

Receipt (pavti)

387/10679
Monday, July 04, 2022
12:08 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल-4-10679-2022
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: नीता संदीप राठोड --

पावती क्र.: 11573 दिनांक: 04/07/2022

नोंदणी क्र.
रनागावणी फी
मुद्रावली क्र. 86

रु. 30000.00
रु. 1720.00

एकूण:

रु. 31720.00

आपणास मूळ दस्त ,धवनेल प्रिंट,सूची-२ अंदाजे
12:27 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली4

बाजार मुल्य: रु.10675779.84 /-
मोबदला रु.10099800/-
भरलेले मुद्रांक शुल्क: रु. 673320/-

सह. दुष्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम: रु.1720/-
डीडी/धनारेश/पि ऑर्डर क्रमांक: 0407202202106 दिनांक: 04/07/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनारेश/पि ऑर्डर क्रमांक: MH004275917202223M दिनांक: 04/07/2022
बँकेचे नाव व पत्ता:

Nita

DELIVERED

Valuation ID	20220704884	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	04 July 2022, 11:11:51 AM
मूल्यांकनाचे वर्ष	2022	जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	57.पहाडी-गोरेगाव पश्चिम (बोरीवली)	उप मूल्य विभाग	भुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस. सी। रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.
सर्व्हे नंबर /न. भू. क्रमांक :	सि टी एस. नंबर#50		
वार्षिक मूल्य दर तत्त्वानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	दुकाने
76820	180470	184550	218300
चांधीव क्षेत्राची माहिती	63.36 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका
बांधकाम क्षेत्र (Built Up).	1-आर सी सी आहे	मिळकतीचे बंध.	0 TO 2थरें
बांधकामाचे वर्गीकरण.		मजला.	5th floor To 10th floor
उद्वाहन सुविधा.			
रस्ता सानुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 105% apply to rate= Rs.168494/-	
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)	
		= (((168494-76820) * (100 / 100)) + 76820)	
		= Rs.168494/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 168494 * 63.36	
		= Rs.10675779.84/-	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + गैरनॉर्न मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतराती भविषीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + मेकॅनिकल वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 10675779.84 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs.10675779.84/-	


Home Print



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CHALLAN
MTR Form Number-6



GRN	MH004275917202223M	BARCODE	[Barcode]		Date	30/06/2022-12:07:04	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRLI_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	SANDEEP NAVIN RATHOD			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 501 LAXMI SHRUSHTI			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	673320.00		Road/Street	Tsen Dongari Shivaji Negar			
0030063301	Registration Fee	30000.00		Area/Locality	Goregaon West Mumba			
				Town/City/District				
				PIN	4	0	0	1 0 4
				Remarks (If Any)				
				SecondPartyName=LAXMIDEVI DEVELOPERS-				
Total		7,03,320.00		Amount In	Seven Lakh Three Thousand Three Hundred Twenty Rup			
				Words	ees Only			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172022063000691	020722M18903	
Cheque-DD Details				Bank Date	RBI Date	02/07/2022-10:02:07	Not Verified with RBI	
Cheque/DD No.				Bank-Branch				
				PUNJAB NATIONAL BANK				
Name of Bank				Scroll No. . Date				
				Not Verified with Scroll				
Name of Branch				Mobile No. : 0000000000				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोंदणी कर वसुलीसाठी केवळ दुरुव्या निवडणूक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांची लागू आहे. नोंदणी न करतावयाच्या दस्तऐवजांची सदर चालान लागू नाही.

Nite
Shrey

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बरल - ४
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AGREEMENT FOR SALE

The ARTICLES OF THIS AGREEMENT ("the **said Agreement**") is made and executed at Mumbai on this 4th day of JULY in the Christian year Two Thousand and Twenty Two (2022) BY AND BETWEEN:

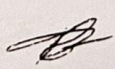
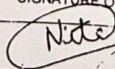
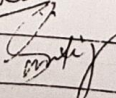
Messrs. LAXMIDEVI DEVELOPERS (PAN NO. AAFL2308J), a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 having its registered/present office address at Plot No.281, 11Floor, Laxmi Villa, Jawahar Nagar, Road No.3, Goregaon (West), Mumbai-400104 represented through its Authorized Signatory and Partner, **MR. BHARAT A. KOTHARI** hereinafter referred to as

"PROMOTERS/DEVELOPERS/BUILDERS (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include the partners constituting the said Firm and Partner(s) from time to time and survivors of them and their respective heirs, executors, administrators and the surviving Partners and their Successors and assignees) of the ONE PART,

AND

- (1) **MRS. NEETA SANDEEP RATHOD (PAN NO. AJEP8301G)**
 - (2) **MR. SANDEEP NAVIN RATHOD (PAN NO. ADHP2010)**
- , having his/her/their/its address at **202- B - WING, JAISMRUTHI CHS, L.T. ROAD NO.04, M.G. ROAD, GOREGAON (WEST), MUMBAI - 400104** hereinafter called "**THE FLAT PURCHASER(S)(s)/ALLOTTEE(S)**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns in case of an individual and the partner or partners for the time being and from time to time of the

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SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
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AGREEMENT FOR SALE

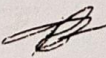
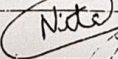
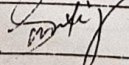
The ARTICLES OF THIS AGREEMENT ("the **said Agreement**") is made and executed at Mumbai on this 4th day of July in the Christian year Two Thousand and Twenty Two (2022) BY AND BETWEEN:

Messrs. LAXMIDEVI DEVELOPERS (PAN NO. AAFL2308J), a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 having its registered/present office address at Plot No.281, 11th Floor, Laxmi Villa, Jawahar Nagar, Road No.3, Goregaon (West), Mumbai-400104 represented through its Authorized Signatory and Partner, **MR. BHARAT A. KOTHARI** hereinafter referred to as "PROMOTERS/DEVELOPERS/BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include the partners constituting the said Firm and Partner(s) from time to time and survivors of them and their respective heirs, executors, administrators of the surviving Partners and their Successors and a signees) of the ONE PART,

AND

- (1) **MRS. NEETA SANDEEP RATHOD (PAN NO. AJEP2301G)**
 (2) **MR. SANDEEP NAVIN RATHOD (PAN NO. ADHP2301G)**,
 , having his/her/their/its address at **202- B -WING, JAISMRUTHI CHS, L.T. ROAD NO.04, M.G. ROAD, GOREGAON (WEST), MUMBAI - 400104** hereinafter called "THE FLAT PURCHASER(S)(s)/ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns in case of an individual and the partner or partners for the time being and from time to time of the

Page 1 of 45

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) 
	2) 

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firm and the survivors or survivor of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of a partnership firm and successors and permitted assignee in case of an incorporated body) of the OTHER PART;

The Promoter/Developers(s) and the Allottee(s) shall herein after collectively be referred to as the 'Parties' and individually as the 'Party'.

WHEREAS;

a. **Maharashtra Housing & Area Development Authority "MHADA"**, a statutory housing authority, a nodal agency of State of Maharashtra, inter alia engaged into providing affordable housing in the State of Maharashtra having its office address at Griha Nirman Bhavan, Kala Chandra East, Mumbai - 400 051 is the owner of land bearing CTS no. 50A admeasuring about 90742.60 sq. meters at Village Bahadi Coregaon West within the Mumbai Suburban District (MSD) within the municipal limits of Municipal Corporation of Greater Mumbai (MCGM) - hereinafter for the sake of brevity, referred to as **"said larger property"**.


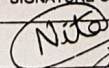
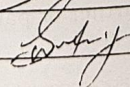


b. One of the portions of the said plot bearing CTS no. 50A (Part) admeasuring about 1685.00 sq. meters (hereinafter referred to as **"said property"**) out of the said larger property was encroached by several slum-dwellers. The said property is notified as "sium area" u/s 4 (1) of the said Slums Act. And whereas, the slum dwellers of the said property came together and proposed to form a society in the name and style of "Amrapali Mahila SRA Co-operative Housing Society (Proposed)" for the purpose of redevelopment of said property under Regulation no. 33(10) of Development Control and Promotion Regulation, 2034 (DCPR-2304).

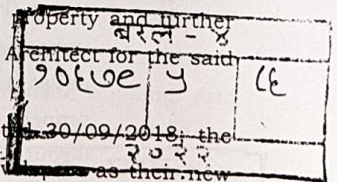
c. And whereas, the said Slum Society had passed a General Body Resolution dated 13/09/2008 for appointing M/s V3IBIZ Properties Pvt. Ltd. as Developers for developing the said property under Regulation no. 33 (10) of DCPR-2034 and for the same purpose, also

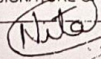

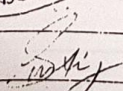
appointed Mr. Ketan Belsare of M/s Ellora Enterprises Consultant as Licensed Surveyor.

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SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
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- d. Accordingly, a proposal dated 18/02/2009 under Regulation no. 33 (10) of DCR-1991 came to be submitted by M/s V3IBIZ Properties Pvt. Ltd. on behalf of the said Slum Society for development of the said property. The said Proposal came to be accepted on 06/05/2009. After submission of said proposal, the said M/s V3IBIZ Properties Pvt. Ltd. could not carry out any substantial activities in respect of the said project and as such; the said Slum Society made an application U/S 13(2) of the Maharashtra Slums (I.C.&R.) Act, 1948 dated 14/08/2018 to the SRA for termination of appointment of M/s V3IBIZ Properties Pvt. Ltd. and appoint the Developers, for the development of proposed slum rehabilitation project.
- e. And whereas, as per the prevailing provisions of law, the Dy. Collector (Western Suburbs), SRA, Mumbai heard the parties concerned to the said matter and decided upon said application dated 14/08/2018. The representative of M/s V3IBIZ Properties Pvt. Ltd. expressed No-objection for change of developer in respect of the said project and accordingly, vide an Order dated 11/09/2018 passed by Dy. Collector (Western Suburbs), SRA, Mumbai u/s 13 (4) of the said Slums Act, appointment of said M/s V3IBIZ Properties Pvt. Ltd. came to be terminated and further directions came to be issued to the said Slums Society to appoint new Developers.
- f. Accordingly, the said Slum Society called for a General Body Meeting of their members on 27/09/2018. The members present in the said meeting voted for appointment of M/s Laxmidevi Developers (Developers herein) for development of the said property and further appointed M/s Rasik P. Hingoo & Associates as Architect for the said project.
- g. And whereas, vide Development Agreement dated 30/09/2018, the said Slum Society appointed M/s Laxmidevi Developers as their new Developer for implementing the said Slum Scheme in respect of the said property. In pursuance of the said Development Agreement, the said Slums Society also executed a Power of Attorney dated 30/09/2018 (referred herein *supra*) in respect of the said property in favour of Developers herein. Majority of the members of the said Slum



SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
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Society also executed Common Consent in favour of Developers herein for implementation of slum scheme in respect of the said property.

h. And whereas, as per the DP Remarks-2034 dated 24/12/2018 in respect of the said entire property downloaded from the official website of MCGM reveals that the said larger property is affected by several reservations viz., ROS 1.5, RE 1.1., ROS 2.4, RE 1.3, ROS 1.4, RH 1.2, RR 2.2 and further affected by 9/15 meters (2 numbers), 12.20 meters (5 numbers), 13.40 meters (2 numbers), etc. However, since the said project is implemented only in respect of the said property which is only a small portion of the larger layout i.e., CTS no. 50A; the superimposed plan prepared by M/s Rasik P. Hingoo & Associates, Architects in respect of the said reflects that the said property is affected by RE 1.3 and existing road.



And whereas, after following due formalities, the Developers herein submitted a proposal for construction of a Composite Building on the said property consisting of a Rehab Building (Wing-A) and Sale Building (Wing-B) to the SRA and accordingly, the SRA was pleased to issue LOI bearing no. SRA/ENG/2189/PS/MHL/LOI dated 17/12/2020 in respect of said property in favour of Developers herein subject to further compliance of terms of the said LOI. And whereas, in view of Clause no. 2.8 of Regulation no. 33 (1G) of DCPR-2034; MHADA is deened to have issued NOC in respect of the proposed project and accordingly, after following necessary compliance; the SRA was pleased to issue IOA bearing no. SRA/ENG/P-S/MHADA/0047/20090506/AP/R dated 05/03/2021 thereby approving the said proposal and permitting the Developers to construct a composite building consisting of Rehab Wing (A-Wing) comprising of Lower Basement + Upper Basement + Ground + 23rd upper floors and Sale Wing (B-Wing) comprising of Ground + 20th upper habitable floors - hereinafter for the sake of brevity, referred to as "said Composite Building" proposed to be constructed on the said property (hereinafter referred to as "said project") as per sanctioned

बदल layout plans vide IOA bearing no. SRA/ENG/P-S/MHADA/0047/20090506/AP/R dated 05/03/2021.

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j. And whereas, in view of the reservations imposed by MCGM in respect of the said property, the Developers herein have proposed to build a Hostel admeasuring about 367.44 sq. meters (Built-up area) as per Regulation no. 17 (3)(D)(a)(4) of DCPR-2034 in the Rehab Wing-A of composite building.

k. By virtue of the foregoing chain of events and documentations, the Promoters herein came to become sufficiently entitled to develop the said property under Slum Scheme in accordance with DCPR-30(10) adopted by city of Mumbai.


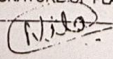
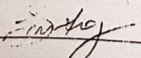
l. Upon compliance of conditions of IOA dated 05/05/2021; the Developers have also submitted an Undertaking dated 07/05/2021 to the SRA. The said Undertaking is duly registered at SRA No. 4/5401/2021. In view thereof and compliance of the said conditions and conditions, the Developers also obtained Commencement Certificate bearing no. PS/MHADA/0047/20090506/AP/R dated 24/05/2021 for construction of said Composite Building upto Plinth Level from SRA u/s 44 and 69 of The Maharashtra Regional Town Planning Act, 1966 to carry out development, which came to be amended from time to time, latest copy whereof is annexed hereto.

m. The Promoters have indicated to the Flat Allottee(s) and the Flat Allottee(s) is/are aware that the Promoters will develop the said property in manner as per the said layout plan with such modification/alteration thereto as the Promoters may from time to time determine and as may be approved by the Concerned Authorities

n. The Flat Allottee(s) has/have seen the layout plan of the said property showing the location of the said Sale Wing and seen the plans in respect of the said Sale Wing in the said Composite building. And whereas, the promoters hereby declare that the land other than the said property may be developed by Promoters or its associate companies/firms/collaborates in any manner as they deem fit and proper. It is also intended that lands adjoining to the said property may also be merged with the said property and promoters may, after obtaining requisite approvals from Competent Authorities; develop the adjacent plot as may be permitted by Competent Authorities subject



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SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
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however that such amalgamated development shall not result in any change of specification, location, preferred location attributes (for which preferential location charges are applicable separately) and the size of the apartment or entail payment of additional consideration charges by the Allottee for the apartment booked herein.

o. The Promoters have entered into a prescribed agreement by Council of Architects with the architect Mr. Rasik P. Hingoo of M/s Rasik P. Hingoo Associates registered with the Council of Architects and also appointed Mr. Vikas Gokhale of M/s Associated Consultants, Thane as Structural Designers and RCC Consultants for preparing structural design and drawings and specification of the said Sale Building and the Flat Allottee(s) accepts the professional supervision of the said Architects and the said Structural Engineer till the completion of the Development of the said project unless otherwise changed and further that the Flat Allottee(s) acknowledges and understands the Promoters have the right to change their Architects or Structural Engineers for the said project for development of the said Sale Building as per their own desire without any reference to the Flat Allottee(s).


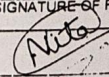
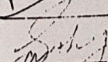
p. And whereas, the Promoters are entitled to and enjoy upon the Sale Component of the said project i.e. Sale Wing to be known as "**LAXMI SHRUSHTI**" on the said Property and sell flats/shops/offices/nursing home(s)/garages, basement/car parking space/ terraces/ walls/ hoarding spaces, etc. (all of which hereinafter for brevity's sake referred to as "**the said premises/flat**" and reference to Flat Allottee(s) in this Agreement means Allottee(s) of such premises).

q. The Flat Allottee(s) has/have demanded from the Promoters and the Promoters have given inspection to the Flat Allottee(s) of all the documents of title relating to the said Property/said Flat to the Flat Allottee(s), such as the Orders, the letters, Applications, permissions, plans, designs and specifications referred herein above; for putting up entire construction consuming the entire FSI available and receivables

on the said property as mentioned hereinabove and of such other documents as are specified under Maharashtra Ownership of Flats

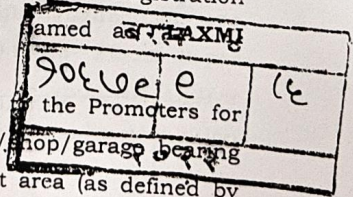



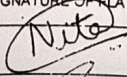
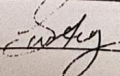
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(Regulations of the Promotion of Construction, Sale, Management and Transfer) Act 1963 and Real Estate Regulation Act, 2016 (as applicable to the State of Maharashtra).

- r. A copy of the certificate of title issued by the advocate, Copies of property card on which the flats are being constructed or are to be constructed and a copy of the floor plan of the said Flat agreed to be purchased by the Flat Allottee(s) approved by the SPA have been annexed hereto.
- s. And Whereas, while sanctioning the said plans for the said building under Slum Rehabilitation Scheme, the concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land or the said building and upon due observance and performance of which only the occupations and the completion certificates in respect of the said building shall be granted by the concerned local authority/ Government.
- t. The parties hereto have agreed that the Promoters shall have unqualified and unconditional right to get the sanctioned plans amended for optimal utilization of FSI of the said project subject however, to a condition that under any circumstances, the Promoters shall not be entitled to change the floor, view or other specifications of the said premises agreed to be purchased by the Allottee(s) in this Agreement.
- u. The Promoters declare that the said project is registered vide Registration no. **P51800030965** under the name and style of "**LAXMI SHRUSHTI**" with MahaRERA under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 - hereinafter for the sake of brevity referred to as "**said Act**". Copy of Certificate of Registration issued by MahaRERA for the said project named as "**LAXMI SHRUSHTI**" is annexed herewith.
- v. And whereas, the Flat Allottee(s) have applied to the Promoters for allotment/purchase of flat/ Duplex flat/office/ shop/garage bearing No. **501** admeasuring about **620** sq. ft. carpet area (as defined by



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
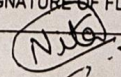
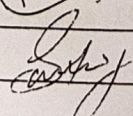
MahaRERA) on the 5th floor (hereinafter for the sake of convenience referred to as "the said premises") and Nil Car Park Space (hereinafter for the sake of convenience referred to as "the said car park space") in the said Sale Wing B building to be constructed on the said property and to be known as "LAXMI SHRUSHTI" ["carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment] and the Promoters have agreed to allot/sell the said premises and the said car park space for a total lumpsum consideration of ₹. 1,00,99,800/- (Rupees One Crore Ninety Nine Thousand and Eight Hundred Only) subject to deduction of TDS (as applicable). For the sake of further brevity, the said car park space shall be deemed to be included in the term "said premises" for all purposes.



- w. And whereas, the Promoters are entering into separate Agreements with several other persons and parties for Sale of Duplex/flats/shops/car parking spaces and other premises in the said building.
- x. The Flat Allottee(s) have entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, letters, Orders, specifications, designs, restriction etc. recited and referred to above.
- y. Relying upon the said application, declaration and Agreement contained in this Agreement the Promoters agree to sell to the Flat

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Allottee(s) the said flat at the price and on the terms and conditions hereinafter appearing:
 The Promoters have represented to the Allottee(s) that the said project has been financed by Aditya Birla Housing Finance Limited (hereinafter referred to as "Mortgagee") The Allottee(s) consents that

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Promoter(s) reserves right to create mortgages/encumbrances as required from time to time, save and except the right of the Allottee(s) on the said Flat. In terms of the security/loan documents, the Mortgagee has agreed that the Promoters in their normal course of business can sell the apartments and upon intimation of such sale to the mortgagee, the mortgagee shall release its charge on the apartments agreed to be sold by Promoters. The Promoters shall ensure that prior to conveyance/Lease of the said land on pro-rata basis to association of allottees, the said mortgage facilities shall be fully repaid and satisfied by the Promoters. The Promoters have obtained NOC dated _____ from Aditya Birla Housing Finance Limited thereby granting permission for entering into this Agreement in respect of said Flat.

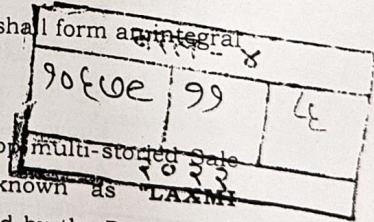


aa. Save and except the disclosures mentioned on the Maharashtra Housing Finance Corporation website and subject to the Certificate of Title dated 16/06/2021 annexed hereto, the title of the said Property is clear, marketable and free from all encumbrances.

bb. The Promoter(s) are required to execute a written Agreement for sale of said Flat/Premises to the Allottee(s) under the said Act and accordingly by the parties hereto have entered in to this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.



1. The Promoter(s) have proposed to construct/develop multi-storied Sale Wing on the said property in the project known as "LAXMI SHRUSHTI" or any other name as may be decided by the Promoter(s) on the said Property for the residential and/or commercial use consisting of **2 Level Basement + Ground + 1st to 23rd Floors** as per the designs, specifications approved and/or will be approved and/or amended by the concerned local authorities and/or Slum Rehabilitation Authority from time to time.



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Provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of variations or modifications which may adversely affect the said Apartment of the Allottee(s) except an alteration or addition required by any Government authorities or due to change in law. However, it is further agreed between the parties that the Promoter(s) shall be entitled to make such variations and modification as the Promoter(s) may consider necessary for using the full potential of the said Property or merge the said project and the said property with the adjoining and contiguous plots of land without affecting the floor and view of the said Apartment agreed to be purchased herein or such changes, modification, as may be required by the concerned local authority/ Government, using such present and Floor Space Index(FSI)/Transferable Development Rights (TDR) that may be available to the Promoter(s), from the concerned authority and/or such other global FSI/TDR that may be available to the Promoter(s). It being clearly agreed and understood by the Allottee(s) that any benefit available by way of increase in FSI/TDR, which may be increased by way of global FSI/TDR or otherwise, shall only be for the use and utilization by the Promoter(s), and the Allottee(s) shall have no right and/or claim in respect of the same, whether during construction or after construction having been completed but before execution of the final Deed of Lease(Conveyance) in respect of said land in pro-rata proportion that may be executed in favour of the Co-operative Society or any other entity (hereinafter for the sake of convenience, referred to as "**said Sale Society**") that may be formed by the flat Allottee(s) but after completion of the entire project.



2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, Flat no. 501 admeasuring about 620 sq. ft. of Carpet Area (as defined by MahaRERA) on the 5th Floor and the said Nil Car Park Space in the Sale Wing 'B' building known as "LAXMI SHRUSHTI" (hereinafter referred to as "**said Apartment**") as shown in the floor plan hereto annexed and marked for a total lumpsum consideration of ₹. 1,00,99,800/- (Rupees One Crore Ninety Nine Thousand and Eight Hundred Only), hereinafter for the

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