVELOPERS	eChallan		MH011005381202324E	100	RF	0005759567202324	16/11/2023

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

Know Your Rights as Registrants

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

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



20337 /2023

398/8616

पावती

Original/Duplicate

Thursday, May 02, 2024

नोंदणी क्र.: 39M

12:46 PM

Regn.: 39M

पावती क्र.: 9466

दिनांक: 02/05/2024

गावाचे नाव: कोयनावळे
 दस्तऐवजाचा अनुक्रमांक: पवल3-8616-2024
 दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
 सादर करणाऱ्याचे नाव: धनंजय भरत महारनवर

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 240.00
पृष्ठांची संख्या: 12	
एकूण:	₹. 340.00

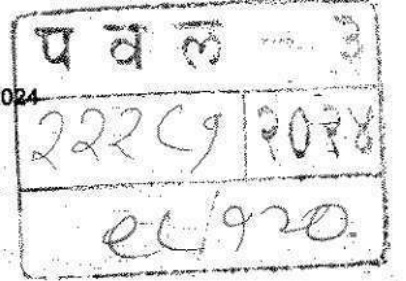
आपणास मूळ दस्त, पंचनेल प्रिंट, सूची-२ अंदाजे
 1:05 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1/-
 मोबदला ₹. 0/-
 मरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 240/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223047519961 दिनांक: 02/05/2024
 बँकेचे नाव व पत्ता:
 2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011888276202324E दिनांक: 02/05/2024
 बँकेचे नाव व पत्ता:

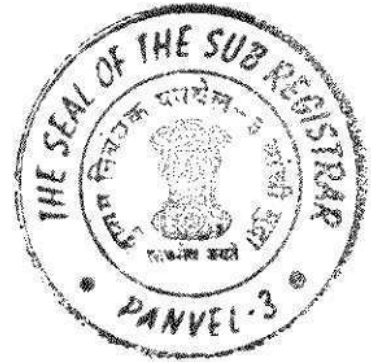
Sub Registrar Panvel 3

सह पुर्वीय निदेशक, व्हा-२,
 पंचनेल क्र. ३.



(Handwritten signature)
 Mahanavar

5/2/2024

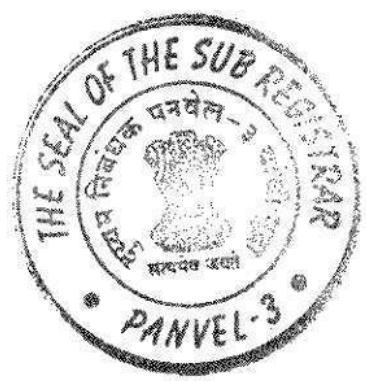
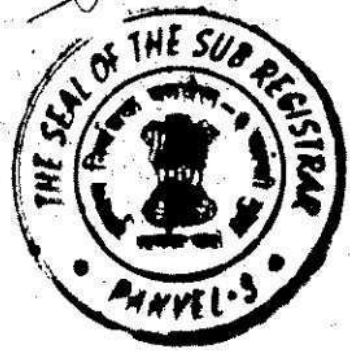


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1223047519961	Date 04/12/2023
Received from S, Mobile number 9320381010, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 04/12/2023
Bank CIN 10004152023120418690	REF No. CHO3024767
This is computer generated receipt, hence no signature is required.	

पत्र - 3
 22269/2023
 22/12/2023
 9/12

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Signature: Mahunovus
Handwritten initials: MH, MWA





CHALLAN
MTR Form Number-6



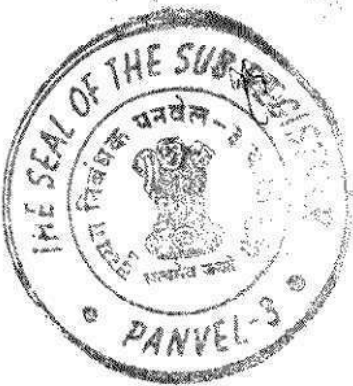
GRN	MH011888276202324E	BARCODE		Date	04/12/2023-21:13:05	Form ID	48(f)
Department				Inspector General Of Registration			
Type of Payment				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
Office Name				Full Name			
PNL3_PANVEL 3 JOINT SUB REGISTRAR				SHRISTHI DEVELOPERS			
Location				Flat/Block No.			
RAIGAD				RIVERSIDE SURVEY NO 43/1/5 VILLAGE			
Year				Premises/Building			
2023-2024 One Time				KOYNAVELE			

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	500.00	Road/Street	TAL PANVEL DIST RAIGAD
0030063301 Registration Fee	100.00	Area/Locality	KOYNAVELE
		Town/City/District	
		PIN	4 1 0 2 0 8
		Remarks (If Any)	SecondPartyName=D B MAHANAVAR AND ONE-CA=1-Marketval=0
		Amount In	Six Hundred Rupees Only
Total	600.00	Words	
Payment Details		FOR USE IN RECEIVING BANK	
		Bank CIN	Ref. No. 69103332023120510324 2841586576
Cheque/DD No.		Bank Date	RBI Date 04/12/2023-21:13:51 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

प व ल - 3
2/1/22



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9320381010
सदर चलन केवल दुर्यम निबंधक कार्यालयीन नोंदणी करारवाच्या दस्तासाठी लागू आहे. नोंदणी न करारवाच्या दस्तासाठी सदर चलन लागू नाही.



Handwritten signature and stamp

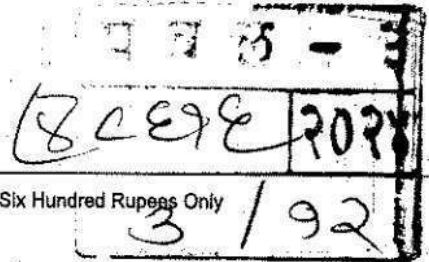
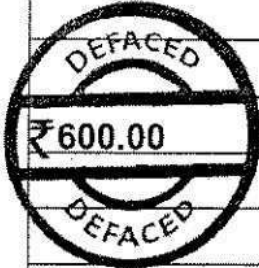


CHALLAN
MTR Form Number-6



GRN	MH011888276202324E	BARCODE		Date	04/12/2023-21:13:05	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AEDFS1592N		
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SHRISTHI DEVELOPERS				
Location	RAIGAD	Flat/Block No.	RIVERSIDE SURVEY NO 43/1/5 VILLAGE				
Year	2023-2024 One Time	Premises/Building	KOYNAVELE				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	500.00	TAL PANVEL-DIST RAIGAD	KOYNAVELE	पंचल - 3	222690	909/920
0030063301 Registration Fee	100.00				410208	
Total		Amount In		Words		
600.00		Six Hundred Rupees Only		3 / 92		



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6913330120510324	2841586576		
Cheque/DD No.		Bank Date	RB/Date	04/12/2023	06/12/2023		
Name of Bank		Bank-Branch	IDB				
Name of Branch		Scroll No. , Date	100	2023			

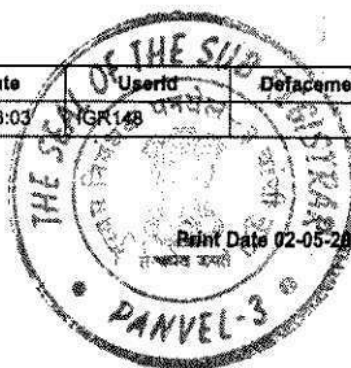


Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुर्यम निबंधक कार्यालय हीदपी कार्यालया दस्ताखती लागू आहे. नोंदणी नकारावरी दस्ताखती सधर चलन लागू नाही.

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.05.06 12:46:48 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-8616	0000815066202425	02/05/2024-12:46:03	IGR148	100.00



2	(IS)-398-8616	0000815066202425	02/05/2024-12:46:03	IGR148	500.00
Total Defacement Amount					600.00

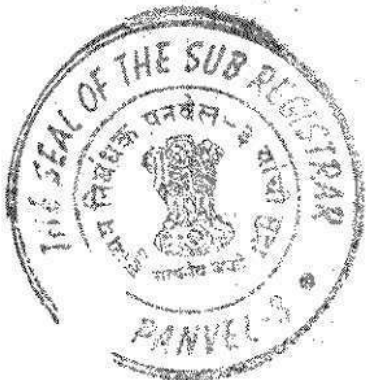
प व ल - ३
 २२२८१ २०२४
 १०२/१२०

प व ल - ३
 ८६१६ २०२४
 ४/१२



Signature Not Verified

Digitally signed by DS,
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES, MUMBAI 02
 Date: 2024.05.02 12:46:49 IST
 Reason: GRAS Secure Document
 Location: India



प व ल - ३
२२२ ८९/२०२४
१०३/१२०८

SPECIFIC POWER OF ATTORNEY

(Only for Admission)

TO ALL TO WHOM THESE PRESENTS, SHALL COME:

This specific power of attorney is executed on 02nd day of May 2024 2024.

We, **M/S. SHRISTHI DEVELOPERS (PAN No. AEDFS1592N)** a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, through its Partners **Mr. Naitik Gupta & Mr. Jitesh Pramod Agrawal** having its office at Survey No. 43/1/5, at Village Koyanavele, Tal. Panvel, Dist. Raigad, "SEND GREETINGS".

WHEREAS :-

We are SEIZED AND POSSESSED OF the building known as "RIVERSIDE" being constructed on Survey No. 43/1/5 at Village Koyanavele, Tal. Panvel, Dist. Raigad, ("hereinafter referred to as the said "Building").

AND WHEREAS since it has been decided by us to sell the residential Flats & Commercial Shop to be constructed in the above-mentioned building and since we are not in a position to attend the day-to-day activities of registration process, it has been decided to jointly or severally appoint **1. MR. DHANANJAY BHARAT MAHARNAVAR** age 35 years, & **2. MR. MANGESH MAHADEV INDORE** age 36 years, all adults, Indian inhabitants, having their address at PL-6A-4-3, Khandeshwar Apartment, Sector Near MSEB Office, Khanda Colony, New Panvel (W), Navi Mumbai, Tal. Panvel, Dist. Raigad 410206 to attain the concern Sub. Registrar of Assurances at Panvel for registration of agreement for sale, sale deed, rectification deed, cancellation deed, supplementary agreement of Flats and Shops, Office to be constructed in the aforesaid property namely; the building known as "RIVERSIDE" being constructed on Survey No. 43/1/5, at Village Koyanavele, Tal. Panvel, Dist. Raigad and register all the documents which are executed by **M/S. SHRISTHI DEVELOPERS** through its Partner **Mr. Naitik Gupta & Mr. Jitesh Pramod Agrawal**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT

We, **M/S. SHRISTHI DEVELOPERS** through its Partner **Mr. Naitik Gupta & Mr. Jitesh Pramod Agrawal** jointly or severally do hereby constitute, nominate and appoint jointly or severally **1. MR. DHANANJAY BHARAT MAHARNAVAR, & 2. MR. MANGESH MAHADEV INDORE** herein after referred to as the "said Attorney", for and on our behalf and in our name to do all or any of the following act deeds, matters and things viz:-

1. TO APPEAR, and to admit my execution and represent before the Sub. Registrar of Assurances at Panvel as the said Attorney may deem fit.
2. TO MAKE such necessary application to the Sub. Registrar of Assurances at Panvel or any other Higher Authority for the registration of documents on behalf of us.
3. To Sign and represent on our behalf before the Sub. Registrar of Assurances at Panvel and complete the entire process of registration of all documents such as agreement for sale, sale deed, rectification deed,

g

[Signature]

1

[Signature]
[Signature]

पत्र ल - ३
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cancellation deed, supplementary agreement, which are already executed by us.

4. AND GENERALLY to do all acts, deeds, matters, things necessary for the specifically registration of the said Flat/Shop/Office in the said building.

5. AND HEREBY take to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the registration of document of the building by virtue of these presents.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY THE
 Within named "EXECUTANT"

M/S. SHRISTHI DEVELOPERS

Through its Partner

Mr. Naitik Gupta

पत्र ल - ३
 २२२५९ २०२४
 Mr. Jitesh Pramod Agrawal
 १०४१२०

[Handwritten signature]



WITNESSESS:

1) *[Signature]*

2) *[Signature]*

Specimen Signature of the Attorney

1. MR. DHANANJAY BHARAT MAHARNAVAR

THE SEAL OF THE SUB REGISTRAR
 PANVEL-3

[Handwritten signature of Dhananjay Bharat Maharnavar]



2. MR. MANGESH MAHADEV INDORE

[Handwritten signature of Mangesh Mahadev Indore]



WITNESSESS:

1) *[Signature]*

2) *[Signature]*





Maharashtra Real Estate Regulatory Authority

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

प व ल - ३
२०२४
०२/१२

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000045602

Project: *Riverside*, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 43/1/5 at Koyana Velhe, Panvel, Raigarh, 410208;**

1. **Shristhi Developers** having its registered office / principal place of business at Tehsil: *Panvel*, District: *Raigarh*,
Pin: **410209**.

2. 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 allottees or the Association of Allottees, as the case may be, of the apartment or the common areas as per Rule 6 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 **26/05/2022** and ending with **31/05/2026** 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

3. 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:08-02-2023 14:19:30

Dated: **08/02/2023**
Place: **Mumbai**

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

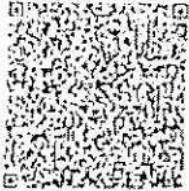


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEDFS1592N



नाम / Name
SHRISTHI DEVELOPERS

स्थापक / मालिक का पता
Date of Incorporation / Formation
28/02/2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JITESH PRAMOD AGRAWAL

PRAMODKUMAR RAMNARAYAN
AGRAWAL

25/01/1982

Permanent Account Number
ADOPA5290R



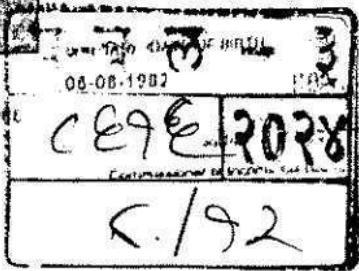
Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFBPG4163Q



नाम / NAME
NAITIK SATISH GUPTA

पिता का नाम / FATHER'S NAME
SATISH GUPTA



भारत सरकार
GOVERNMENT OF INDIA

जितेश प्रमोदकुमार अग्रवाल
Jitesh Pramodkumar Agrawal
जन्म तारीख / DOB: 25/01/1982
पुरुष / MALE
Mobile No.: 9820229097

2460 7257 3064

माझे आधार, माझी ओळख



प व ल
22249
90E 920

4521 8292 2502

VID: 2151 6501 8207 9279

माझे आधार, माझी ओळख

भारत सरकार
Government of India

धनराज भणार मारनवार
Dhanraj Bhanar Maranavar
जन्म तारीख / DOB: 05/06/1988
पुरुष / MALE

3854 2514 3768

माझे आधार, माझी ओळख

भारत सरकार
Government of India



अमित कशिनाथ भालेराव
Amit Kashinath Bhalerao
जन्म तारीख / DOB: 08/06/1998
पुरुष / MALE

6006 7324 7339

VID: 9189 5744 2415 8642

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

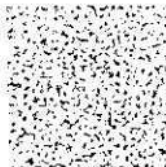


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GBFPK9260L

नाम / Name
BHAGESH SITARAM KASURDE



Handwritten mark

398/8616

गुरुवार, 02 मे 2024 12:46 म.नं.

दस्त गोषवारा भाग-1

पवल3

2192

दस्त क्रमांक: 8616/2024

दस्त क्रमांक: पवल3 /8616/2024

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:9466

पावती दिनांक: 02/05/2024

अ. क्र. 8616 वर दि.02-05-2024

सादरकरणाराचे नाव: धनंजय भरत महारनवर

रोजी 12:44 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकुण: 340.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: कुळमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 02 / 05 / 2024 12 : 44 : 57 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 02 / 05 / 2024 12 : 45 : 43 PM ची वेळ: (फी)

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

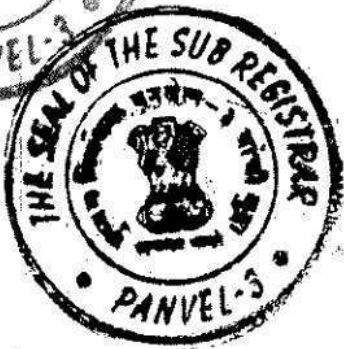
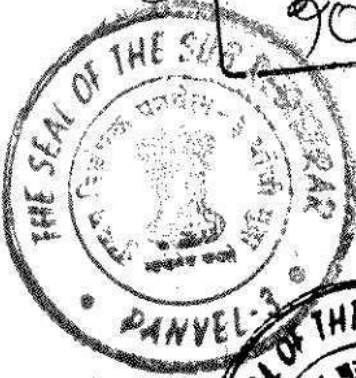
लिखित प्रमाण

लिखित प्रमाण



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१०५/१२०	

प व ल - ३	
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१० / १२	





02/05/2024 12:54:24 PM

दस्त गोषबारा भाग-2

पवेल 3

99/92

दस्त क्रमांक:8616/2024

दस्त क्रमांक :पवेल3/8616/2024

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:धनंजय भरत महारनवर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पीएल -6ए-4-3, खादेश्वर अपार्टमेंट, सेक्टर 1, एमएसडब्ल्यू ऑफिस जवळ, खांदा कॉलनी, न्यू पनवेल वेस्ट, नवी मुंबई, ता पनवेल, जि.रायगड, महाराष्ट्र, राईगाड: (0:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:		
2	नाव:मंगेश महादेव इंदोरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पीएल -6ए-4-3, खादेश्वर अपार्टमेंट, सेक्टर 1, एमएसडब्ल्यू ऑफिस जवळ, खांदा कॉलनी, न्यू पनवेल वेस्ट, नवी मुंबई, ता पनवेल, जि.रायगड, महाराष्ट्र, राईगाड: (0:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:		
3	नाव:मे श्रीष्टी डेव्हलपर्स तर्फे भागीदार नैतिक गुता -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 43/1/5, कोयनावेळे, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड: (0:). पॅन नंबर:AEDFS1592N	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:		
4	नाव:मे श्रीष्टी डेव्हलपर्स तर्फे भागीदार जितेश प्रमोद अग्रवाल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 43/1/5, कोयनावेळे, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड: (0:). पॅन नंबर:AEDFS1592N	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 05 / 2024 12 : 53 : 06 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:भागेश कासुडे --
वय:26
पत्ता:खांदा कॉलनी, पनवेल, रायगड
पिन कोड:410206
- नाव:अमित भालेराव --
वय:25
पत्ता:खांदा कॉलनी, पनवेल, रायगड
पिन कोड:410206

स्वाक्षरी

स्वाक्षरी

शिकका क्र.4 ची वेळ:02 / 05 / 2024 12 : 54 : 06 PM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use	Deface Number	Deface Date
1	SHRISTHI DEVELOPERS	eChallan	69103332023120510324	MH011888276202324E	500.00	SD	0000815066202425	02/05/2024
2		DHC		1223047519961	240	RF	1223047519961D	02/05/2024
3	SHRISTHI DEVELOPERS	eChallan		MH011888276202324E	100	RF	0000815066202425	02/05/2024

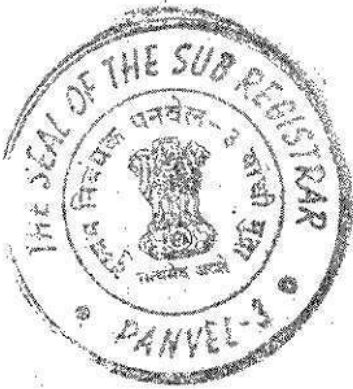
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प व ल - ३	
२२२८९	२०२४
९९०/१२०	

प व ल - ३	
८६९६	२०२४
९२/९२	

प्रमाणित करणेत बेते की, सदर दस्तास एकूण १२
पाने आहेत, पुस्तक क्र. ४
क्रमांक ८६९६ घर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पन्वेल-३
दिनांक ०२ माहे ०५ सन २०२४



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
 Permanent Account Number Card
AEDFS1592N

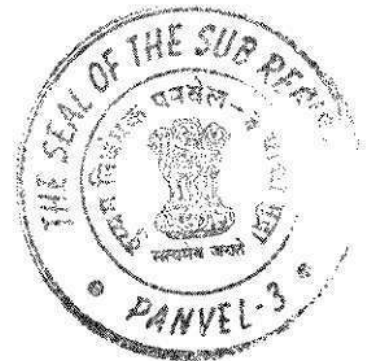
नाम
SHRISTH DEVELOPERS

दिनांक / मंजूर की तिथि
 Date of Issue/Approval/Revision
28/02/2020



NI

प व ल - ३	
२२२८१	२०२४
१११ / १२०	



प व ल - ३	
२२२८९	१६
११२/१२०	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JINU K JACOB
CHACKO KUTTANIL CHACKO
30/05/1980

Permanent Account Number
AOPPJ9158P

Jinu
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JERIN MARY JINU
PHILIP ABRAHAM

07/12/1983

Permanent Account Number
ARDPJ4298H

Jerin
Signature

भारत सरकार
Government of India

Jinu Kuttanil Jacob
Date of Birth/DOB: 30/05/1980
Male/ MALE

6762 9222 0806

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Jerin Mary Jinu
Date of Birth/DOB: 07/12/1983
Female/ FEMALE

पवल - 3
222 69
992 10

9051 9257 1261

मेरा आधार, मेरी पहचान

Jinu

Jerin

आयकर
Unique Identification Authority of India

Address:
S/O: K G Chacko, Kuttanil House,
Nedungadappally P O, Karukachal,
Kottayam,
Kerala - 686545

6762 9222 0806

आयकर
Unique Identification Authority of India

Address:
W/O: Jinu K Jacob, Kuttanil House,
Nedungadappally P O, Karukachal,
Kottayam,
Kerala - 686545

THE SEALS OF THE SUBREGISTRAR
पवल - 3
9051 9257 1261

प व ल - ३	
२२८१	२०२४
११४/२०	



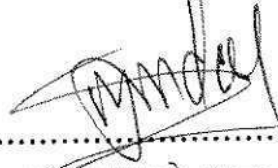
घोषणापत्र

मी भंगेश महोदय इंदोरे

या द्वारे घोषित करतो की, दुय्यम निबंधक पत्रवेल यांचे कार्यालयात करावनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

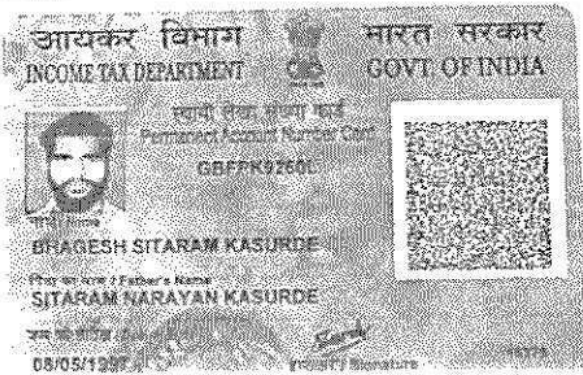
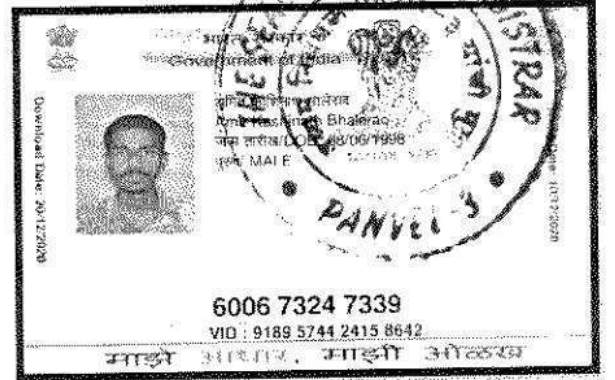
बेसिक रजिस्ट्रार मंडळ यांनी दिनांक 02.10.2024

..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे/ निष्पन्न करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र बद्दबातल ठरलेला नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेला नाही सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णपणे सक्षम आहे. सादरचे कडून चुकीचे आढळून आल्यास १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू याची मला जाणीव आहे.

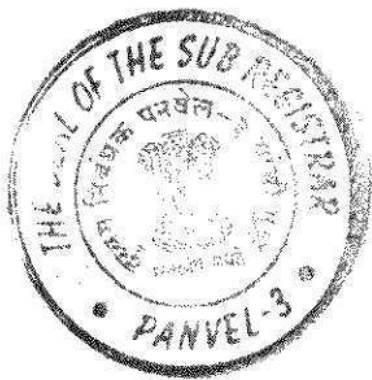


(कुलमुखत्यारपत्रधारकाचे नाव व सही)

सादरचे कुलमुखत्यारपत्र मला वाचले असून त्यांचे सत्यते बाबत माझी खात्री पटली आहे



प व ल - 3	
222L9	2078
996/920	



398/22281

बुधवार, 06 नोव्हेंबर 2024 11:53 म.पू.

दस्त गोपवारा भाग-1

पवेल3

99001920

दस्त क्रमांक: 22281/2024

दस्त क्रमांक: पवेल3 /22281/2024

बाजार मूल्य: रु. 24,30,628/-

मोबदला: रु. 42,31,474/-

भरलेले मुद्रांक शुल्क: रु.2,96,210/-

दु. नि. सह. दु. नि. पवेल3 यांचे कार्यालयात

अ. क्रं. 22281 वर दि.06-11-2024

रोजी 11:50 म.पू. वा. हजर केला.

पावती:24384

पावती दिनांक: 06/11/2024

सादरकरणाराचे नाव: जीनू कुट्टनील जाकोब

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकुण: 32400.00

दस्त हजर करणाऱ्याची सही:


Sub Registrar Panvel 3


Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 06 / 11 / 2024 11 : 50 : 47 AM ची वेळ: (सादरीकरण)

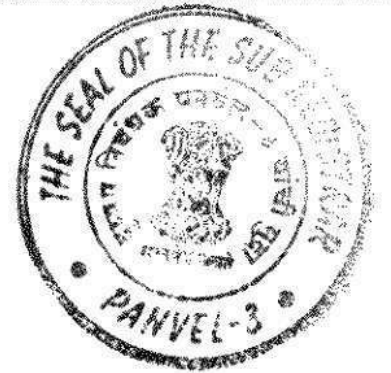
शिक्षा क्रं. 2 06 / 11 / 2024 11 : 52 : 00 AM ची वेळ: (फी)

दस्त देवजासोबत जोडलेली कागदपत्रे
फुलमुख्यत्वारपत्रे, व्यक्ती इत्यादी घनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

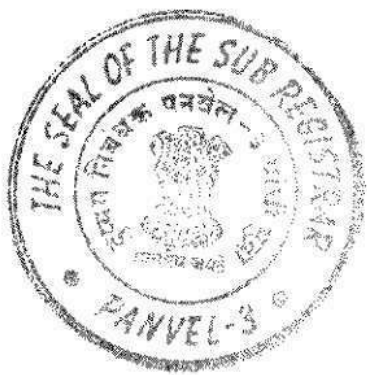

लिहून देणारा


लिहून देणारा





प व ल - ३	
२२२७१	२०२४
११८/१२०	



दस्त गोपवारा भाग-2

पवेल3


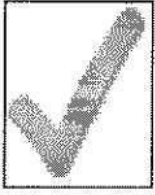

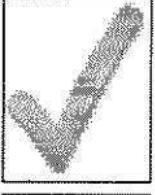


994920

दस्त क्रमांक:22281/2024

06/11/2024 11 58:15 AM

दस्त क्रमांक :पवेल3/22281/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे श्रीष्टी डेव्हलपर्स तर्फे भागीदार नैतिक सतिश गुप्ता यांच्या वतीने कबुली जबाब देणार मंगेश महादेव इंदोरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 106, रुणवाल अँड ऑकार इ स्वेअर, इस्टन एक्सप्रेस हायवे, सायन चुनाभट्टी सिग्नल च्या विरुद्ध, सायन ईस्ट. मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AEDFS1592N	लिहून देणार वय :-36 स्वाक्षरी:		
2	नाव:जीनु कुट्टनील जाकोब पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कुट्टनील हाऊस, नेडुंगडप्पल्य पो.ओ. करुकचाल, कोट्टायम जि.केरळ, स्वाक्षरी:- केरला, कोट्टायम. पॅन नंबर:AOPPJ9158P	लिहून घेणार वय :-44 स्वाक्षरी:-		
3	नाव:जेरिन मरीया जीनु पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कुट्टनील हाऊस, नेडुंगडप्पल्य पो.ओ. करुकचाल, कोट्टायम जि.केरळ, स्वाक्षरी:- केरला, कोट्टायम. पॅन नंबर:ARDPJ4298H	लिहून घेणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:06 / 11 / 2024 11 : 56 : 23 AM

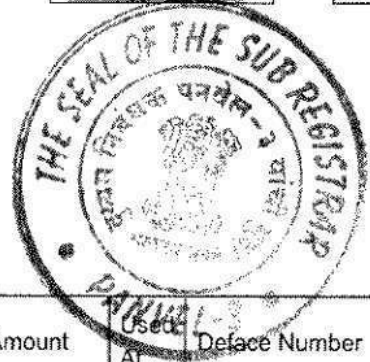
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अमित भालेराव -- वय:26 पत्ता:खांदा कॉलनी,पनवेल, रायगड पिन कोड:410206	 स्वाक्षरी	
2	नाव:नितीन साळुंके -- वय:27 पत्ता:खांदा कॉलनी,पनवेल, रायगड पिन कोड:410206	 स्वाक्षरी	

शिकका क्र.4 ची वेळ:06 / 11 / 2024 11 : 57 : 25 AM


Sub Registrar Pahvel 3



Payment Details.

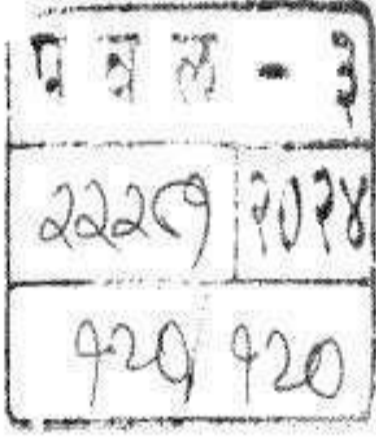
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JINU KUTTANIL JACOB AND ONE	eChallan	69103332024110519898	MH010712880202425E	296210.00	SD	0005877476202425	06/11/2024
2		DHC		1124050617743	2000	RF	1124050617743D	06/11/2024
3		DHC		1124058517758	400	RF	1124058517758D	06/11/2024
4	JINU KUTTANIL JACOB AND ONE	eChallan		MH010712880202425E	30000	RF	0005877476202425	06/11/2024

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

22281 /2024

Know Your Rights as Registrants

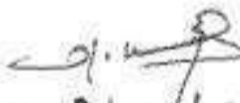
1. Verify Scanned Document for correctness through thumb:nail (4 pages on a side) printout after scanning.



प्रमाणित करणेत घेतो की, सदर दस्तास एकूण १२०

पाने आहेत, पुस्तक क्र १

क्रमांक २२२८९ धर नोंदला.


सहायक निबंधक वर्ग-२, पनवेल-३
दिनांक ०६ माहे ११ सन २०२४

