

Please Tick

Saving A/C No <u>32393456387</u>		Branch FILE No.:	
CIF NO.:		Tie up no (if applicable)	
LOS Reference No.:		PAL/Take Over/NEW/Resale/Top up	
Applicant Name: <u>Siddhartha Singh</u>			
Co-Applicant Name:			
Contract (Resi.):		Mobile:	
Loan Amount: <u>50,00,000/-</u>		Tenure <u>13 year</u>	
Interest Rate:		EMI:	
Loan Type: <u>HL - Takeover</u>		SBI LIFE:	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location: <u>Panvel</u>			
Property Cost: <u>80,00,000/-</u>			
Name of Developer / Vendor:			
RBO -	ZONE -	Branch: <u>Navade</u> (Code No)	
Contact Person: <u>Umesh Sharma</u>		Mobile No. <u>9026168630</u>	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No.:			



RASMECC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____

BRANCH

SSL

CODE
NO.

MUM99999

FILE
REF NO.

62/16073

HLSE
HLSM
HLQM

umesh sharma
Aakash Dikar
Raja valmik

LOS NUMBER

LOS BRANCH NAME

BRANCH CODE

SOURCE TYPE

EXPECTED DISBURSEMENT DATE

Connector
28/12/2024

REFERENCE ID

APPLICANT NAME

CO-APPLICANT NAME

DATE OF BIRTH

PAN CARD NUMBER

BANK ACCOUNT NUMBER

EMAIL ID

MÖBILE NO.

LOAN AMOUNT & INTREST RATE

TENURE

CONNECTOR NAME & CODE

PROPOSAL TYPE

Builder's Name

Project Name

Email ID of Builder / Particular Project

Contact Number (Project in Charge/ Builder)

PROPERTY FINAL : YES / NO

RACPC

RBO

AMT NO.

Siddhartha singh.

28-11-1987

BRRPS1624M

00000823930456387

siddhartha677@gmail.com

9619672588

5500000/-

124 months

MUM037503084

Home loan take over.

wadhwa

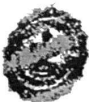
wise city

YES

PANVEL

PANVEL

NA

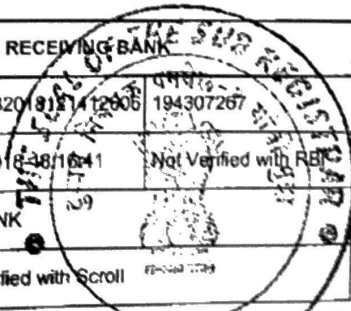


CHALLAN
MTR Form Number-6



GRN	MH009390688201819E	BARCODE	[Barcode]		Date	14/12/2018-13:15:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	BRRPS1624M			
Location	RAIGAD			Full Name	SIDDHARTHA SINGH AND NATASHA GULWADI			
Year	2018-2019 One Time			Flat/Block No.	Flat No. 1401, 14th Floor, Tulip C-1			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		203000.00		Road/Street	Village - vardoli, Taluka - Panvel, District- Raigad			
0030063301 Registration Fee		30000.00		Area/Locality	Panvel			
				Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	PAN2=AAACW5097J-SecondPartyName=Wadhwa Construction and Infrastructure Pvt Ltd-CA=580000			
				Amount In	Two Lakh Thirty Three Thousand Rupees Only			
				Words				
Total	2,33,000.00							
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	6910333201812006 194307267			
Cheque-DD Details			Bank Date	RBI Date	14/12/2018-38/1641 Not Verified with RBI			
Cheque/DD No.			Bank-Branch		IDBI BANK			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								

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Mobile No. : 9619677588

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 दुर्यम निषयक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

Siddhartha Singh
NR Gulwadi

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Panvel on this 14th day of December 2018

BETWEEN

WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED, a private limited company deemed existing under the provisions of the Companies Act, 2013, having its registered office at 301, Platina, C-59, Bandra Kurla Complex, Bandra (E), Mumbai 400098, hereinafter referred as the "Promoter No.1" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the FIRST PART

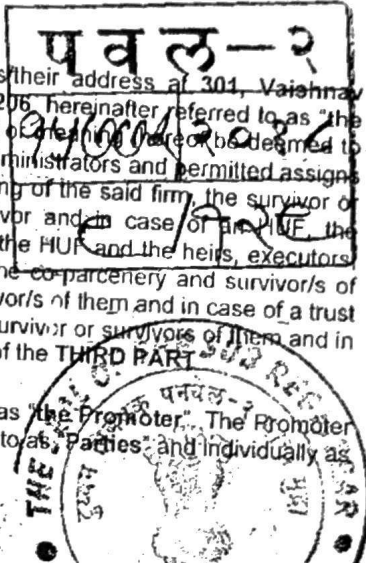
AND

VALUABLE PROPERTIES PRIVATE LIMITED, a private limited company deemed existing under the provisions of the Companies Act, 2013, having its registered office at 158, Dani Corporate Park, CST Road, Kalina, Santacruz (East), Mumbai - 400 098 hereinafter referred as the "Promoter No.2" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the SECOND PART

AND

Mr. Siddhartha Singh and Mrs. Natasha Gulwadi, having his/her/its their address at 301, Vaishnav Dham, Plot No 77, Sector 10, New Panvel, Raigad, Maharashtra 410206 hereinafter referred to as "the Allottees", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor of survivors and the heirs, executors and administrators of the last survivor and in case of a HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivor/s of them and in case of a body corporate/company its successors and permitted assigns) of the THIRD PART

Promoter No.1 and Promoter No.2 are hereinafter collectively referred to as "the Promoter". The Promoter No.1, Promoter No.2 and the Allottee/s are hereinafter collectively referred to as "Parties" and individually as "Party" as the context may so require.



WHEREAS:-

- A. The Promoter is seized and possessed of and/or otherwise, well and sufficiently entitled to undertake the construction and development of all those pieces and parcels of land of ground collectively admeasuring approximately 89,230.15 square metres, which lands are more particularly described in the **First Schedule** hereunder written and are delineated by **Red Colour** boundary lines on the plan annexed and marked as "**Annexure 1**" hereto ("the RZ8/RZ9-Larger Land"). The construction and development of the RZ8/RZ9-Larger Land including the currently allotted/ascribed FSI/TDR thereon is duly sanctioned and approved vide the Layout Approval No. CIDCO / NAINA / Panvel / Vardoli / STP / BP-236 / Layout / 2017 / 988 dated 12th December, 2017 read with revised Layout Approval vide Order No. CIDCO / NAINA / Panvel / Vardoli / ITP / BP / Layout / 2018 / 1380 dated 13th March, 2018 ("Sanctioned Layout Approval") issued by the Planning Authority, NAINA-SPA of CIDCO. The plan at **Annexure "1"** is the sanctioned Site plan of RZ8/RZ9-Larger Land. The Sanctioned Layout Approval has been accorded under the Integrated Township Project Policy promulgated by the Govt. of Maharashtra on 26th December, 2016 ("ITP Policy"), as applicable with respect to the RZ8/RZ9-Larger Land and various other lands in the larger Integrated Township Project being undertaken by the Promoter ("ITP"). Presently, the Larger Land is comprised of two sub-plots, which sub-plots shall be subsequently amalgamated/sub-divided/reconstituted. The details pertaining to the current and ongoing, and future proposed development of the Larger Land, are mentioned at Recital R below.
- B. The RZ8/RZ9-Larger Land comprises of certain lands owned by Promoter No.1 and certain lands that form part of Joint Development Agreement as stated hereinafter. Promoter No.1 has represented that Promoter No.1 shall over a period of time, add and/or amalgamate with the RZ8/RZ9-Larger Land some other lands. After such addition/amalgamation, the area of the said land is estimated to be around 1,08,517.10 square meters, which shall be referred as "**Revised RZ8-Larger Lands**"/"Larger Land", and the same is identified on the copy of the plan annexed as **Annexure "1A"** hereto. The area of the Larger Land may undergo change on account of addition in lands as aforesaid modification in prevalent norms, Development Control Regulations, Township Regulations etc. The Sanctioned layout is as on date which is transitory and shall be revised for development as proposed by the Promoters as stated hereafter.
- C. The Government of Maharashtra approved the Special Township Projects in the year 2006 for the development of residential and mixed use townships. By a Notification dated 10th March 2006 bearing No.TPS.1205/MMR DCR/ CR-48/06/UD-12 issued by the Urban Development Department of the Government of Maharashtra, the Regional Plan for the Mumbai Metropolitan Region was modified to include development control rules for Special Township Projects. The Government of

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Maharashtra issued Notification No.TPS 1208/1570/CR-161(B)/09/UD 12 dated 28th August, 2009 with respect to the concept of Mega City Project (the aforementioned regulations are collectively hereinafter referred to as "Township/Megacity Regulations")

D. The Revenue and Forests Department of the Government of Maharashtra vide Order bearing No.TANC 2007/PRAKA 161/L9 dated 9th August, 2007 granted permission to Promoter No.2 to purchase and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein. The aforesaid permission have been revised on 2nd May, 2008, wherein in addition to the user of Special Township Project, Promoter No.2 was entitled to use such lands for Special Economic Zone, Energy City, Information & Technology Park, Telecom City and Entertainment City on the terms and conditions as stated in the revised permission pursuant to:

- Order bearing No. TANC-2007/PRAKA 161/L9 dated 9th August, 2007.
- Order bearing No. TANC-2007/PRAKA 161/L9 dated 2nd May, 2008.
- Order bearing No. TANC-2007/PRAKA 161/L9 dated 27th August, 2008.
- Order bearing No. TANC-2007/PRAKA 161/L9 dated 6th November, 2012.

E. The Revenue and Forests Department of the Government of Maharashtra granted permission to Promoter No.1 to purchase and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein, and the details of the permissions are as follows:-

- Order bearing No. TANC-2008/PRAKA 358/L9 dated 9th May, 2008.
- Order bearing No. TANC-2008/PRAKA 358/L9 dated 26th June, 2009.
- Order bearing No. TANC-2008/PRAKA 358/L9 dated 30th July, 2009.
- Order bearing No. TANC-05/2013/PRAKA 263/J1 dated 2nd September, 2013.
- Order bearing No. TANC-05/2013/PRAKA 263/J1 dated 31st December, 2013.

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F. Promoter No.2 has acquired various lands in Panvel Taluka, including in reliance on the above permissions.

G. Promoter No.1 had acquired various lands in Panvel Taluka and is desirous of developing the same as a mega city/township/special township project and other projects.

H. The Promoter agreed to jointly develop part and parcel of various lands admeasuring 350 Acres or thereabouts situated at Villages Vardoli, Bherle and Bhingarwadi in the Panvel Uran Sub Region in Taluka Panvel.

I. By and under a registered Joint Development Agreement dated 18th February, 2014 (hereinafter referred to as the "said JDA") executed between Promoter No.1 and Promoter No.2, the Promoter No.2 has granted development rights to Promoter No.1 to develop various pieces and parcels of land in Panvel admeasuring approximately 350 Acres or thereabouts, including *inter-alia* part of the Larger Land, on the terms and conditions mentioned therein. The JDA is valid binding and subsisting. The JDA has been examined in detail by the Allottee and the Allottee is aware of the terms and conditions thereof.

J. Presently the lands admeasuring approximately 141.90 Acres (hereinafter referred to as the "ITP Lands") which are more particularly described in the **Second Schedule** has been sanctioned by the Government of Maharashtra as a Special Township Project vide Notification No.TPS.1714/451/CR-70/15/UD-12 dated 2nd December, 2015 and thereafter as the present Integrated Township Project ("the Present ITP"). The Promoter has informed the Allottee that over a time period of several years, further lands and grounds would be included, substituted, deleted, modified from the Present ITP to form/constitute "the ITP" and/or the lands comprised in the Present ITP i.e. the ITP Lands would be modified, substituted, deleted from time to time, and the term "ITP Lands" and "the ITP" is to be read, understood and construed accordingly. The RZ8/RZ9-Larger Land forms part of the ITP Lands.

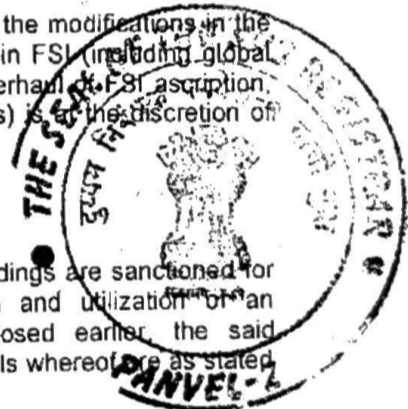
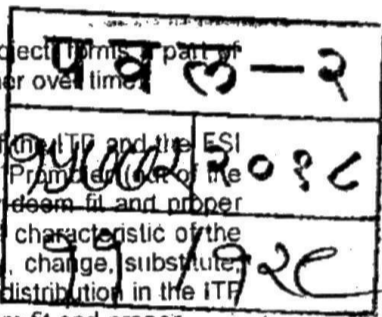
K. The Promoter shall be undertaking and is proposing to undertake, various diverse mixed-use developments, projects and/or schemes (of which the ITP forms a part) including one or many Integrated Township Project/s or other real estate projects of diverse nature, on the present ITP Lands and/or the lands which may be added in ITP in future involving a multitude of users including residential, non-residential, commercial, villas, bungalows, plotted developments, educational users, health facilities, industrial parks, information and technology Parks, retail developments and various other permissible users and amenities and infrastructure and reservations and social housing and EWS/LIG housing etc. over a substantial period of time spanning several decades, to be known as 'Wadhwa Wise City'. These developments would be undertaken by Promoter No.1 and/or its affiliates and/or any other developers, development managers, joint venture partners, assignees, contractors, appointees, agents etc. from time to time. The scale and nature and quality of these activities and timelines of development and other activities shall be market driven and shall be as per applicable rules and regulations and as may be decided by Promoter No.1 from time to time. The Allottee is aware that applicable rules and regulations, including those related to FSI, land uses, permissibility of activities, environmental norms and several other aspects, will undergo changes and modifications from time to time.

L. The details pertaining to the title/rights/entitlement of the Promoter to the RZ8/RZ9-Larger Land are mentioned in the Title Certificate dated 29th November, 2018 issued by Law Point, advocates & Solicitors, a copy whereof is annexed and marked as Annexure "2" hereto ("Title Certificate"). The details of all encumbrances and litigation proceedings with respect to the Larger Land are clarified in the said Title Certificate.

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- M By and under Indenture of Mortgage dated 18th June, 2015 registered with the Office of the Sub-Registrar of Assurances at Panvel-4 under Serial No.PVL-4-7742-2015, Promoter No.1 conditions set out therein and subject to the proviso for redemption contained therein.
- N By a Deed of Mortgage dated 27th September, 2017 registered with the Office of the Sub-Registrar of Assurances at Panvel-2 under Serial No.PVL-2-11142 of 2017, Promoter No.1 conditions set out therein and subject to the proviso for redemption contained therein.
- O The Promoter is entitled to design, get approvals, develop land, sell plots, construct buildings on the Larger Land and to sell the apartments, advertise, promotions and collect monies etc. in the manner it may deem fit and proper and in accordance with law, including, in accordance with what is mentioned in this Agreement.
- P The Promoter is undertaking the development of the Larger Land in a phase-wise manner as mentioned at Recital R below.
- Q The Promoter have represented to the Allottee/s that as per the terms and conditions of the said JDA, Promoter No.1 shall be responsible for construction, design, approvals, sale, marketing of the flats/units to be constructed in the Real Estate Project (defined below) and for all other aspects/issues, Promoter No.2 shall be responsible.
- R The principal and material aspects of the development of the Larger Land as disclosed by the Promoter to the Allottee are briefly stated below:-

- (i) As mentioned above, the RZ8/RZ9-Larger Land i.e. the Whole Project forms part of the ITP. The Larger Land shall be developed in a phase-wise manner over time.
- (ii) The ITP has a global/floating FSI that is available in the entirety of the ITP and the FSI utilizable on any land parcel/s may be ascribed and allotted by the Promoter (out of the total global FSI) at its discretion in the manner the Promoter may deem fit and proper and in accordance with law. The inherent nature and fundamental characteristic of the ITP is the right and entitlement of the Promoter to amend, modify, change, substitute, rescind and alter in any manner, the FSI ascription, allocation and distribution in the ITP and over the ITP Lands, from time to time in the manner it may deem fit and proper.
- (iii) The Allottee/s is aware that over time, various factors including the modifications in the area of ITP and the ITP Lands would result in a modification in FSI (including global FSI) for the ITP. The distribution/re-distribution or complete overhaul of FSI ascription, allocation and distribution (including on a plot/sector-wise basis) is at the discretion of the Promoter.
- (iv) The Larger Land shall be developed in a phase-wise manner.
- (v) The Allottee is aware that under the current approvals, 12 buildings are sanctioned for development on the Larger Land by way of consumption and utilization of an allotted/ascribed 1,60,976.62 square metres FSI. As disclosed earlier, the said approvals will be modified to construct more buildings, the details whereof are stated hereinafter.
- (vi) The Allottee is aware that the balance FSI/development potential by whatever name called available at present or in future with respect to the ITP/ITP Lands, is exclusively vested with the Promoter alone. Out of this balance FSI/development potential as aforesaid, the Promoter intends to utilize approximately 1,64,023.38 square metres FSI by way of construction and development of 11 further/future buildings on the Larger Land over a period of time. The Allottee is aware that the Promoter intends to construct at least 23 buildings on the Larger Land, by utilizing aggregate FSI upto 4,50,000 sq. meters. Therefore, the allotment of FSI in and on the Larger Land may undergo changes, modifications and substitutions in future.
- (vii) As part of the FSI/development potential available in the ITP as aforesaid, the Allottee is aware that Premium FSI i.e. FSI available on payment of premium to the competent authorities, is also available for utilization from time to time and the same may be utilized at the discretion of the Promoter.
- (viii) The sanctioned Layout permits the development of the RZ8/RZ9-Larger Land in the manner mentioned therein. The Sanctioned Layout of ITP is issued under the provisions of the ITP Policy of the Govt. of Maharashtra. The Promoter has disclosed that certain layout and amenities shown in the Sanctioned Layout of ITP are tentative and are to be changed as per applicable law, ITP Regulations, Standardised DCR, 2013, CIDCO Rules/Regulations, SPA-NAINA DCR and other Rules and Regulations, which shall be framed and/or may be modified from time to time. The sanctioned layout of ITP as on date, which shall be amended, modified, substituted and replaced from time to time. The Promoter has disclosed the facilities and amenities that will be provided with respect to the Larger Land are depicted on the plan at Annexure "1A" hereto. The Promoter has further disclosed that any further facilities/amenities may be provided in the Larger Land as the Promoter may deem fit and proper at its sole option and discretion and without being obliged to do so. It is further clarified that insofar as the plan at Annexure "1" deals with any other lands in the present ITP Lands i.e. apart from the Larger Land, such lands are not the subject matter of this Agreement and as mentioned above, the



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Promoter has retained the entire estate, right, title, interest, privilege and benefit therein including undertaking the construction, development, sale and marketing thereof in the manner the Promoter deems fit and proper and the Promoter shall consequently be entitled to make any such amendments, modifications, substitutions, replacements with respect to such balance lands in the ITP i.e. apart from the Larger Land, as it may deem fit and proper.

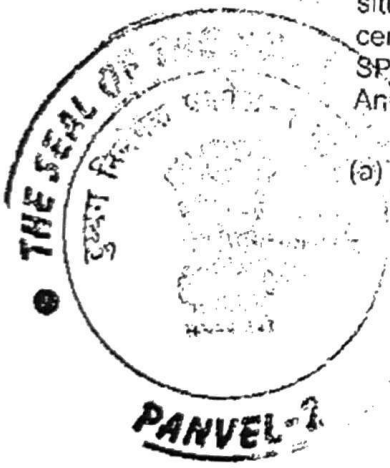
(ix) The Allottee is aware that as per the Development Permission (annexed as Annexure "7" below) a total 1,60,976.62 square metres FSI consisting of 12 Residential buildings having configuration of Ground + 24/25 upper habitable floors; and Common Car Parking Building, having configuration of Ground + maximum 6 levels/floors of Parking. is presently sanctioned on the RZ-8/RZ9-Larger Land out of the Full Development Potential, and, the balance of Full Development Potential will be sanctioned from time to time as the Promoter may deem fit, as per rules of SPA-NAINA CIDCO and applicable law which may be changed and modified over time and which changes and modifications may necessitate changes and modifications to the Larger Land, the development thereof, the scope of development thereof including the Full Development Potential.

(x) The Promoter proposes to utilize FSI upto 4,50,000 square meters (with or without premium FSI) on the Larger Land plus available free of FSI areas ("**Full Development Potential**") consisting of 23 residential buildings, having configuration of maximum 27 upper habitable floors above ground (or upper and lower ground floor(s) depending on site conditions and at the discretion of the Promoter) and also, Car Parking Building in the course of the phase wise development of the Larger Land. The Promoter shall construct max 23 buildings in the Larger Land and at their discretion may construct any or all such buildings upto 24/25 habitable floors and complete the project with the said floors. In such eventuality the 24th/25th floor shall be the top floor of such wing/tower/building. In such case the flat of allottees of flat on such 24th/25th floors shall be on the top floor level and they shall have no grievance and/or claim against the Promoter for not constructing beyond 24/25 floors.

Apert from the Sanctioned Layout, the proposed layout for the development of the Larger Land by utilization of the Full Development Potential is as shown in the proposed site plan which is annexed hereto to as Annexure "3" ("**Proposed Site Plan**"). The Proposed Site Plan specifies the location and the number of buildings/towers/wings which are to be built on the Larger Land and also, the tentative locations where common areas, facilities and amenities, reservations and other open spaces, open areas, built up spaces infrastructures and roads and other spaces are proposed to be situated/maintained. The Allottee has/have been informed and acknowledges that certain amenity/open spaces/reservations/set back areas have to be handed over to SPA-NAINA/CIDCO / competent authorities. The Proposed Site Plan annexed hereto as Annexure "3", discloses *inter-alia* :

- (a) The Promoter shall be constructing in all maximum 23 buildings (single wing/tower) and a common Car Park Building on the Larger Land. The Promoter intends to register each building/wing/tower on the Larger Land as independent and separate real estate projects and/or any combination thereof with the Maharashtra Real Estate Regulatory Authority ("**RERA Authority**") under the provisions of the RERA Act, 2016 and the Rules and Regulations made thereunder. The Promoter has till date registered the buildings/towers/wings on the Larger Land with the RERA Authority under the provisions of the RERA Act, 2016, as shown on the website of the RERA Authority.
- (b) Out of the 23 buildings proposed on the Larger Land, 8 (eight) buildings shall be conjoined to the Car Park Building, which Car Park Building is also shown on the Proposed Site Plan at Annexure "3" hereto.
- (c) The Promoter has also proposed a City Level Club House, on a plot adjacent to the Larger Land, along with swimming pool and such other amenities which shall be for the benefit of occupants including the Allottees herein in the building on the Larger Land as well as to the other occupants/ residents/ users/allottees of the other buildings/structures/uses of Wadhwa Wise City.
- (d) The roads and infrastructures passing through the Larger Land shall be available for use by all the occupants/users/allottees of Wadhwa Wise City.
- (e) There is a garden on the Larger Land as shown in the Proposed Site Plan at Annexure "3" to be known as 'Tulip Garden' which shall be for the use of occupants in the buildings on the Larger Land.
- (f) As per the present Sanctioned Layout, the Promoter shall be constructing and allotting/handing over Social Housing Component and/or EWS/LIG as per applicable law.
- (g) The Promoter shall be entitled to designate any spaces/areas in the Larger Land or buildings thereon (including on the terrace and other levels thereof) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage, parking and radio and electronic communication) to be availed by the other allottees/users/occupants of Wadhwa Wise City. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay

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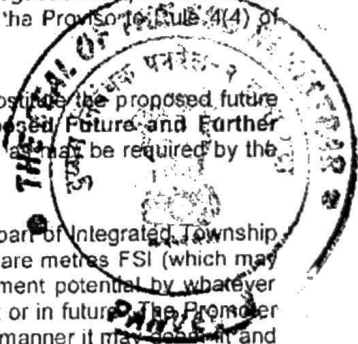


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and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc. in/on/underneath the Larger Land.

- (h) The name of the Real Estate Project (defined below) and any branding/designation of the entire development of the Larger Land shall be as decided by the Promoter from time to time
- (i) The nature of development of the Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (j) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land shall be in accordance with applicable law as amended from time to time.
- (k) The development of Larger Land may also involve provision of certain amenities/facilities and infrastructure, that may be for the ITP. It is expressly understood that such amenities/facilities and infrastructure as part of the ITP are not exclusive to the Allottee/s in the buildings on the Larger Land and that all persons/users in the ITP and/or over the Wadhwa Wise City and/or other persons would be able/permitted to use and/or access the same in common with the Allottee/s on common terms and conditions as may be prescribed by the Promoter/other entities and/or under applicable law.
- (l) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may deem fit on the Larger Land and on the facade, terrace, parapet wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites.
- (m) The details of formation of the Apex Body, and, conferment of title by way of lease upon the Apex Body with respect to portions of the Larger Land, and, retention and/or conferment of title/rights by the Promoter with respect to any portions of the Real Estate Project/all the projects on the Larger Land, is more particularly mentioned in the operative Clauses herein below.
- (n) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Provision to Rule 4(4) of the RERA Rules (defined below).
- (o) The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Land ("Proposed Future and Further Development of the Larger Land"), in full or in part, as may be required by the applicable law from time to time.

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२३/१२



S. The Allottee is aware that the development of the Larger Land is a part of Integrated Township Project i.e. ITP and that the Promoter shall utilize upto 4,50,000 square metres FSI (which may include or not include Premium FSI) any and all other FSI/development potential by whatever name called (including Premium FSI) as may be available at present or in future. The Promoter shall be solely entitled to utilize and consume the balance FSI in the manner it may deem fit and proper, including by loading such parts/quanta thereof onto other plots/sectors/lands/grounds comprised in the ITP/ITP Lands from time to time i.e. apart from the Larger Land.

T. The Promoter has disclosed and the Allottees is aware that the development of the Larger Land as part of the phase-wise development of the ITP, is the first project of such a large magnitude undertaken under the provisions of the ITP Policy as administered by the SPA-NAINA, CIDCO. Therefore, the Allottees is aware that there is considerable scope for changes/modifications in various aspects of the Whole Project i.e. the Larger Land, and also the ITP and the development thereof, from time to time.

U. The ITP Lands shall be developed in phases, sector-wise, and, as may be decided by the Promoter from time to time.

V. Wadhwa Wise City shall be developed as one or multiple ITP and/or in other projects in phases which may be residential, commercial, institutional, educational, sports, IT, Logistics, health institutions and such other users as may be permissible.

W. The Project Land on which the wing/building of the Real Estate Project shall be constructed as more particularly described in the **Third Schedule** hereunder written, which is a phase of the Larger Land. The building to be constructed thereon is registered as a separate real estate project by the Promoter and has been registered as such 'real estate project' ("the Real Estate Project") with the RERA Authority under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act, 2016") read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued the Certificate of Registration, a copy of the RERA Certificate is annexed and marked as Annexure "4" hereto.

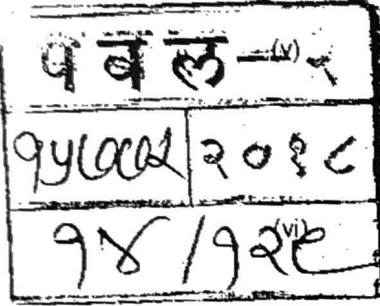
X. The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has/have caused the RERA Certificate to be examined in detail by his/her/their Advocates,

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Planning and Architectural consultants, and also, Chartered Accountants, including the registration certificate and details of other projects registered on the Larger Land and have seen the disclosures of the Promoter therein. The Allottee/s has/have agreed and consented to the phase-wise development of the Larger Land and also the reservation of rights and entitlements by the Promoter unto itself qua the ITP Lands or Wadhwa Wise City. The Allottee/s has/have also examined all documents and information (including the said JDA) uploaded by the Promoter on the website of the Authority as required by the RERA and the RERA Rules and has/have understood the documents and information in all respects.

Y. The principal and material aspects of the development of the Real Estate Project, are briefly stated below:-

- (i) The Real Estate Project comprises of the Wing of the Building as mentioned in the **Fourth Schedule** hereunder written on a portion of the Larger Land;
- (ii) The Real Estate Project comprises of only residential flats/premises and shall not contain any non-residential units/offices/premises;
- (iii) The Real Estate Project shall be as per the details mentioned in the **Fourth Schedule** hereunder written;
- (iv) The FSI allotted by the Promoter and sanctioned by Authorities till date and the further FSI to be subsequently sanctioned for the construction of the Real Estate Project has been properly understood by the Allottees. The Promoter intends to ultimately consume, exploit and utilize FSI in the Real Estate Project as per the RERA registration and as disclosed on the website of the RERA Authority.



(v) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s are listed in the **Annexure "5"** hereto ("**Real Estate Project Amenities**"). The Real Estate Project Amenities shall be usable only by the Allottees/s and other allottees of flats/premises in the Real Estate Project and shall not be usable by any allottees/users in the Larger Land.

(vi) The common areas, facilities and amenities in the Larger Land that may be usable by the Allottee/s are listed in **Annexure "6"** hereto ("**Common Areas and Amenities for the Larger Land**"). The Common Areas and Amenities for the Larger Land shall be utilized by the Allottee/s in common with other allottees, occupants and users of the Larger Land and buildings thereof from time to time.

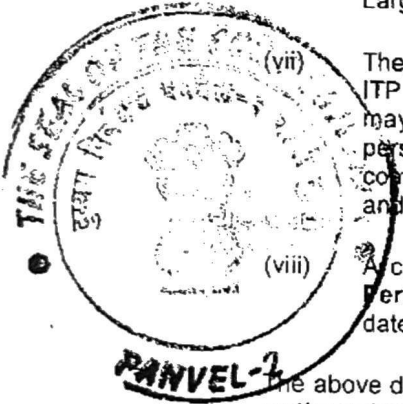
(vii) The Club House shall be for the benefit of the allottees/users/occupants of the Present ITP Land and the Wadhwa Wise City at the discretion of the Promoter and therefore may be used and accessed by the Allottee/s in common with all other persons/occupants/users/visitors in/to the Wadhwa Wise City and/or parts thereof on common terms and conditions as may be prescribed by the Promoter/other entities and/or under applicable law.

(viii) A copy of the Development Permission & Commencement Certificate ("**Development Permission**") No. CIDCO / NAINA / Panvel / Vardoli / ITP / BP-236 / CC / 2018 / 1650 dated 11th May, 2018 is annexed as **Annexure "7"** hereto.

The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

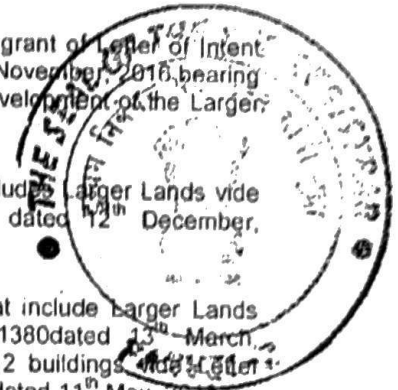
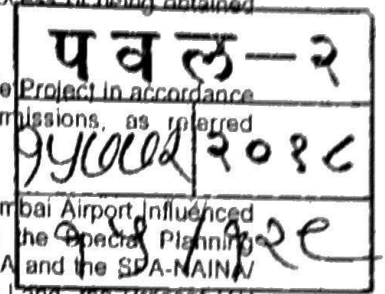
- Z. The Allottee/s is/are desirous of purchasing a residential premises more particularly described in the **Fourth Schedule** hereunder written, in the Real Estate Project (hereinafter referred to as the "**said Premises**").
- AA. The Promoter has entered into standard Agreement/s with an Architect/Master Planner registered with the Council of Architects/ITPI and such Agreement is as per the Agreement prescribed by the Council of Architects/ITPI. Present Architect of the Real Estate Project is "Hiten Sethi & Associates". The Promoter reserves the right to change the Architects/Master Planner at any time and without information to or consent of the allottees.
- BB. The Promoter has appointed a structural engineer for the preparation of the structural design and drawings of the Real Estate Project. Present Structural Engineer is "Mahimtura Consultants Pvt. Ltd.". The Promoter reserves the right to change the structural engineer at any time and without intimation to or consent of the allottees.
- CC. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee/s of the said Premises to receive the sale consideration in respect thereof.
- DD. On demand from the Allottee/s, the Promoter has given inspection to the Allottee of all the documents of title relating to the Larger Land, and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter-alia* the following:-

- (i) All approvals and sanctions issued by the competent authorities for the development of the Real Estate Project, the development of the Larger Land including layout plans.



building plans, floor plans, Development Permissions, C.C., MOFF EC, etc. and such other documents as required under Section 11 of RERA

- (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land and the ITP Lands.
- (iii) All the documents mentioned in the Recitals hereinabove;
- (iv) The Title Certificate annexed and marked as Annexure "2" hereto, and
- (v) The authenticated copies of the 7/12 Extracts for the Larger Land, which is annexed and marked as Annexure "8 Colly" hereto.
- EE The copy of the plan of the said Premises is annexed and marked as Annexure "9" hereto.
- FF While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- GG Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied or will be applied at appropriate time for and/or in process of being obtained and/or obtained by the Promoter.
- HH The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- II The Government of Maharashtra has identified and notified the Navi Mumbai Airport Influenced Notified Area i.e. NAINA, and has notified 'SPA-NAINA CIDCO', as the Special Planning Authority for the said area. The Real Estate Project falls within the NAINA and the SPA-NAINA/CIDCO is the planning authority for the Real Estate Project, the Larger Land, the Present ITP Lands.
- JJ The Promoter applied on 1st January, 2016 to SPA-NAINA CIDCO for grant of Letter of Intent (LOI) and layout approval. SPA-NAINA CIDCO vide its Letter dated 25th November, 2016, bearing No. CIDCO/NAINA/PLNG/STP/BP-236/LOI/2016/4968 issued LOI for development of the Larger Land along with other lands.
- KK SPA-NAINA CIDCO has granted layout approval for the lands which include Larger Lands vide Order No. CIDCO/NAINA/Panvel/Vardoli/STP/BP-236/Layout/2017/988 dated 12th December, 2017.
- LL SPA-NAINA/CIDCO has granted Master Layout Approval for lands that include Larger Lands vide bearing CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/Layout/2018/1380 dated 13th March, 2018. Further the SPA-NAINA/CIDCO has granted building CC for 12 buildings vide Order bearing No. CIDCO/ NAINA/PANVEL/Vardoli/ITP/BP/236/CC/2018/1849 dated 11th May, 2018.
- MM The Allottee/s has been informed and is fully aware that, the Promoter is proposing to develop the Larger Land together with various other surrounding lands and other lands and properties in Panvel Taluka under the name of 'Wadhwa Wise City'. The Allottee/s is aware of and has been informed that the development of Wadhwa Wise City is envisaged over the such lands. Further, the Allottee/s has been also informed that Promoter No.1 and/or its affiliates and/or its group companies shall purchase additional lands and increase the size of the present ITP Lands from time to time as also the scale and scope of developmental activities beyond the presently held lands and beyond the present ITP Lands and thereby shall expand/increase the development of Wadhwa Wise City. The Allottee/s has been informed of and is fully aware that the Promoter shall develop one or more integrated township project/s and other projects as a part of Wadhwa Wise City in a phase-wise manner at its own pace, over a substantial period of time spanning several years and decades by availing and utilizing the full and maximum FSI/TDR/development potential permissible. The Allottee/s has been informed of and is fully aware that the rights of the Allottee/s is restricted to the said Premises comprised in the Real Estate Project on the Larger Land and that the Allottee/s does not have any right, title and/or interest at all of any nature whatsoever in/over the developments and projects on the balance ITP Lands (apart from the Real Estate Project on the Larger Land) and that the full, free, uninterrupted and exclusive entitlements and rights of the Promoter to undertake the development of one or more integrated township project and other independent projects as part of Wadhwa Wise City in a phase-wise manner over time in the manner the Promoter may deem fit and proper over the balance lands of Wadhwa Wise City (excluding the Larger Land) without reference or recourse to the Allottee/s is the fundamental and critical essence of this contract and this Agreement.
- NN Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is/are satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the development of Larger Land, and such title being clear and marketable; (ii) the approvals and permissions (development permission) obtained till date; (iii) the Promoter's entitlement to develop the Real Estate Project and the Larger Land by constructing buildings as stated herein and to construct the Real Estate Project thereon as



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and/or TMA and/or any service provider appointed by TMA and such rules and regulations shall be final and binding on the Allottee and hereby waives all his rights to raise any objection in that regard.

- 17.15. The Promoter and/or TMA and / or any service provider appointed by TMA will levy charges for potable water, recycled water and gas consumption as per the prevailing market rates and the Allottee shall make payment for the same, without delay or demur. The Allottee is aware that the functioning of the entire development would be affected on account of paramount importance since a small number of Allottees. The Allottee agrees and confirms that any default in payment, subject to a grace period of upto 30 days, shall *inter-alia* result in disconnection of the concerned services and the Allottee agrees to not raise any objection to the same on humanitarian or similar grounds.
- 17.16. The Allottee agrees not to install television antennas, radio transmitting and receiving antennas or satellite dishes without prior consent from the Promoter and/or TMA. The Promoter shall appoint a nominee to provide cable / DTH service in the city at market competitive prices. The Allottee agrees not to object at any time to the appointment of such nominee/s appointed for the management, operations, maintenance and overall control as aforesaid.
- 17.17. In case of default of payment of maintenance on part of the Apex Body of Larger Land to the TMA, the TMA shall be entitled to (i) discontinue the supply of utilities to the Apex Body of Larger Land agreed hereunder and/or (ii) discontinue supply of other services envisaged hereunder and/or (iii) prevent the members (direct and indirect) of the Apex Body of Larger Land from using the said Common Areas and Amenities for Larger Land and the Common Areas and Amenities for the ITP Lands Wadhwa Wise City or parts thereof, (iv) to levy appropriate fines / interest / penalties on the Apex Body of Larger Land until actual realization of the amount due from the Apex Body of Larger Land.
- 17.18. The Promoter and/ or TMA shall be entitled to impose and collect toll/entry/parking fee for ingress to the ITP and/or to the Common Areas and Amenities for the ITP Lands / Wadhwa Wise City so as to restrict free access to the same.

17.19. The execution of the present Agreement by the Allottee shall be construed as the confirmation of the Allottee to the terms of the Agreement entered into between the Promoter and the TMA. The Allottee hereby agrees and undertakes that if called by the Promoter to do so, the Allottee shall execute a separate maintenance agreement with the TMA for the purpose of creating the terms of the contract entered into between the Promoter and the TMA.

17.20. In addition to the maintenance undertaken by the Township Management Company, the Promoter as it may deem fit in the overall interests of the ITP, outsource control management, giving maintenance etc. to any outside agency or agencies in respect of any particular or specific amenities and/or services and, if necessary, the Allottee shall execute appropriate agreement(s) with such agency or agencies.

18. **FORMATION OF ORGANISATION OF REAL ESTATE PROJECT, SALE DEED OF THE STRUCTURE OF THE BUILDING I.E. REAL ESTATE PROJECT, TRANSFER OF THE COMMON AMENITIES IN THE LARGER LAND IN FAVOUR OF APEX BODY OF THE LARGER LAND AND LEASE OF LARGER LAND IN FAVOUR OF APEX BODY OF LARGER LAND.**

18.1. The Promoter hereby informs and represents to the Allottee as under:-

18.1.1. **Formation of Organisation of Project**

18.1.1.1. The Promoter shall form an Organization of the allottees of the premises in the Real Estate Project.

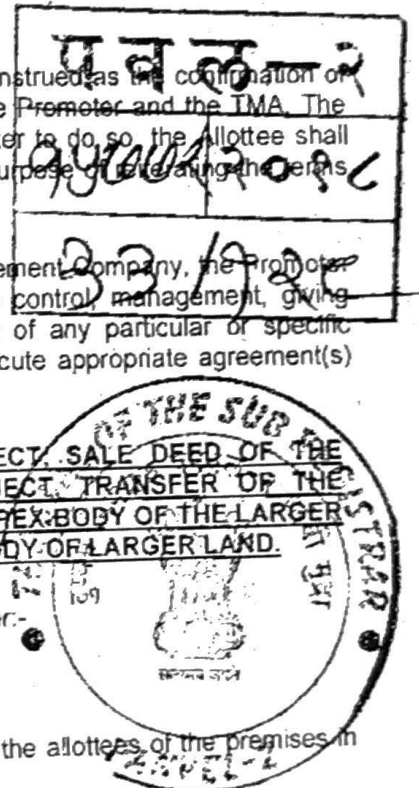
18.1.1.2. The Promoter shall apply for formation of the Organisation of the Real Estate Project in the manner permissible under applicable law.

18.1.2. **Execution of the Sale Deed of the structure of the Real Estate Project in favour of the Organisation of Real Estate Project**

18.1.2.1. The Promoter shall within a period of 12 (twelve) months from the date of the obtainment of the Full Occupation Certificate for the Real Estate Project, execute a sale deed in respect of the Real Estate Project i.e. the structure of the wing/building described in the Fourth Schedule hereunder written in favour of the Organisation of Real Estate Project, subject to the Promoter having received the entire consideration payable by the allottee/s of the apartments in the Real Estate Project. The sale deed shall be subject to such terms, conditions, covenants and undertakings on the part of the Organisation of Real Estate Project as may be required to ensure that the rights of the Promoter to sell the unsold apartments/ flats/premises and to carry out further developments do not suffer and are protected. The Allottee hereby authorises the Promoter to draw up the draft of the sale deed and hereby agree to co-operate in the execution thereof.

18.1.3. **Formation of the Apex Body of Larger Land and Lease of the Larger Land to the Apex Body of Larger Land**

18.1.3.1. The Promoter shall apply for formation of the Apex Body of the Larger Land in the manner permissible under applicable law. Thereafter, the Promoter



THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of RZ8/RZ9-Larger Land)

Sr. No.	Village	Survey No.	Hissa No.	RZ8	Sr. No.	Village	Survey No.	Hissa No.	RZ9
1	Vardoli	119	5 (pt)	521.36	1	Vardoli	115	5 (pt)	692.24
2	Vardoli	119	6 (pt)	4285.26	2	Vardoli	115	6 (pt)	5382.97
3	Vardoli	119	7 (pt)	27.11	3	Vardoli	115	7 (pt)	2105.01
4	Vardoli	119	8 (pt)	3020.64	4	Vardoli	117	13	2664.70
5	Vardoli	119	9 (pt)	109.82	5	Vardoli	117	14	2072.77
6	Vardoli	119	10 (pt)	375.54	6	Vardoli	117	15	132.92
7	Vardoli	119	15 (pt)	283.05	7	Vardoli	117	16	818.92
8	Vardoli	119	17	4736.59	8	Vardoli	117	17	427.23
9	Vardoli	119	18 (pt)	8283.55	9	Vardoli	117	18 (pt)	5128.37
10	Vardoli	119	19	3486.55	10	Vardoli	117	19 (pt)	3711.24
11	Vardoli	119	20	1023.20	11	Vardoli	117	32	532.71
12	Vardoli	119	21 (pt)	616.13	12	Vardoli	118	0	4838.07
13	Vardoli	119	22 (pt)	5128.56	13	Vardoli	119	2	1096.75
14	Vardoli	128	1 (pt)	3218.58	14	Vardoli	119	3	813.36
15	Vardoli	128	2 (pt)	152.90	15	Vardoli	119	5 (pt)	295.75
16	Vardoli	128	3 (pt)	699.90	16	Vardoli	119	11	319.54
17	Vardoli	128	4	1860.07	17	Vardoli	119	13	3649.04
18	Vardoli	128	5	649.34	18	Vardoli	119	15 (pt)	1774.11
19	Vardoli	128	6 (pt)	3273.58	19	Vardoli	122	8	1389.72
20	Vardoli	128	7 (pt)	850.67	TOTAL				37895.40
21	Vardoli	128	8 (pt)	6294.34					
22	Vardoli	128	9	491.75					
23	Vardoli	128	12 (pt)	1579.03					
24	Vardoli	145	2 (pt)	367.25					
TOTAL				51334.75					

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THE SECOND SCHEDULE REFERRED ABOVE
(Description of the Present ITP Lands)

Sr. No	Name as per 7/12 extract	Village	Survey Nos	Area as per 7/12 Extract and as per L.C.		
				Area as per 7/12 Extract	ITP Area (Ha.)	ITP Area (Ac.)
1	VPPL	Vardoli	40/1	0.261	0.261	0.645
2	VPPL	Vardoli	40/2	1.436	1.436	3.547
3	VPPL	Vardoli	40/3	0.038	0.038	0.094
4	VPPL	Vardoli	40/4	0.225	0.225	0.556
5	VPPL	Vardoli	40/5	0.100	0.100	0.247
6	VPPL	Vardoli	43/0	0.880	0.880	2.174
7	VPPL	Vardoli	44/1	4.780	4.780	11.807
8	VPPL	Vardoli	44/2	0.040	0.040	0.099
9	VPPL	Vardoli	45/0	1.100	1.100	2.717
10	VPPL	Vardoli	46/2/1	0.061	0.061	0.151
11	VPPL	Vardoli	46/2/2	0.532	0.532	1.314
12	VPPL	Vardoli	46/3	0.240	0.240	0.593
13	VPPL	Vardoli	48/16	0.215	0.215	0.531
14	VPPL	Vardoli	50/1 (Part)	0.220	0.220	0.543
15	VPPL	Vardoli	50/2	0.751	0.751	1.855
16	VPPL	Vardoli	51/1	0.217	0.217	0.536
17	VPPL	Vardoli	51/2	1.087	1.087	2.685
18	VPPL	Vardoli	51/4	0.200	0.200	0.494
19	VPPL	Vardoli	51/5	0.177	0.177	0.437
20	VPPL	Vardoli	52/0	1.234	1.234	3.048
21	VPPL	Vardoli	53/0	1.370	1.370	3.384
22	WCIPL	Vardoli	54/0	0.314	0.310	0.766
23	VPPL	Vardoli	55/4	0.179	0.179	0.442
24	VPPL	Vardoli	56/1	0.015	0.015	0.037
25	VPPL	Vardoli	56/2	0.220	0.220	0.543
26	VPPL	Vardoli	56/3	0.159	0.159	0.393
27	VPPL	Vardoli	56/4	0.145	0.145	0.358
28	VPPL	Vardoli	56/5	0.078	0.078	0.193
29	VPPL	Vardoli	57/1	0.020	0.020	0.049
30	VPPL	Vardoli	57/3/B	0.567	0.567	1.400
31	VPPL	Vardoli	57/4	0.086	0.086	0.212
32	VPPL	Vardoli	59/2	0.368	0.368	0.909
33	VPPL	Vardoli	59/3	0.139	0.139	0.344
34	VPPL	Vardoli	59/5	0.271	0.271	0.669
35	VPPL	Vardoli	60/1	0.316	0.316	0.781
36	VPPL	Vardoli	60/2 (Part)	0.400	0.400	0.988
37	VPPL	Vardoli	60/3	0.070	0.070	0.173
38	VPPL	Vardoli	60/4	0.704	0.704	1.739
39	VPPL	Vardoli	61/1	0.245	0.245	0.605
40	WCIPL	Vardoli	61/2	0.910	0.910	2.248
41	VPPL	Vardoli	62/1	0.966	0.966	2.386
42	VPPL	Vardoli	62/2	0.946	0.946	2.337
43	VPPL	Vardoli	63/1	1.110	1.110	2.742
44	VPPL	Vardoli	70/2	0.564	0.564	1.393
45	VPPL	Vardoli	70/3	0.250	0.250	0.618
46	VPPL	Vardoli	71/1	0.461	0.461	1.139
47	VPPL	Vardoli	71/2/A	0.454	0.454	1.121
48	VPPL	Vardoli	71/3	0.389	0.389	0.961
49	VPPL	Vardoli	71/4	0.197	0.197	0.487
50	VPPL	Vardoli	71/5	0.243	0.243	0.600
51	VPPL	Vardoli	71/7	0.008	0.008	0.020
52	VPPL	Vardoli	113/2	0.174	0.174	0.430
53	VPPL	Vardoli	113/4	0.306	0.306	0.756
54	VPPL	Vardoli	113/5	0.080	0.080	0.198
55	VPPL	Vardoli	115/5 (Part)	0.711	0.075	0.185
56	VPPL	Vardoli	115/6	0.688	0.688	1.699
57	WCIPL	Vardoli	115/7 (Part)	0.716	0.270	0.667
58	VPPL	Vardoli	117/13	0.290	0.290	0.716
59	VPPL	Vardoli	117/14	0.240	0.240	0.593
60	VPPL	Vardoli	117/15 (Part)	0.060	0.030	0.074
61	VPPL	Vardoli	117/16	0.080	0.080	0.198
62	VPPL	Vardoli	117/17	0.050	0.050	0.124
63	VPPL	Vardoli	117/18 (Part)	0.580	0.560	1.383
64	VPPL	Vardoli	117/19 (Part)	1.020	0.710	1.754
65	VPPL	Vardoli	117/20 (Part)	0.750	0.370	0.914
66	VPPL	Vardoli	117/21/1 (Part)	1.260	0.340	0.840
67	VPPL	Vardoli	117/24 (Part)	5.590	0.200	0.494
68	VPPL	Vardoli	117/26 (Part)	0.230	0.090	0.222
69	VPPL	Vardoli	117/28 (Part)	0.200	0.060	0.148
70	VPPL	Vardoli	117/29	0.160	0.160	0.395
71	VPPL	Vardoli	117/30	0.200	0.200	0.494
72	VPPL	Vardoli	117/31	0.360	0.360	0.889
73	VPPL	Vardoli	117/32	0.060	0.060	0.148

Handwritten notes and stamps on the right side of the table. A large circular stamp from the Registrar's office is visible, containing the text "REGISTRAR" and "VARDOLI". There are also handwritten numbers and signatures, including "2" and "2026".

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THE FOURTH SCHEDULE ABOVE REFERRED TO

Sr.No.	Particulars	Details
1	Real Estate Project	Tower <u>C1</u> , having plinth area <u>601.18</u> sq.mts.
2	Number of upper floors	27 (Twenty-seven only)
3	Flat Number	1401
4	Floor Number	14th
5	RERA Carpet Area	58.32 sq.mts.
6	RERA Carpet Area of appurtenant areas	Deck area: <u>NA</u> sq.mts. Balcony area: <u>0</u> sq.mts. Veranda/utility area: <u>NA</u> sq.mts. Cupboard area: <u>NA</u> sq.mts.
7	Consideration	Rs. 58,00,000/- (Rupees Fifty Eight Lakhs Only) out of which Rs. 2,90,000/- is paid on or before execution hereof
8	Car Parking	1 number of car parking space for parking Single light motor vehicle, the location whereof shall be decided by promoter
9	PAN No. of Promoter	Promoter1-AAACW5097 Promoter2- AACCV4657K
10	PAN No. of Allottee	Allottee 1: BRRPS1624M Allottee 2: BEOPG4553H
11	Details of Promoter	Wadhwa Construction and Infrastructure Pvt. Ltd. 301, Platina, C-59, Bandra Kurla Complex, Bandra (E), Mumbai 400098 Mail ID: wisecity@thewadhwa.com Valuable Properties Pvt. Ltd. 158, Dani Corporate Park, CST Road, Kalina, Santacruz (East), Mumbai - 400 098
12	Details of Allottee	Mr. Siddhartha Singh and Mrs. Natasha Gulwadi. 301, Vaishnav Dham, Plot No 77, Sector 10, New Panvel, Raigad, Maharashtra 410206. Mail Id: siddhartha677@gmail.com
13	Possession date	31st December 2022
14	Project Completion Date	31st December 2025

A A A

Annexure - 4



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000016549

Project: **Wise City, South Block Phase I, Plot R28 Building 3 Wing C1 Plot Bearing / CTS / Survey / Final Plot No.:**
119/17, 119/18, 119/19, 119/22 at Wardoll, Panvel, Raigarh, 410206;

1. **Wadhwa Construction And Infrastructure Private Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400098.**

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 6;

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 23/05/2018 and ending with 31/12/2025 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 5/23/2018 10:29:57 AM

Dated: 23/05/2018
Place: Mumbai

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

Annexure-7



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD OFFICE :
 "NIRMAL" 2nd Floor, Nauman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91 22-6650 0900 / 6650 0928
 +91-22-2202 2509 / 6650 0933
 FAX :
 CIN-U99999 MH 1970 SGC-014574

HEAD OFFICE :
 CIDCO Bhavan, CBU, Belapur,
 Near Mumbai - 400 614
 PHONE : +91 22-6791 8100
 FAX : 00-91-22-6791 8166

Date : 11.05.2018

Ref No. CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/CC/2018/1649

To,
 ✓ Mrs Wadhwa Construction & Infrastructure Pvt. Ltd.,
 101, Platina, plot no. C 59, G-Block,
 BKC, Bandra (E), Mumbai 400098

Sub: Development Permission for proposed Residential buildings on plot/pocket RZ-8 and RZ-9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad.

- Ref:
1. Location Clearance granted by the UDD (G.M) vide Notification Number 1/14/1/P/CR/2015/UID-12, dated 2/12/2015
 2. SA Measurement map issued by Land Record Office Panvel, Dist. Raigad, dated 20/02/2016
 3. ITP layout approval vide no CIDCO/NAINA/Panvel/Vardoli/ITP/236/layout/2018/1380 dated 13.03.2018.
 4. Letter of Superintending Engineer, Superintending Engineer, M.S.E.D.Co Ltd, Panvel, Dist. Raigad, dated 29.02.2016, regarding assurance for giving power supply
 5. Letter of Addl. Chief Engineer (II), CIDCO vide no CIDCO/ACE(ii)/18/04/2017, regarding assurance for giving water supply.
 6. NOC issued for Height clearance of building from AAI, Panvel, Dist. Raigad, vide No. NAVI/WEST/IB/041217/208760, dated 23/05/2017.
 7. Environment Clearance granted by environment IA:MH/MIS/64/48/2017; I No. 21-258/2017/IA-III dated 13.10.2017
 8. Fire NOC issued by CFO, CIDCO vide no. CIDCO/FIRE/HQ/47/2018 dated 13.04.2018
 9. Development Charges paid Rs. 3,21,95,500.00/- vide receipt no. 478835 dated 10.05.2018
 10. Your application dated 02.04.2018 & 08.05.2018

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Srl Madam

With reference to your application No Nil, dated 02.04.2018 & 08.05.2018 for grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on plot/pocket no. RZ 8 and RZ 9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad, the Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/CC/2018/1650 dated 11.05.2018 as proposed under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,
 (Bhushan R. Chaudhari)
 Associate Planner (NAINA), CIDCO

BP-236/2018/1 of 10

End As above

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

A) Location:

Plot no. RZ-8 and RZ-9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad.

B) Land use (predominant):

i) As per Sanctioned RP of MMR & as per corrigendum dtd 18.10.2016 of draft RP-2016, the land u/r falls in Urbanisable Zone-I.

ii) As per Draft & Modified Draft DP of NAINA, the land u/r falls in Predominantly Residential with DP reservation shown therein. Plot no. RZ-8 and RZ-9 are shown as residential zone in Sanctioned ITP layout.

C) Details of the proposal with BUA:

S.No.	Particulars	Area in Sq.mt.	
		(RZ-08)	(RZ-09)
1	Area of plot (as per ITP layout)	51334.75	37895.400
2	Deduction for		
	a. Existing Road		
	b. Proposed Road		
	c. Area under reservation if any		
	Total (a+b+c)		0
3	Gross Area of Plot (1-2)	51334.75	37895.400
4	Deduction for Amenity Space (if any)	0	0
5	R.G. Open space required (10% of 1)	5133.48	3789.540
6	R.G. Open space provided	5133.69	3888.196
7	Net Plot Area (3-4)	51334.75	37895.400
8	Permissible FSI	NA	NA
9	Permissible Built Up Area (Including Social Housing) (as per ITP layout)	98713.39	64949.050
10	Proposed Built Up Area (free Sale)	98297.70	41635.328
11	Proposed area of Social housing	-	21043.591
12	Total proposed Built Up Area	98297.70	62678.919
13	Total No. of Units Proposed (R)	1562	1372
	a. Free sale units	1562	918
	b. Social housing units	-	454
14	No. of trees to be planted	777	568

Required Social Housing component		
Sr. No.	Details	Area In Sq.mt.
1	Total BUA proposed of RZ-8 plot (free Sale)	98297.70
2	Total BUA proposed of RZ-9 plot (free Sale)	41635.328

3		Total BUA proposed	139933.028
4	Required BUA for social housing (15% of 3)		20989.954
5	Required BUA for EWS (25% of 4)		5247.488
6	Required BUA for LIG (75% of 4)		15742.465
7	Proposed BUA for EWS		5273.479
8	Proposed BUA for LIG		15770.112
9	Total proposed BUA for Social Housing (proposed in RZ-09)		21043.591

D) Details of the Buildings are as follows:

Plot	Bldg. No	Predominant use	No of Floors	BUA in Sq.Mt.	
व ल - R	Building 1 Wing A1 (Type A)	Residential	Lower Stilt + Upper Stilt + 24 th upper floors	12962.711	
गुलाब 209	Building 1 Wing A2 (Type A)		Lower Stilt + Upper Stilt + 24 th upper floors	12962.711	
ER/192E	Building 2 Wing B3 (Type B)		Lower Stilt + Upper Stilt + 24 th upper floors	14098.248	
RZ-08	Building 3 Wing C1 (Type B)		Lower Stilt + Upper Stilt + 25 th upper floors	14656.262	
	Building 3 Wing C2 (Type B)		Lower Stilt + Upper Stilt + 25 th upper floors	14656.262	
	Building 4 Wing F3 (Type B)		Stilt + 25 th upper floors	14305.240	
	Building 4 Wing F4 (Type B)		Lower Stilt + Upper Stilt + 25 th upper floors	14656.262	
	Building 1 Wing D1 (Type A)		Stilt + 25 th upper floors	12965.230	
RZ-09	Building 1 Wing D2 (Type A)		Stilt + 25 th upper floors	12713.116	
	Building 1 Wing D3 (Type A)		Stilt + 25 th upper floors	12405.166	
	Building 1 Wing D4 (Type A)		Stilt + 25 th upper floors	12522.939	
	Building 1 Wing D5 (Type A)		Stilt + 25 th upper floors	12072.470	
				Total BUA in Sq.Mt.	160976.619

E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAJNA/Panvel/Vardoli/ITP/BP-236/CC/2018/1650, dated 11.05.2018.

F) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP



24/09/2016

सूची क्र.2

दुय्यम विभाग, मह दु नि पनवेल 3

दस्ता क्रमांक 1009/2014

नादणी

Ragn 83m

गावाचे नाव : 1) वारदोली

(1) विकसनाकरारनामा

विकसनाकरारनामा

(2) मोबदला

3563924000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

3917384000

(4) भू-मापन पाटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:पनवेल इतर वर्णन : इतर माहिती: , इतर माहिती: मोबदला म्हणून जमिन मालकांना 1260000 चौ.फुट कारपेट बांधकाम देण्यात येईल, तसेच 1870000000 व 499500000 असे एकूण 2369500000एकूण मोबदला देण्यात येईल. मौजे वारदोली, भेरले व भिंगारवाडी येथील पुढील वर्णन केलेल्या खुल्या जमिन मिळकती. विकसन कराराचे परिशिष्ट पुढीलप्रमाणे : मौजे वारदोली, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं. 40/5, 40/2, 40/1, 40/3, 43/0, 44/1, 45/0, 46/3, 46/2/2, 46/2/1, 48/1/6, 50/1, 50/2, 51/2, 51/5, 51/1, 51/4, 52/0, 53/0, 55/4, 56/1, 56/2, 56/3, 56/4, 57/1, 57/3/बी, 57/4, 59/2, 59/4, 59/3, 59/5, 60/1, 60/8, 60/4, 60/2, 61/1, 62/2, 62/1, 63/1, 65/1/ए/1, 65/1/ए/2, 70/1, 71/2/ए, 71/1, 79/2/ए, 79/3, 79/5, 79/1, 81/7, 81/8, 81/2, 81/4, 81/3, 82/8, 82/3, 82/4, 82/6, 82/5, 82/2, 82/10, 82/7, 82/13, 82/9, 84/3, 84/4, 86/1, 86/2, 89/2, 89/3, 111/0, 113/2, 113/4, 113/5, 114/4, 115/6, 117/16, 117/17, 117/18, 117/19, 117/21/1, 117/29, 117/30, 117/20, 118/0, 119/23, 119/32, 119/3, 119/2, 119/25, 119/28, 119/29, 119/12, 119/18, 119/15, 119/19, 119/8, 119/13, 119/17, 119/19/6, 119/9, 120/02, 122/6, 122/8, 122/2, 122/3, 122/4, 122/8, 122/1, 123/1, 124/1, 124/2, 125/0, 126/0, 127/1, 128/1, 128/4, 128/8, 128/18, 128/12, 128/3, 128/11, 128/7, 128/13, 128/21, 128/2, 128/9, 128/5, 128/16, 128/19, 128/14, 131/31, 131/23, 131/11, 131/16, 131/15, 131/13, 131/18, 131/19, 131/12, 131/30, 131/4, 131/21, 131/26, 134/1/बी, 135/4/1, 135/4/2, 136/2, 137/2, 137/1, 137/2, 146/0, मौजे भेरले, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं.14/0, 22/3, 22/1/2, 22/1/1, 23/0, 24/2, 25/1, 26/0, 27/0, 30/0, 33/2, 33/1, 37/1, 38/2, 38/1, मौजे वारदोली, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं.77/0, 79/2/बी, 84/4, 84/1, 89/3, 91/2, 92/0, 93/0, 97/1, 99/0, 110/1/ए/1, 111/0, 115/6, 115/5, 117/19, 117/21/1, 117/21/2, 117/28, 117/26, 117/14, 117/13, 117/7, 117/5, 117/25, 117/31, 117/32, 117/15, 117/23, 117/20, 117/9, 118/0, 119/32, 119/31, 119/30, 119/29, 119/18, 119/25, 119/26, 128/14, 128/19, 128/21, 128/6, 131/15, 131/18, मौजे भेरले, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं.30/0, 33/1, 38/1, 44/2/बी, 44/1/डी, 44/1/सी, 44/2/ए, 46/0, 31/0, 33/2, 36/1, 36/2, 37/1, 39/0, 40/3/1, 40/5, 40/10, 40/4, 41/1, 42/2, तसेच मौजे भिंगारवाडी येथील गट नं.53/0, 50/0, 51/0, 52/2, मौजे वारदोली, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं.131/20, 131/22, 131/24/2, 131/1, 131/6, 131/3, 131/5, 131/8, 73/2 अधिक 3, 72/4, 74/3, 73/1, मौजे वारदोली, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं.40/4, 44/2, 47/2, 128/15, 107/17, 119/16, 81/5/9, 15/1, मौजे वारदोली, ता.पनवेल, जि.रायगड येथील पुढील वर्णन केलेल्या मिळकती गट नं.106/2, 106/7, 106/3, 106/6, 106/5, 108/2, 108/1, 109/4, 109/10, 109/9, 109/2, 109/6, 109/8, 109/5, 109/7, 110/2, 115/4, 117/22, 117/6, 117/2, 117/4, 117/1, 117/8, 117/3, 117/10, 117/24, 119/27, 119/28, गट नंबरचे क्षेत्रफळ

मोबदला
3563924000
3917384000



मुद्रांक जिल्हाधिकारी, रायगड अलिबाग यांचे समोर महाराष्ट्र मुद्रांक अधिनियमाचे
कलम 31 खालील प्रकरणातील आदेश.

जा.क्र.अभिनिर्णय प्र.क्र.697/2018/अंतीम आदेश/7755-56

दिनांक : 6/11/2018

(महाराष्ट्र मुद्रांक अधिनियमाचे कलम 31 खालील कार्यवाही)
निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1300900/697/2018 अन्वये पक्षकार वाघवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि यांनी दिनांक 6/11/2018 रोजी अभिनिर्णयाकरीता अॅग्रीमेंट फॉर सेल असा संलेख सादर केलेला आहे. सदर संलेखामधील तपशिल खालीलप्रमाणे.

संलेखाचा निष्पादीत दिनांक	--	अनिष्पादित
संलेखाचा प्रकार	--	अॅग्रीमेंट फॉर सेल
लिहून देणार	--	वाघवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि
लिहून घेणार	--	हरीश राव व इतर 1
मान्यता देणार	--	व्हॅल्युएबल प्रॉपर्टीज प्रा.लि
संलेखातील मिळकतीचे वर्णन	--	मौजे - वारदोली, ता. पनवेल, जि. रायगड 2401, फ्लोअर नं. 24, रेरा कारपेट एरीया 58.32 चौ.मी.

प व ल - ५

04/01/2018

थियोल फ्लेट नं. सी-५

६/११/१८

अ.क्र	सर्वे नं	हिस्सा नं	क्षेत्र
1	115	5(pt)	677.11
2	115	6(pt)	5382.21
3	115	7(pt)	2105.00
4	117	13	2900.00
5	117	14	2400.00
6	117	15(pt)	300.00
7	117	16	800.00
8	117	17	500.00
9	117	18 (pt)	5120.97
10	117	19 (pt)	3702.93
11	117	32	600.00
12	118	0	5440.00
13	119	2	1200.00
14	119	3	1200.00
15	119	4	3900.00
16	119	5 (pt)	919.35
17	119	6 (pt)	4316.79
18	119	7 (pt)	36.00
19	119	8 (pt)	3020.64
20	119	9 (pt)	103.99
21	119	10 (pt)	667.83
22	119	11	500.00

REGISTRAR

RAIGAD

5/12/18

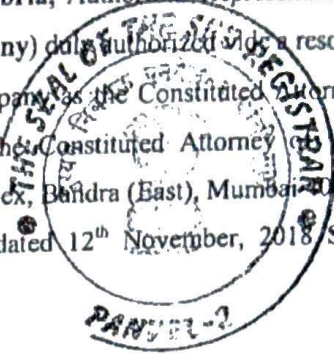
पत्र-२

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POWER OF ATTORNEY

१११/१२८

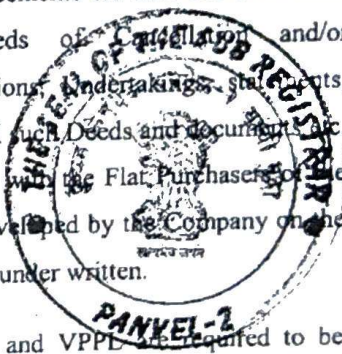
TO ALL TO WHOM THESE PRESENTS SHALL COME We, (1) ~~Mr. Manohar Chhabria~~
(2) ~~Mr. Gurudutta Deshmukh~~ and (3) ~~Ms. Geeta Chhabria~~, Authorized Representatives of
Wadhwa Constructions and Infrastructure Pvt. Ltd. (Company) do hereby authorize vide a resolution
of the Company for itself (i.e. Company) and for the Company as the Constituted Attorney of
Valuable Properties Pvt. Ltd. (VPPL) (Company being the Constituted Attorney of VPPL)
having address at 301, 3rd floor, Platina, Bandra Kurla Complex, Bandra (East), Mumbai - 400 098,
authorized vide a Resolution of the Board of Directors dated 12th November, 2018
GREETINGS:



WHEREAS:

- A. Vide a Resolution dated 12th November, 2018 passed by the Company in its meeting of its Board of Directors held on 12th November, 2018, the Board of Directors of the Company has authorized either of us jointly or severally for itself (Company) as well as by the Company on behalf of Valuable Properties Private Limited (VPPL) to execute and register various writings inter alia the Agreements to be executed by the Company in favour of its Purchasers, for sale of units, inter alia Agreements for Sale and such other writings, inter alia Deeds of Confirmation, Deeds of Cancellation and/or Rectification/modification, settlement, deeds, Declarations, Undertakings, statements, forms, receipts, writings and any other documents and all such Deeds and documents etc. of whatsoever nature which are/will be executed by us, with the Flat Purchasers of the Company in the Project "Wadhwa Wise City," being developed by the Company on the Property more particularly described in the Schedule hereunder written.
- B. The Agreements so executed by us for the Company and VPPL are required to be registered with the Sub Registrar of Assurances, having authority.
- C. As per the said Resolution, we are further entitled and/or authorized to delegate the power to admit execution of the Agreements so executed by us as the authorized representatives of the Company for and on behalf of the Company and by us for the Company being the Constituted Attorney of VPPL to any person we deem fit and proper.
- D. It is therefore required that we execute and authorize proper and fit person/s to admit execution of the various writings referred to above for and on behalf of the Company, and VPPL before the concerned Sub-Registrar of Assurances, having authority.
- E. We are therefore desirous of appointing some fit and proper person to be our Power of Attorney holder and therefore we do hereby authorize severally any one of Mrs. Jagruti Viral Vora or Mr. Vinayak Jadhav or Mr. Yashwant Mandavkar, to be our true and lawful Attorneys (hereinafter referred to as the **Said Attorneys**).

पत्र-२
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(Handwritten signatures)

353/17416

पावती

Original/Duplicate

Thursday, December 16, 2021

नोंदणी क्र.: 39म

3:06 PM

Regn.: 39M

पावती क्र.: 20151 दिनांक: 16/12/2021

गावाचे नाव: वारदोली
दस्तऐवजाचा अनुक्रमांक: पवल2-17416-2021
दस्तऐवजाचा प्रकार : हक्कसोडपत्र
सादर करणाऱ्याचे नाव: सिद्धार्थ प्रमोद सिंह

नोंदणी फी ₹. 11600.00
दस्त हाताळणी फी ₹. 1500.00
पृष्ठांची संख्या: 75

एकूण: ₹. 13100.00

आपणास मूळ दस्त , बंबनेल प्रिंट, सूची-२ अंदाजे
3:26 PM ह्या वेळेस मिळेल.

Wallow
Joint of Panvel 2
सह दुय्यम निबंधक ची-२
(पनवेल-२)

बाजार मुल्य: ₹. 1155154.875 /-
मोबदला ₹. 0/-
भरलेले मुद्रांक शुल्क : ₹. 70000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 1512202118405 दिनांक: 16/12/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 11600/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010224994202122E दिनांक: 16/12/2021
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Siddhant

मुळ दस्तऐवज परत दिला

लिपीक

दुय्यम निबंधक, पनवेल-२

मूळ दस्तऐवज परत मिळाला

पक्षकारची सती



16/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 17416/2021

नोंदणी :

Regn.63m

गावाचे नाव : वारदोली

(1)विलेखाचा प्रकार	हक्कसोडपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1155154.875
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका क्रं सी -1401,14 वा मजला तुलीप - सी - 1,मौजे - वारदोली,तालुका - पनवेल,जिल्हा - रायगड,पनवेल - 410206,सोबत 1 कार पार्किंग सह..पत्री आपला 50% अविभाज्य हिस्सा विनामोबदला सदरच्या हक्कसोडपत्राद्वारे आपल्या पतीस हक्क सोडत आहे. क्षेत्रफळ 64.15 चौ. मी विल्डअप((Survey Number : 115/5 (PT), 115/6(PT), 115/7(PT), 117/13, 117/14, 117/15, 117/16, 117/17, 117/18 (PT), 117/19 (PT), 117/32, 118, 119/2, 119/3, 119/5(PT), 119/6(PT), 119/7(PT), 119/8(PT), 119/9(PT), 119/10(PT), 119/11, 119/13, 119/15(PT), 119/17, 119/18(PT), 119/19, 119/20, 119/21(PT), 119/22(PT), 128/1(PT), 128/2(PT), 128/3(PT), 128/4, 128/5, 128/6(PT), 128/7(PT), 128/8(PT), 128/9, 128/12(PT), 145/2(PT). ;))
(5) क्षेत्रफळ	1) 64.15 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नताशा सिद्धार्थ सिंह लग्ना आधीचे नाव नताशा राजेश गुलवाडी वय:-29; पत्ता:-प्लॉट नं: 19/294, , माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आझाद नगर, जय प्रकाश रोड, , रोड नं: अंधेरी वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-BEOPG4553H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धार्थ प्रमोद सिंह वय:-33; पत्ता:-प्लॉट नं: 301, , माळा नं: ., इमारतीचे नाव: वैष्णव धाम, , ब्लॉक नं: ., रोड नं: प्लॉट नं - 77, सेक्टर -10, न्यू पनवेल, पनवेल, , महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-BRRPS1624M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	17416/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	70000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	11600
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वग-२
(पनवेल-२)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)	
Valuation ID	202112164485
16 December 2021, 02:53:08 PM	
मूल्यांकनाचे वर्ष	2021
जिल्हा	रायगड
तालुक्याचे नांव :	पनवेल
गांवाचे नांव :	वरडोली
क्षेत्राचे नांव	Rural
सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
3700	
कार्यालय	दुकाने
	औद्योगिक
	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	64.15 चौ. मीटर
बांधकामाचे वर्गीकरण-	मिळकतीचा वापर- निवासी सदनिका
उद्भवान सुविधा -	मिळकतीचे वय - 0 TO 2 वर्षे
	मजला - 11th to 20th Floor
	मिळकतीचा प्रकार- बांधीव
	मूल्यदर/बांधकामाचा दर- Rs.3700/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला
	= (32200 * (100 / 100)) * 1.075
	= Rs.34615/-
मजला निहाय घट/वाढ	= 1.075 of 32200 = Rs.34615/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 34454 * 64.15
	= Rs.2210224.1/-
Applicable Rules :	3, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + तपत्या गच्चीचे मूल्य + मशीन गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त पाल्कनी + वापरयोग्य वाहनतळाचे मूल्य
	= A + B + C + D + E + F + G + H + I + J
	= 2210224.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.2210224.1/-
	= २ बावीस लाख दहा हजार दोन शे चोवीस /-

प व ल - २

१०/१२/२०२१

१/१०

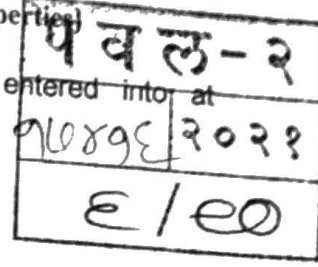


DEED OF RELEASE

{Release deed for a self-acquired (jointly acquired) property and not a

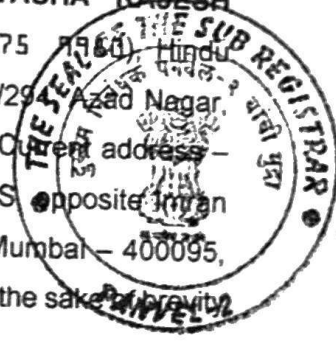
relinquishment deed applicable for inherited properties)

THIS DEED OF RELEASE made and entered into at
Panvel/Raigad, on this 16th day of December, 2021.



BETWEEN

NATASHA SIDDHARTHA SINGH NEE. NATASHA RAJESH GULWADI, (PAN BEOPG4553H and UIDAI 3337 6375 7960) Hindu Adult, Indian Inhabitant, aged 29 years, Resident of- 19/29 Jay Prakash Road, Andheri - West, Mumbai - 400053, Current address - Flat no. 402, 4th floor, Malvani Shree Ashtavinayak CHS opposite Iron Academy, Mhada Gate No. 8, Malvani, Malad - West, Mumbai - 400095, hereinafter called and referred to as the "**RELEASOR**" for the sake of brevity in these presents) of the *ONE PART*;

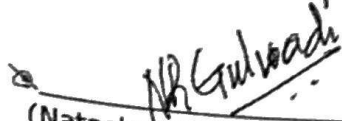



and

SHRI SIDDHARTHA PRAMOD SINGH, (PAN BRRPS1624M and UIDAI No: 4734 4595 9639) Hindu Adult, Indian Inhabitant, aged 33 years, presently residing at Flat No. 301, Vaishnav Dham, Plot No. 77, Sector No. 10, New Panvel, District Raigad, Konkan Division, Maharashtra 410206 herein after called and referred to as the "**RELEASEE**" for the sake of brevity in these presents) of the *OTHER PART*:

(Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and includes duo respective legal heirs, successors, executors, administrators, legal representatives and permitted assigns) —

WHEREAS by virtue of an instrument of Agreement for Sale made and entered into at Panvel on 14th day of December, 2018 between a'deux of Wadhawa Construction and Infrastructure Pvt. Ltd., a BSE listed company having its corporate office at Plot No. C - 59, 3rd Floor Platina, G Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400098, Maharashtra therein called and referred to as the Promoter/Builder, the party of the One Part and one-on-one (1) Natasha Siddhartha Singh Nee. Natasha Rajesh Gulwadi, jointly with (2) Mr. Siddhartha Pramod Singh, therein


(Natasha Siddhartha Singh
Nee. Natasha Rajesh Gulwadi)
(Releasor)


(Siddhartha Pramod Singh)
(Releasee)

(10) Raison d'etre, the release of moiety right in undivided property along with appurtenance and congruous right, by the Releasor herein, the Releasee hereto shall hold thorough right, title and interest in the said pre-booked immovable property being a residential Flat/ (the recitals of the said pre-booked Flat/ more accurately described in the Schedule hereunder written).

पानवेल-२
२०२२
११/२०

Sr. No:	Name of the Entity	Stake held before Execution/Release	Stake hold after Execution/Release
1.	Natasha Siddhartha Singh Nee. Natasha Rajesh Gulwadi	50%	
2.	Mr. Siddhartha Pramod Singh	50%	100%
	Total	100%	100%



(11) This Agreement and its terms and conditions shall be subject to the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 as amended from time to time.

(12) The requisite stamp duty and registration fee in addition to incidental charges in respect on this Release Deed shall be borne and paid by the Releasee.

(13) The Releasee shall spearhead to get the said Flat and shares transferred in the records of the said society and obey by rules, regulations and bye-laws thereof.

(14) The Releasor is releasing her entire share willingly, voluntarily, knowingly and without coercion of any kind and as per the consent terms filed before the Court of law. The Releasor will not claim any right in the aforesaid flat in future in any manner.

(15) At the time of registration of the property, releasor had mentioned her address as - 301, Vaishnav Dham, Plot No. 77, Sector No. 10, New Panvel, District Raigad, Konkan Division, Maharashtra 410206 but her Aadhar card has the address of 19/294, Azad Nagar, Jay Prakash Road, Andheri (West), Mumbai 400053 and she is currently residing at Flat no. 402, 4th floor, Malvani Shree Ashtavinayak CHS, opposite Imran Academy, Mhada Gate No. 8, Malvani, Malad - W, Mumbai - 95.

NRGulwadi

(Natasha Siddhartha Singh Nee. Natasha Rajesh Gulwadi)

Siddhartha Pramod Singh

(Siddhartha Pramod Singh)
(Releasee)

SCHEDULE OF THE PROPOSED PROPERTY REFERRED ABOVE

ALL THAT one-half undivided right, title and interest (area admeasuring 32.075 square meters out of gross assessable built-up area admeasuring 64.15 square meters in respect of pre-booked residential Flat No. C-1401 on 14th Floor in Tulip-1 of Wadhawa Wise City ongoing construction of agglomerations of sub-divided plot of land abreast of Survey Nos. 115/5 (part), to 115/7 (part), 117/13 to 113/19, and 117/32 (part), 118, 119/21 to 119/22, 128/1 (part) to 128/9 (part) and 128/12 (part) and 145/2 (part) Village Vardoli, Taluka/District Panvel, New Panvel, Division Konkan, State Maharashtra. Each high-rise building is having Ground plus 24/25 upper floors swift lifts facility and it expected to hold possession in 2022/23.

प व ३ - २
 २०२२
 २२/१०



IN WITNESS WHEREOF the Releasor and the Releasee have hereunto simultaneously subscribed their respective signatures and thumb impressions to these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in the present of below witnesses

Sr. No.	Name of the kindred	Status	Signature	Thumb Impression	Photograph
1.	Natasha Siddhartha Singh Nee. Natasha Rajesh Gulwadi	Releasor	<i>NR Gulwadi</i>		
2.	Siddhartha Pramod Singh	Releasee	<i>Siddhartha Pramod Singh</i>		

Witnesses:

Sr. No.	Witness's Name	Signature
1.	Pramod Kumar Singh – Aadhar – 3820 8868 8050 – PAN – AQVPS2609E. Address – 301, Vaishav Dham, Plot No.77, Sec – 10, New Panvel, Raigarh – 410206.	<i>P. K. Singh</i>
2.	Urmila Pramod Singh – Aadhar – 3779 9314 1554 – PAN – BKOPS2518C. Address – 301, Vaishav Dham, Plot No.77, Sec – 10, New Panvel, Raigarh – 410206.	<i>U. Singh</i>

NR Gulwadi
 (Natasha Siddhartha Singh Nee. Natasha Rajesh Gulwadi)
 (Releasor)

Siddhartha Pramod Singh
 (Siddhartha Pramod Singh)
 (Releasee)

14/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पन्वेल 2
दस्त क्रमांक : 15772/2018
नोंदणी :
Regn.63m

(1) विलेखाचा प्रकार

सावचे नाव : वारदोली

(2) मोबदला

कडारनामा

5800000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

2389838

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

प व ल - २	
१०४९६	२०२१
१३/००	

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र सी-1401, 14 वा मजला तुलीप - सी - 1 मौजे - वारदोली, तालुका - पनवेल, जिल्हा - रायगड, पनवेल - 410206, सोबत 1 कार पार्किंग सह, शासन अधिनियम च्या अनुषंगाने विशेष नगर वसाहत प्रकल्प तसेच महाराष्ट्र शासन अधिसूचना क्रमांक टीपीएस-1818/2018/सी आर -229 /18 /20(4)/यूडी -13 दि. 20/11/2018 सुसारे एकमोडी इमारती वसाहत प्रकल्प असा करण्यात आला आहे, त्या प्रकल्प असलेली 50 टक्के मालकी शाल्का ची सवलत सदर दस्तावर घेण्यात आलेली आहे. Survey Number 115/6(Pt), 115/7(Pt), 117/13(Pt), 117/14, 117/15, 117/16, 117/17, 117/18 (Pt), 117/19 (Pt), 117/32, 118, 119/2, 119/3, 119/5(Pt), 119/6(Pt), 119/7(Pt), 119/8(Pt), 119/9(Pt), 119/10 (Pt), 119/11, 119/13, 119/15(Pt), 119/17, 119/18(Pt), 119/19, 119/20, 119/21(Pt), 119/22(Pt), 128/1(Pt), 128/2(Pt), 128/3(Pt), 128/4, 128/5, 128/6(Pt), 128/7(Pt), 128/8(Pt), 128/9, 128/12 (Pt), 145/2(Pt). ;)

(5) क्षेत्रफळ

1) 64.15 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-वाधवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि.चे अधिकृत स्वाक्षरीकर मनोहर छात्रिया तर्फे कबुली जवाब करीता कु. मु. म्हणून यशवंत मांडवकर वय:-38; पत्ता:-प्लॉट नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: प्लॉटिना, ब्लॉक नं: बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AAACW5097J
2): नाव:-मे.व्हॅल्युएबल प्रॉपर्टीज प्रा.लि.च्या तर्फे अखत्यारी म्हणून वाधवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि.चे अधिकृत स्वाक्षरीकार मनोहर छात्रिया तर्फे कबुली जवाब करीता कु. मु. म्हणून यशवंत मांडवकर वय:-38; पत्ता:-प्लॉट नं: ऑफिस नं +158, माळा नं: -, इमारतीचे नाव: कलिना, ब्लॉक नं: दानी कॉर्पोरेट पार्क, रोड नं: सी एस टी रोड सांताक्रुझ पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AACCV4657K

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सिद्धार्थ सिंह - - वय:-31; पत्ता:-301, -, वैष्णव धाम, प्लॉट नं - 77, सेक्टर -10, न्यू पनवेल, पनवेल, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-BRRPS1624M
2): नाव:-नताशा गुलवाडी - - वय:-27; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: वैष्णव धाम, ब्लॉक नं: प्लॉट नं - 77, सेक्टर - 10, रोड नं: न्यू पनवेल, महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-BEOPG4553H

(9) दस्तऐवज करून दिल्याचा दिनांक

14/12/2018

(10) दस्त नोंदणी केल्याचा दिनांक

14/12/2018

(11) अनुक्रमांक, खंड व पृष्ठ

15772/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

203000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



सह दुय्यम निबंधक व
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला

(25-a) Movable Property

Annexure - 4



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number P52000016549
Project: *Wise City, South Block Phase I, Plot Rz8 Building 3 Wing C1 Plot Bearing XCTS / Survey Final Plot No.: 119/17, 119/18, 119/19, 119/22 at Wardoll, Panvel, Raigarh, 410206.*

1. **Wadhwa Construction And Infrastructure Private Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400098.*

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 6;

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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 23/05/2018 and ending with 31/12/2025 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 5/23/2018 10:29:57 AM

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

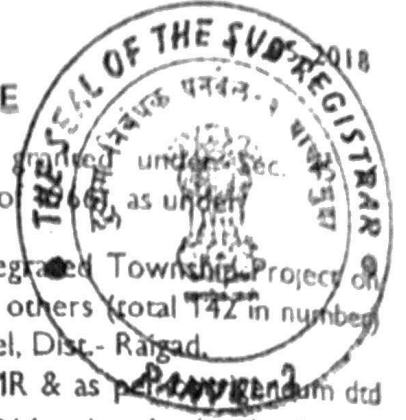
Dated: 23/05/2018
Place: Mumbai

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CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/CC/2018/1650

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 66 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) as under:



- A) Location: Plot no. RZ-8 and RZ-9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad.
- B) Land use (predominant): i) As per Sanctioned RP of MMR & as per RP-2016 dtd 18.10.2016 of draft RP-2016, the land w/r falls in Urbanisable Zone-I.
 ii) As per Draft & Modified Draft DP of NAINA, the land w/r falls in Predominantly Residential with DP reservation shown therein. Plot no. RZ-8 and RZ-9 are shown as residential zone in Sanctioned ITP layout.

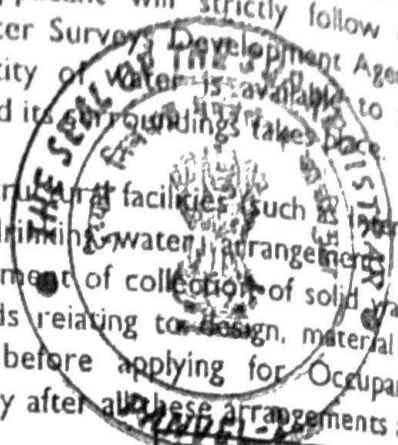
C) Details of the proposal with BUA:

S.No.	Particulars	Area In/Sq.mt.	
		(RZ-08)	(RZ-09)
1	Area of plot (as per ITP layout)	51334.75	37895.400
2.	Deduction for		
	a. Existing Road		
	b. Proposed Road		
	c. Area under reservation if any		0
	Total (a+b+c)		0
3.	Gross Area of Plot (1-2)	51334.75	37895.400
4.	Deduction for Amenity Space (if any)	0	0
5.	R.G. Open space required (10% of 1)	5133.48	3789.540
6.	R.G. Open space provided	5133.69	3888.196
7.	Net Plot Area (3-4)	51334.75	37895.400
8.	Permissible FSI	NA	NA
9.	Permissible Built Up Area (Including Social Housing) (as per ITP layout)	98713.39	64949.050
10.	Proposed Built Up Area (free Sale)	98297.70	41635.328
11.	Proposed area of Social housing	-	21043.591
12.	Total proposed Built Up Area	98297.70	62678.919
13.	Total No. of Units Proposed (R)	1562	1372
	a. Free sale units	1562	918
	b. Social housing units	-	454
14	No. of trees to be planted	777	568

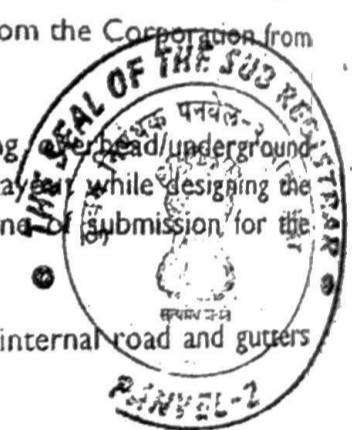
Required Social Housing component		Area In Sq.mt.
Sr. No.	Details	
1	Total BUA proposed of RZ-8 plot (free Sale)	98297.70
2	Total BUA proposed of RZ-9 plot (free Sale)	41635.328

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39. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Survey & Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.
40. The applicant shall provide at his own cost, the infrastructural facilities (such as internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.
41. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
42. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that the obligation is cast upon the buyers of the plot or tenements.
43. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.
44. The applicant shall observe all the rules in force regarding overhead/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.
45. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
46. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 2 trees shall be planted for every tree to be felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.
47. Every plot of land shall have at least 150 trees per Hectare. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
48. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.
49. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the DySLR, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by DySLR shall be submitted before applying for first plinth completion certificate.
50. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by DySLR, which will affect the layout, buildings etc with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as



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Railways, Highways, CRZ, Electric Authorities for HT lines etc). the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.



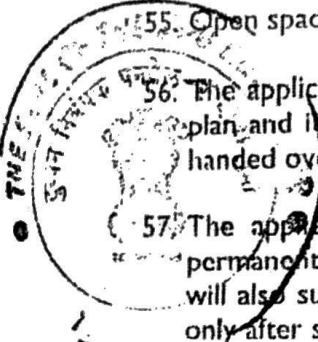
The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation etc. shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.

52. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.

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53. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme

54. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.



55. Open space shown in the layout shall be kept open permanently.

56. The applicant shall construct the society office/room as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course.

57. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.

58. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.

59. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.

60. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to The applicant it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Yours faithfully,
 (Bhushan Chaudhari)
 Associate Planner (NAINA), CIDCO
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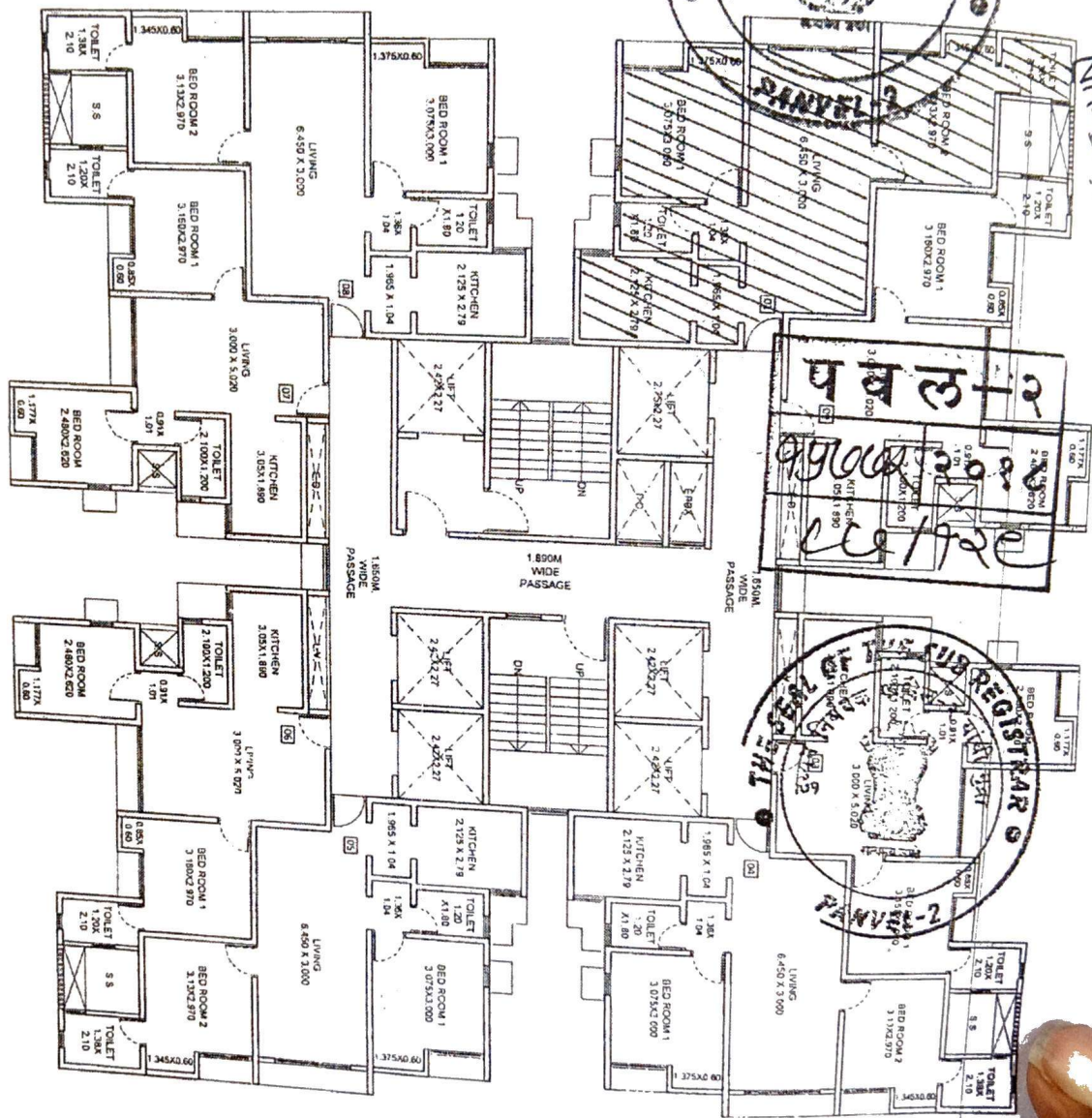
Wadhwa Construction & Infrastructure Pvt. Ltd
Anshu
 Authorised Signatory

THE SEAL OF THE SUB REGISTRAR
 For Valuable Properties Pvt. Ltd
Anshu
 Authorised Signatory

Handwritten signature
 MR Gulwan

1401 14th Floor of Wing C in the Building known / to be known as " WADHWHA WISE CITY, PANVEL ", agreed to be acquired by the Purchaser, as shown verged / hatched in red colour lines.

WADHWHA WISE CITY, PANVEL



THE SEAL OF THE SUB REGISTRAR
 For Valuable Properties Pvt. Ltd
 PANVEL - 2

DNS NAME:
BUILDING NO.3
WING - C1
 TYPICAL FLOOR PLAN

Floor No	Flat No	Flat Typology	Carpet Area as per RERA in sq.m.	Deck Area in sq.m.
TYPICAL FLOOR PLAN	1	2BHK	58.32	0.00
	2	2BHK	45.51	0.00
	3	2BHK	45.51	0.00
	4	2BHK	58.32	0.00
	5	2BHK	58.32	0.00
	6	2BHK	45.51	0.00
	7	2BHK	45.51	0.00
	8	2BHK	58.32	0.00

ALL DIMENSIONS ARE IN METERS.

NORTH
 WADHWHA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED
 201, Pimpri Chinchwad, Pimpri, Dist. Pune, Maharashtra - 411004
 PANVEL - 2

ANNEXURE 9