

336/18863

Wednesday, December
11, 2024

3:12 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 19798 दिनांक: 11/12/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-18863-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: उज्वला आकाराम मोरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

Joint Sub Registrar Thane 6

~~सह दुय्यम निबंधक वग~~

ठाणे क्र - ६

बाजार मुल्य: रु.4971111.75 /-

मोबदला रु.11500000/-

भरलेले मुद्रांक शुल्क :

रु. 690000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224105412847 दिनांक: 11/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224105712197 दिनांक: 11/12/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012340637202425E

दिनांक: 11/12/2024

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

गावाचे नाव : नेरुळ

वा प्रकार

करारनामा

भावाप्रमाणे (भाडेपट्ट्याच्या
 टाकार आकारणी देतो की पट्टेदार
 वे)

11500000

4971111.75

न,पोटहिस्सा व
 असल्यास)

1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: विभाग क्रमांक 26/286,दर 1,03,800 प्रति
 चौ. मी. सदनिका क्र. 1201,बारावा मजला,मॅट्रिक्स इम्पेरिअल,प्लॉट क्र. 37+38,सेक्टर क्र. 13,नेरुळ,नवी
 मुंबई,ता. व जि. ठाणे क्षेत्र- 40.506 चौ. मी. कारपेट एरिया((Plot Number : 37+38, SECTOR 13 ;)
)

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गी किंवा जुडी देण्यात असेल तेव्हा.

1) 40.506 चौ.मीटर

वज करून देणा-या/लिहून ठेवणा-या
 नाव किंवा दिवाणी न्यायालयाचा
 किंवा आदेश असल्यास,प्रतिवादिचे
 णा.

1): नाव:-मे. मॅट्रिक्स लाईफस्टाईल तर्फे भागीदार राहुल गणेश मेहता यांच्या तर्फे कबुली जबाब देणार प्रविण
 पाटील - वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1500, इन्फिनिटी
 बिल्डिंग, प्लॉट नं. 396-400 व 406-408, सेक्टर 36, सीवूड्स, नवी मुंबई, महाराष्ट्र, ठाणे. पिन
 कोड:-400706 पॅन नं:-ABTFM0580H

1): नाव:-उज्वला आकाराम मोरे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
 एनएल- १ बी, ४१/९, एलआयजी, साईबाबा हॉटेल जवळ, सेक्टर- १०, नेरुळ (वेस्ट), नवी मुंबई, महाराष्ट्र, ठाणे.
 पिन कोड:-400706 पॅन नं:-AFYPJ7293P

2): नाव:-आकाराम अशोक मोरे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
 एनएल- १ बी, ४१/९, एलआयजी, साईबाबा हॉटेल जवळ, सेक्टर- १०, नेरुळ (वेस्ट), नवी मुंबई, महाराष्ट्र, ठाणे.
 पिन कोड:-400706 पॅन नं:-AQJPM2693L

वज करून दिल्याचा दिनांक

11/12/2024

नोंदणी केल्याचा दिनांक

11/12/2024

मांक,खंड व पृष्ठ

18863/2024

भावाप्रमाणे मुद्रांक शुल्क

690000

भावाप्रमाणे नोंदणी शुल्क

30000

सह दुय्यम निबंधक वर्ग - २
 ठाणे क्र - ६



नी विचारात घेतलेला तपशील:-

कारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to

Pre-Registration summary (मॅट्रणी पूर्व नोंदना)

2024/2025		11 First floor 2024/2025			
मालकीदारचे नाव शिर्षक मालक विभाग या मालक विभाग क्षेत्राचे नाव	2024 वरी मालक असे 26/286- वेस्ट वेस्ट वेस्ट नं 1, 3, 5, 7, 13 Navi Mumbai Municipal Corporation	वरी वर प व कर्णाक			
वार्षिक मूल्य हा तक्रारानुसार मूल्यदर रु. खालील प्रमाणे 103800	विवाची सतविका 142400	वार्षिक 142400	कुटुंबे 186300	औद्योगिक 142400	मोजक्याप्रमाणे एकक वी मीटर
बांधणीचे क्षेत्राची बाहिरी बांधणीचे क्षेत्र Built Up)- बांधणीचे क्षेत्र अंदाजित सुविधा -	44.55 वी मीटर 1-आय वी वी आहे	मिळकतीचा प्रकार- मिळकतीचे वय - मजला -	विवाची सतविका 0 TO 2वरी 11th to 20th Floor	मिळकतीचा प्रकार- बांधकामाचा दर-	वार्षिक Rs 26620/-
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
वजला विहाय दर/वाढ = 107.5 / 100 Apply to Rate= Rs.111585/-					
घसा-यानुसार मिळकतीचा प्रति वी मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((111585-37400) * (100 / 100)) + 37400) = Rs.111585/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 111585 * 44.55 = Rs.4971111.75/-					
Applicable Rules = 3, 9, 18, 19					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तक्रारचे मूल्य + मेईनमॅन मजला क्षेत्र मूल्य + तक्रारच्या मजलीचे मूल्य(खुली बाळकनी) + वरील मजलीचे मूल्य + बंदिस्त वाहन ठळाने मूल्य + खुल्या जमिनीवरील वाहन ठळाने मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनठळ = A + B + C + D + E + F + G + H + I + J = 4971111.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4971112/- = <input type="checkbox"/> एकोणपन्नास लाख एक्काहत्तर हजार एक शें बारा /-					

Home
Print



CHALLAN
MTR Form Number-6



IN MH012340637202425E BARCODE [Barcode] Date 10/12/2024-15:08:50 Form ID 25.2

Department Inspector General Of Registration

Payer Details

Stamp Duty	TAX ID / TAN (If Any)	
Mode of Payment	PAN No.(If Applicable)	AFYPJ7293P
Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR	Full Name	UJWALA AKARAM MORE
Location THANE	Flat/Block No.	FLAT NO 1201,12TH FLOOR,MATRIX IMPERIAL
Year 2024-2025 One Time	Premises/Building	
Account Head Details	Road/Street	PLOT NO 37 38,SECTOR 13,NERUL
	Amount In Rs.	
30046401 Stamp Duty	Area/Locality	NAVI MUMBAI
30063301 Registration Fee	Town/City/District	
	PIN	4 0 0 7 0 6

Remarks (If Any)

SecondPartyName=MATRIX LIFESTYLE-

DEFACED
720000.00
DEFACED

Amount In Seven Lakh Twenty Thousand Rupees Only

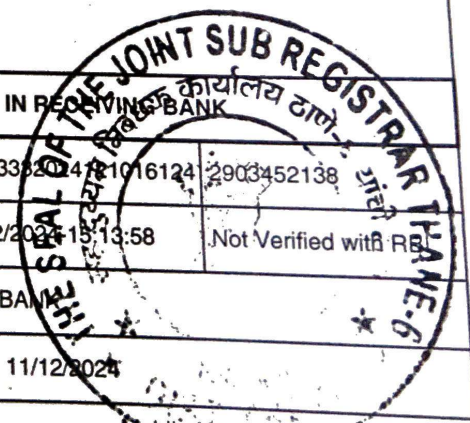
Words

Payment Details IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN	Ref. No.	691033820411016124	2903452138
Bank Date	RBI Date	10/12/2024 15:13:58	Not Verified with RBI
Bank-Branch	IDBI BANK		
Scroll No. , Date	100 , 11/12/2024		



Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9892356404

चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू.

25 DEC 2024
2028
2000

Defaced Details



7	7
95/95	20
7	95

Akram

AGREEMENT

ARTICLES OF AGREEMENT made at NERUL, Navi Mumbai this 11th day of Dec., 2024
BETWEEN,

M/S. MATRIX LIFESTYLE (holding its PAN No. ABTFM0580H), a Partnership Firm registered under the provisions of Partnership Act, 1932, having its registered Office at 1500, Infinity Building, Plot no. 396-400 & 406-408, Sector-36, Seawoods, Navi Mumbai – 400 706, through its authorized Partner/s **MR. RAHUL GANESH MEHTA**, hereinafter referred to as the **“PROMOTERS”** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include partners for the time being of the said firm, the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**

Mrs. UJWALA AKARAM MORE, Aged about 40 years, Indian Inhabitant/s, (Pan No. AFYPJ7293P), (Aadhaar No. 8407 6720 1193) AND **Mr. AKARAM ASHOK MORE** Aged about 40 years (Pan No. AQJPM2693L), (Aadhaar No. 2231 7621 8720) residing at, NL- 1B, 41/9, LIG, Near Saibaba Hotel, Sector- 10, Nerul (West), Navi Mumbai, Maharashtra- 400706 hereinafter referred to as **“THE PURCHASER/S/ ALLOTTEE/S”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the **OTHER PART**

Akram



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१९९७	२०२४
८	१७

Akram

AGREEMENT

ARTICLES OF AGREEMENT made at **NERUL**, Navi Mumbai this 11th day of Dec., 2024
 BETWEEN,

M/S. MATRIX LIFESTYLE (holding its **PAN No. ABTFM0580H**), a Partnership Firm registered under the provisions of Partnership Act, 1932, having its registered Office at 1500, Infinity Building, Plot no. 396-400 & 406-408, Sector-36, Seawoods, Navi Mumbai – 400 706, through its authorized Partner/s **MR. RAHUL GANESH MEHTA**, hereinafter referred to as the **"PROMOTERS"** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include partners for the time being of the said firm, the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**

Mrs. UJWALA AKARAM MORE, Aged about **40** years, Indian Inhabitant/s, (**Pan No. AFYPJ7293P**), (**Aadhaar No. 8407 6720 1193**) AND **Mr. AKARAM ASHOK MORE** Aged about **40** years (**Pan No. AQJPM2693L**), (**Aadhaar No. 2231 7621 8720**) residing at, **NL- 1B, 41/9, LIG, Near Saibaba Hotel, Sector- 10, Nerul (West), Navi Mumbai, Maharashtra- 400706** hereinafter referred to as **"THE PURCHASER/S/ ALLOTTEE/S"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the **OTHER PART**

Akram

Promoters are entitled to develop the said Plot by building as per the Building plans sanctioned by the

ATUL PATEL ARCHITECTS having its office Sector- 15, CBD Belapur, Navi Mumbai 400 and other authorities the initial building plans initially utilizing the permissible FSI on the said of Ground + upper Floors on the said specifications and designs submitted by the on and Commencement Certificate, vide its C/B/2023/APL/00357, to construct a Building However, as per the Unified Development an additional FSI is available over & above gely, the Promoters are entitled to utilize the with the additional premium FSI + Ancillary aggregating to 5119.537 Square Meters (") by constructing additional Floors/Flats/ total Permissible FSI on the said Plot, the and submitted to NMMC revised Building by constructing additional upper Floors/ obtained from NMMC the Amended permit no. NMMCC/RB/2024/APL/00357 for upper Floors by utilizing the said Total Layout). The copies of the said Commenced Commencement Certificate dated as Annexure "A (Colly)".

"ANTS" having its Office address at bai, as RCC Consultants and have ction of the said Building and also for preparing plans of the said

g a Residential cum Commercial Ground Floor shall be reserved m Ground Floor to higher Floors) or Residential Flats (hereinafter Permissible FSI on the said Plot referred to as the said Building/

Amare
(Signature)

the City and Industrial Development Corporation of Maharashtra Limited is a under the meaning of the Companies Act, 1956, (hereinafter referred to as "CIDCO Ltd") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Corporation under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as 'the Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the Act.

The State Government has acquired land within the designated area of Navi Mumbai and the same in the Corporation by an order duly made on that behalf as per the provisions of Section 113 of the said Act.

By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

The CIDCO Ltd. has, under Scheme "MM-SCH-24-2021-22" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the tender of the Promoters as the highest bidder and accordingly, the Promoters are eligible for allotment of plot under the said Scheme.

By an Allotment letter dated 19-07-2022 bearing ref. no. 23090/1001095/1383, the CIDCO Ltd. has allotted to the Promoters a plot being Plot No. 37+38, Sector- 13, situated at Nerul, measuring 1059.82 Square meters or thereabouts (hereinafter referred to as "the said Plot") and which is more particularly described in the First Schedule hereunder written, for Residential cum-Commercial purpose, under the said Scheme "MM-SCH-24-2021-22" for lease premium and on the terms and conditions as contained in the said Allotment Letter.

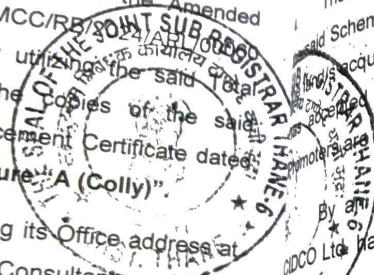
By an Agreement to Lease dated 08-06-2023 executed between CIDCO Ltd. and the Promoters herein, the CIDCO Ltd. granted the Promoters a lease in respect of the said Plot being Plot No. 37+38, Sector- 13, in Village/ Site Nerul, admeasuring 1059.82 Square meters or thereabouts, vide Scheme no. MM-SCH-24-2021-22, for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. 8250/2023 dated 08-06-2023.

(Signature)

Amare
(Signature)

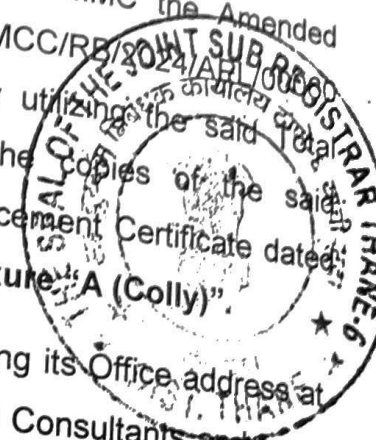
70	330
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37	38
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7. In the above circumstances, the Promoters are entitled to develop the said plot for constructing Residential cum Commercial Building as per the Building plans sanctioned by the concerned Authority

8. The Promoters, through their Architect **ATUL PATEL ARCHITECTS** having its office address at **1201, One Platinum, Plot No- 08, Sector- 15, CBD Belapur, Navi Mumbai 400614**, have prepared and submitted to NMMC and other authorities the initial building plans specifications and designs for the said Plot by initially utilizing the permissible FSI on the said Plot, by proposing to construct Building/s consisting of Ground + upper Floors on the said Plot. The NMMC has sanctioned the building plans, specifications and designs submitted by the Promoters and granted its Development permission and Commencement Certificate, vide its letter dated 10-11-2023, having Permit no. **NMMCC/B/2023/APL/00357**, to construct a Building thereon comprising of Ground + 4 upper Floors. However, as per the Unified Development Control and Promotion Regulation (UDCPR), 2020, an additional FSI is available over & above the base FSI permissible on the said Plot. Accordingly, the Promoters are entitled to utilize the total permissible FSI including Base FSI together with the additional premium FSI + Ancillary area permissible on the said Plot under UDCPR, 2020 aggregating to **5119.537 Square Meters** (hereinafter referred to as the "**Total Permissible FSI**") by constructing additional Floors/Flats/Shops in the said Building. Thus, to utilize the said Total Permissible FSI on the said Plot, the Promoters, through the said Architects, have prepared and submitted to NMMC revised Building plans for utilizing the said Total Permissible FSI by constructing additional upper Floors/Premises in the said Building. The Promoters have obtained from NMMC the Amended Commencement Certificate dated 04-10-2024 bearing permit no. **NMMCC/RB/2024/APL/00060** to construct a Building consisting of Ground + 15 upper Floors by utilizing the said Total Permissible FSI (hereinafter referred to as the **said Layout**). The copies of the said Commencement Certificate dated 10-11-2023 and Amended Commencement Certificate dated 04-10-2024 issued by NMMC are annexed hereto and marked as **Annexure "A (Colly)"**.



9. The Promoters have also appointed "**S.R.CONSULTANTS**" having its Office address at **312, Punit Chambers, MAFCO, Sector 18 Vashi Navi Mumbai**, as RCC Consultants and have entered into standard Agreement for carrying out the construction of the said Building/s and also have entered into standard agreement with the Architect for preparing plans of the said Building/s.

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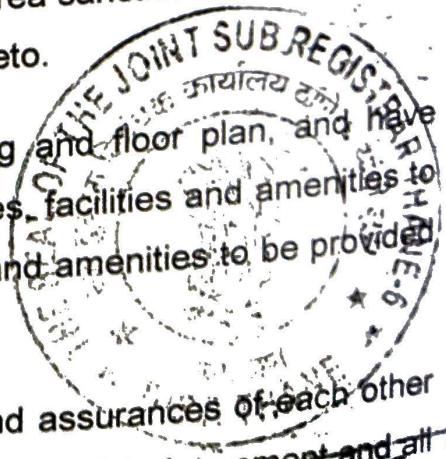
10. The said Plot is earmarked for the purpose of building a Residential cum Commercial Building consisting of Ground + 15 upper Floors whereby, (i) Ground Floor shall be reserved Partly for Shops and Partly for Mechanized/Tower Car Park (from Ground Floor to higher Floors) & Entrance Lobby, (ii) First Floor onwards shall be reserved for Residential Flats (hereinafter referred to as the said Entire Layout) by utilising the said Total Permissible FSI on the said Plot in the Project known as "**MATRIX IMPERIAL**" (hereinafter referred to as the said Building/Project).

17. On satisfying himself/herself/themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself/herself/themselves as regards the other terms and conditions including the Title of the Promoters to the said Plot, the Purchaser/s hereby agree/s to purchase **Flat No. 1201 on the Twelfth Floor**, admeasuring **40.506 Square Meters** (Carpet Area) or thereabouts in the Project/Building known as **"MATRIX IMPERIAL"** to be constructed on the said Plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only)**. The Typical floor plan of the said Premises is annexed hereto & marked as **Annexure "E"**. This carpet area is inclusive of unfinished wall surfaces, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof, as per the rules and regulations of Real Estate (Regulation and Development) Act, 2016.

18. The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under UDCPR. The Certificate of the Architect detailing the aforesaid additional areas is annexed hereto and marked as **Annexure "F"**. The Promoters shall pay/ have paid the necessary premium/charges to NMMC for getting the sanction of the said additional areas from NMMC. The aforesaid additional areas are fused to the said Premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s. The Certificate issued by the Architect certifying the said carpet area and the said additional area sanctioned by NMMC as mentioned herein above shall be final and binding on the parties hereto.

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

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



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3.

ADDITIONS AND ALTERATIONS:

The Promoters shall under normal conditions construct building/s on the said Plot in accordance with the said plans and specifications duly approved and sanctioned by NMMC and other concerned authorities. It is agreed that the Promoters shall, save as permissible under the Act and the Rules, not make any additions and alterations in the sanctioned plans, layout plans in respect of the said Premises, plot or building, as the case may be, without the previous written consent of the Purchaser(s)/Allottee(s). Provided however, in case if any change, additions, alterations in the layout plans are required by the sanctioning Authority, then such additions, Purchaser(s)/Allottee(s) shall be carried out without seeking any prior permission from the Authority as per the provisions of the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by NMMC /other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.

4.

SALE OF PREMISES AND PAYMENT CONDITIONS:

4 (a) The Purchaser/s hereby agrees to purchase Shop/ Flat No. 1201 on the Twelfth Floor, measuring 40.506 Square Meters (Carpet Area) or thereabouts in the Building/Project known as "MATRIX IMPERIAL" which is to be constructed on the said Plot and pro rata share in the common areas ["Common Areas"] as defined under clause (n) of Section 2 of the Building/Project (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises) for a consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto and marked as ANNEXURE "G" (time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

4 (b)

The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the purchase of the said Premises and construction of the Project, payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time even after the date of handing over the possession of the said Premises



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

28. NOTICES AND CORRESPONDENCE:

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

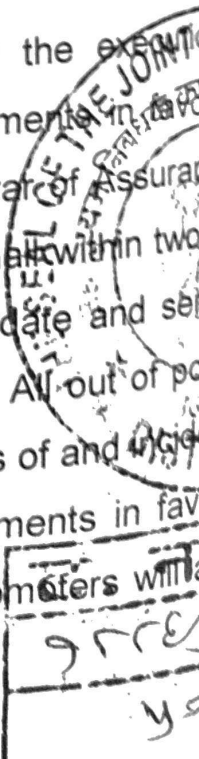
**Address : NL- 1B, 41/9, LIG, Near Saibaba Hotel, Sector- 10, Nerul (West),
Navi Mumbai, Maharashtra- 400706**

Email id : rammore439@gmail.com

Mobile No. 98202 94538/ 98709 81472

28 (b) In case if the Purchaser/s changes his/her/their address specified herein then and in the event, the Purchaser/s shall intimate by Registered AD Letter, the new address or Email address and shall cause the Promoters to rectify their records by recording the new addresses and Email address. In case, if the Purchaser/s fail/s to provide the Promoters his/her/their new address letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.

29. The Purchaser/s and the Promoters shall, immediately after the execution of this Agreement as well as Lease Deed/Deed of Assignment/vesting documents in favour of the Society lodge the same for registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act and the Purchaser/s shall intimate the Promoters of having done so with the date and self certificate which the same has been so lodged for registration of the Agreement. All out of pocket charges and expenses including the Stamp duty and registration charges of and in relation to the Agreement as well as Lease Deed/Deed of Assignment/vesting documents in favour of the Society shall be borne and paid by the Purchaser/s alone and the Promoters will not be liable to do so. office and admit execution thereof.



Meters (Car...
ed on Plot No. 37+38
Meters or thereabouts

40. PLACE OF EXECUTION

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

41. DISPUTE RESOLUTION:

All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Plot)

All that piece and parcel of land bearing Plot No. 37+38, Sector- 13, situated at Nerul, admeasuring 1059.82 Square meters or thereabouts and bounded as follows that is to say:

- On or toward the North by - Plot no. 39 & 40
- On or toward the South by - 12.00 Meters Wide Road
- On or toward the West by - 15.00 Meters Wide Road
- On or toward the East by - Plot no. 36

[Handwritten signatures and stamps on the left margin]

[Handwritten signature]

[Handwritten signature]



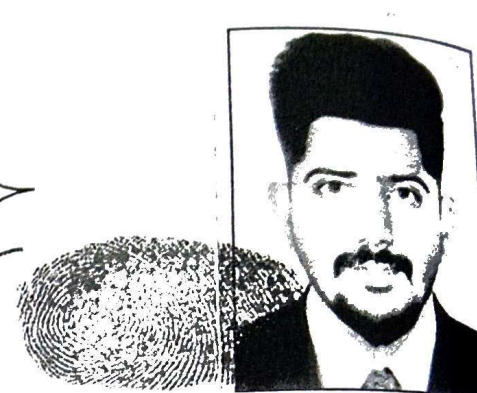
THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Premises)

Flat No. 1201 on the Twelfth Floor, admeasuring 40.506 Square Meters (Carpet Area) in the Building/Project Known as "MATRIX IMPERIAL " constructed on Plot No. 37+38, Sector- 13, in Village/ Site Nerul, admeasuring 1059.82 Square Meters or thereabout and which is more particularly described in the First Schedule hereinabove.

SIGNED, SEALED AND DELIVERED BY
M/S. MATRIX LIFESTYLE
(Pan No. ABTFM0580H)
THROUGH ITS AUTHORISED PARTNER/S
MR. RAHUL GANESH MEHTA
(Pan No. BJMPM0436J)

[Handwritten signature of Mr. Rahul Ganesh Mehta]



IN THE PRESENCE OF

ARYIND KUMAR *[Signature]*
SUMIT VEDPATHAK *[Signature]*

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASER/S"
1) Mrs. UJWALA AKARAM MORE
(Pan No. AFYPJ7293P)
2) Mr. AKARAM ASHOK MORE
(Pan No. AQJPM2693L)

[Handwritten signature of Ujwala Akaram More]



IN THE PRESENCE OF

ARYIND KUMAR *[Signature]*
SUMIT VEDPATHAK *[Signature]*



Annexure "B"



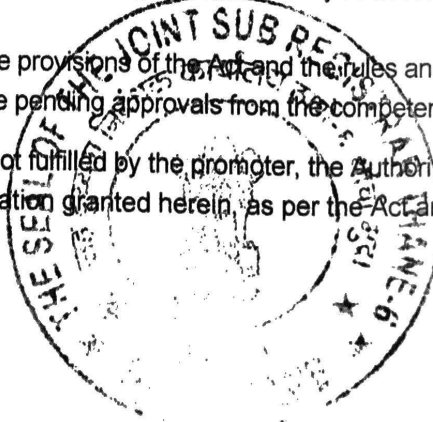
Maharashtra Real Estate Regulatory Authority

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 **P51700054466**
Project: **MATRIX IMPERIAL**, Plot Bearing / CTS / Survey / Final Plot No.: **Final Plot No- 37+38, Sector No- 13, No. 1**
at **Navi Mumbai (M Corp.), Thane, Thane, 400706**;

- Matrix Lifestyle** having its registered office / principal place of business at **Tehsil: Thane, District: Thane - 400706**.
- 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, Code of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **25/01/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein as per the Act and the rules and regulations made there under.



9	2028
22	999

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-01-2024 13:59:55

velopers.in

FSI DETAILS

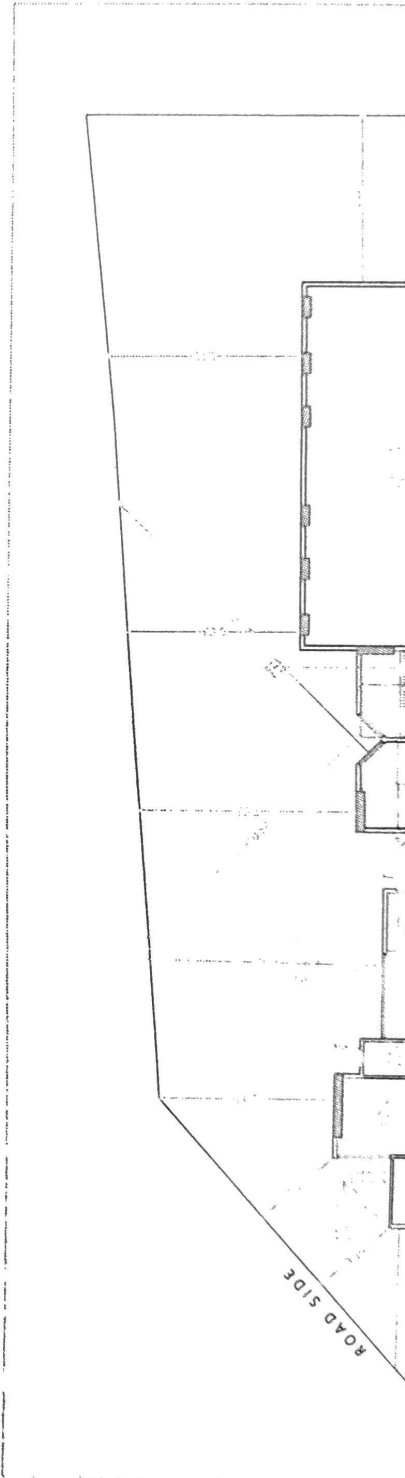
Index	Basic FSI (as per sec 7)	Premium FSI (as per sec 3)	TDR/FSI (as per sec 2)	Incentive FSI for Green Building if Applicable (as per sec 3)	Ancillary Area (8% of (2+3+4+5))	Total	Incentive Housing (20% of Applicable)	Drawing Value
9.1 Permissible Index	1.80	1.40	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.80	1.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area	1696.71	1483.74	0.00	0.00	129.80	519.52	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1696.71	1483.74	0.00	0.00	129.80	5094.67	0.00	5094.67
9.6 Index Consumed	1.80	1.40	0.00	0.00	0.00	3.00	0.00	0.00

FSI Details for Plot No. 10, Sector 10, Gurgaon, Haryana

Index	Basic FSI	Premium FSI	TDR/FSI	Incentive FSI	Total
9.1	1.80	1.40	0.00	0.00	3.00
9.2	0.00	0.00	0.00	0.00	0.00
9.3	1.80	1.40	0.00	0.00	3.00
9.4	1696.71	1483.74	0.00	0.00	519.52
9.5	1696.71	1483.74	0.00	0.00	5094.67
9.6	1.80	1.40	0.00	0.00	3.00

Building Name	Use	Remarks	Area	Value
MATRIX LIFESTYLE	Residential	For every two apartments with each carport area equal to or above 40 sq.ft. but less than 50 sq.ft.	1	2
MATRIX LIFESTYLE	Residential	For every two apartments with each carport area equal to or above 50 sq.ft. but less than 70 sq.ft.	1	2
MATRIX LIFESTYLE	Commercial	For every 100 sq.ft. carport area or fraction thereof	2	8
Total				
Visitors parking(5%)				
Total				

Building Name	Use	Remarks	Area	Value
MATRIX LIFESTYLE	Residential	8TH FLOOR REFUSE AREA ON 8TH FLOOR AND LANDING	0.00	358.73
MATRIX LIFESTYLE	Residential	8TH FLOOR REFUSE AREA ON 8TH FLOOR AND LANDING	0.00	358.73
MATRIX LIFESTYLE	Residential	8TH FLOOR REFUSE AREA ON 8TH FLOOR AND LANDING	0.00	341.21
MATRIX LIFESTYLE	Residential	GROUND	291.59	42.74
MATRIX LIFESTYLE	Residential	8TH FLOOR	0.00	500.24
MATRIX LIFESTYLE	Residential	8TH FLOOR	0.00	341.21
MATRIX LIFESTYLE	Residential	TYPICAL END TO TYPICAL END OF 8TH FLOOR	0.00	3412.00
MATRIX LIFESTYLE	Residential	TOTAL	291.59	5327.06



Signature valid

Digitally signed by SOMNATH SHARMA
 Date: 2018.12.04 19:29:25
 Reason: I am approving this plan
 Designation: Assistant Commissioner
 Location: New Mumbai
 Project Code: MMCC-23-09952
 Application Number: 23/001
 Certificate Number: MMCC/2018/04/0000

Project Details

Proposal code - MMCC-23-09952
 Zone Type - Industrial Zone
 Location - Non-Congested
 Name of service - Revised Building Permission
 Sub service - 1 To R Provision
 Cts No./Survey No. -
 Tahsil - NODIE NERUL
 Mousa - SECTOR 1 SHRIVANI GAOTHAN, 1 GES, 1A, 2, 3, 4, 5, 6 SARSOLE GAOTHAN, 6 GES, 6 DRS, 7, 8, 9A, 9, 10,
 Private Value - 0.00

Table with columns: Area, Value, etc.

45.00	
30.00	
16.57	
91.57	
3.75	
95.32	0.00

Telecom Room

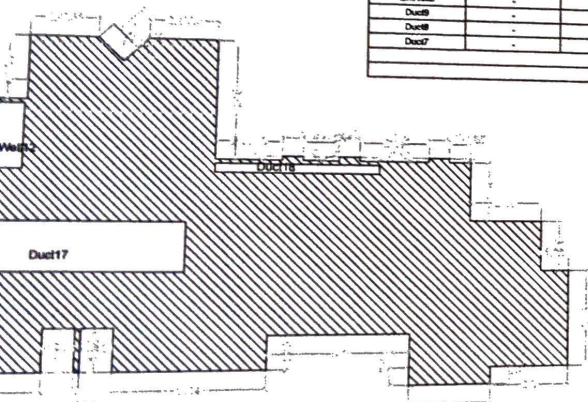
Building	Req. Size	Prop. Size	Status
MATRIX LIFESTYLE	ShallowRoom	0.60X2.60	OK
MATRIX LIFESTYLE	TelecomRoom	3.00X3.40	OK

SCHEDULE OF OPENINGS

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
MATRIX LIFESTYLE	V	0.60	1.20	40

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.38	13.55	341.21
BLOCK AREA TOTAL = 341.21 Sq.M			
LitWe18	-	-	4.58
LitWe19	-	-	4.63
Duct8	-	-	2.00
Duct9	-	-	13.32
Duct7	-	-	1.34
TOTAL Deduction = 25.86 Sq.M			
Net BuiltUp Area = 315.35 Sq.M			



Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.38	13.55	341.21
BLOCK AREA TOTAL = 341.21 Sq.M			
LitWe18	-	-	4.58
LitWe19	-	-	4.63
Duct8	-	-	2.00
Duct9	-	-	13.32
Duct7	-	-	1.34
TOTAL Deduction = 25.86 Sq.M			
Net BuiltUp Area = 315.35 Sq.M			

FIRST MATRIX LIFESTYLE

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.85	6.82	42.74
BLOCK AREA TOTAL = 42.74 Sq.M			
LitWe18	-	-	4.58
LitWe19	-	-	4.63
TOTAL Deduction = 9.21 Sq.M			
Net BuiltUp Area = 33.53 Sq.M			

AREA CALCULATION GROUND MATRIX LIFESTYLE

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.38	12.91	291.59
BLOCK AREA TOTAL = 291.59 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net BuiltUp Area = 291.59 Sq.M			

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.38	13.55	341.21
BLOCK AREA TOTAL = 341.21 Sq.M			
LitWe18	-	-	4.58
LitWe19	-	-	4.63
Duct8	-	-	2.00
Duct9	-	-	13.32
Duct7	-	-	1.34
TOTAL Deduction = 25.86 Sq.M			
Net BuiltUp Area = 315.35 Sq.M			

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.85	6.82	42.74
BLOCK AREA TOTAL = 42.74 Sq.M			
LitWe18	-	-	4.58
LitWe19	-	-	4.63
TOTAL Deduction = 9.21 Sq.M			
Net BuiltUp Area = 33.53 Sq.M			

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.38	12.91	291.59
BLOCK AREA TOTAL = 291.59 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net BuiltUp Area = 291.59 Sq.M			

Block Area Calculation

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.38	13.55	341.21
BLOCK AREA TOTAL = 341.21 Sq.M			
LitWe18	-	-	4.58
LitWe19	-	-	4.63
Duct8	-	-	2.00
Duct9	-	-	13.32
Duct7	-	-	1.34
TOTAL Deduction = 25.86 Sq.M			
Net BuiltUp Area = 315.35 Sq.M			

ANNEXURE "C"

LEGENDA

DECLARATION OF PROBITY

Project Details	
Proposal code -	NAIACC-23-6982
Zone Type -	Industrial Zone
Location -	Non-Congested
Name of service -	Revised Building Permission
Sub service -	1 To R Permission
City No./Survey No. -	---
Tahsil -	NODE NERUL
Mouza	SECTOR 1 SHIRVADE GAOTHAN, 1 GES, 1A, 2, 3, 4, 5 & BARSOLE GAOTHAN, 8 GES
Proposal Value -	0.00

Carpet Area Table

Building Name	Floor Source	Copy of Floor	T-reqd no.	Carpet Area	Employed Bakery Area	Normal Railway Area	Remaining Area	Total Carpet Area
MATRIX LIFESTYLE	GROUND	SHOP NO. 1	1	17.51	0.00	0.00	0.00	17.51
MATRIX LIFESTYLE	GROUND	SHOP NO 2	1	22.03	0.00	0.00	0.00	22.03
MATRIX LIFESTYLE	GROUND	SHOP NO 3	1	22.03	0.00	0.00	0.00	22.03
MATRIX LIFESTYLE	GROUND	SHOP NO 4	1	23.18	0.00	0.00	0.00	23.18
MATRIX LIFESTYLE	GROUND	SHOP NO 5	1	22.38	0.00	0.00	0.00	22.38
MATRIX LIFESTYLE	GROUND	SHOP NO 6	1	16.79	0.00	0.00	0.00	16.79
MATRIX LIFESTYLE	GROUND	SHOP NO 7	1	18.79	0.00	0.00	0.00	18.79
MATRIX LIFESTYLE	GROUND	SHOP NO 8	1	14.87	0.00	0.00	0.00	14.87
MATRIX LIFESTYLE	GROUND	SHOP NO 9	1	14.87	0.00	0.00	0.00	14.87
MATRIX LIFESTYLE	GROUND	SHOP NO 10	1	14.87	0.00	0.00	0.00	14.87
MATRIX LIFESTYLE	GROUND	SHOP NO 11	1	28.87	0.00	0.00	0.00	28.87
MATRIX LIFESTYLE	GROUND	SHOP NO 12	1	32.05	0.00	0.00	0.00	32.05
MATRIX LIFESTYLE	GROUND	SHOP NO 13	1	29.83	0.00	0.00	0.00	29.83
MATRIX LIFESTYLE	FIRST	101	1	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	FIRST	102	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	FIRST	103	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	FIRST	104	1	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	FIRST	105	1	50.82	0.00	0.00	0.00	50.82
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	201;301;401;501;601;701;801;901;1001;1101;1201	11	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	202;302;402;502;602;702;802;902;1002;1102;1202	11	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	203;303;403;503;603;703;803;903;1003;1103;1203	11	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	204;304;404;504;604;704;804;904;1004;1104;1204	11	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	205;305;405;505;605;705;805;905;1005;1105;1205	11	50.82	0.00	0.00	0.00	50.82
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1301;1401	2	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1302;1402	2	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1303;1403	2	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1304;1404	2	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1305;1405	2	48.14	0.00	0.00	0.00	48.14
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1501	1	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1502	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1503	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1504	1	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1606	1	47.20	0.00	0.00	0.00	47.20

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-21-4-3, Khandeshwar Apts., Sector 01, Khar-1, Mumbai
New Panvel (W), Tal Panvel, Dist. Raigad 410205

Email ID: - abhimanyuj71@gmail.com

Contact No. - 9325141111

Date 09/12/2023

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 37+38, collectively admeasuring about 1059.82 Sq. Mts., Sector No. 13, Node Nerul, Navi Mumbai Tal. & Dist. Thane.

TO WHOMSOEVER IT MAY CONCERN

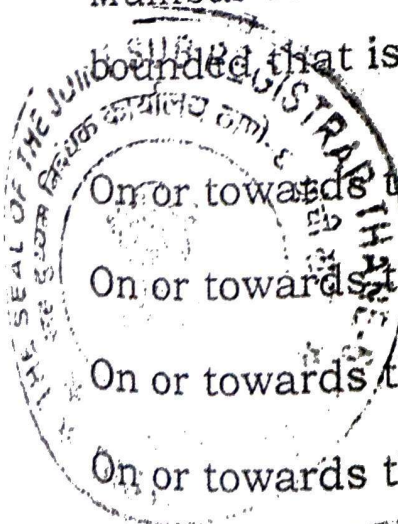
THIS IS TO CERTIFY I have taken a thorough, sincere and an honest search as per the request made by **M/S. MATRIX LIFESTYLE**, a Partnership firm registered under the provisions of the Indian Partnership Act, 1932, consisting of partners **1) MR. RAHUL GANESH MEHTA, 2) MR. RAJENDRAKUMAR MOHANLAL SAMAR**, by making an application to the Sub Registrar Office, Thane-6 by Receipt No. 17170 dated 17/11/2023 for 1 year i.e. 2023 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of land known as Plot No. 37+38, collectively admeasuring about 1059.82 Sq. Mts., Sector No. 13, Node Nerul, Navi Mumbai Tal. & Dist. Thane (hereinafter referred to as "**the said Plot**") and

bounded that is to say:

On or towards the North by : Plot No. 39 & 40
On or towards the South by : 12.00 Mtrs. Wide Road
On or towards the East by : Plot No. 36
On or towards the West by : 15.00 Mtrs. Wide Road.



Handwritten signature



2)

DOCUMENTS:

For the purpose of investigation of title of the said Plot, I have perused the Copies of following documents:

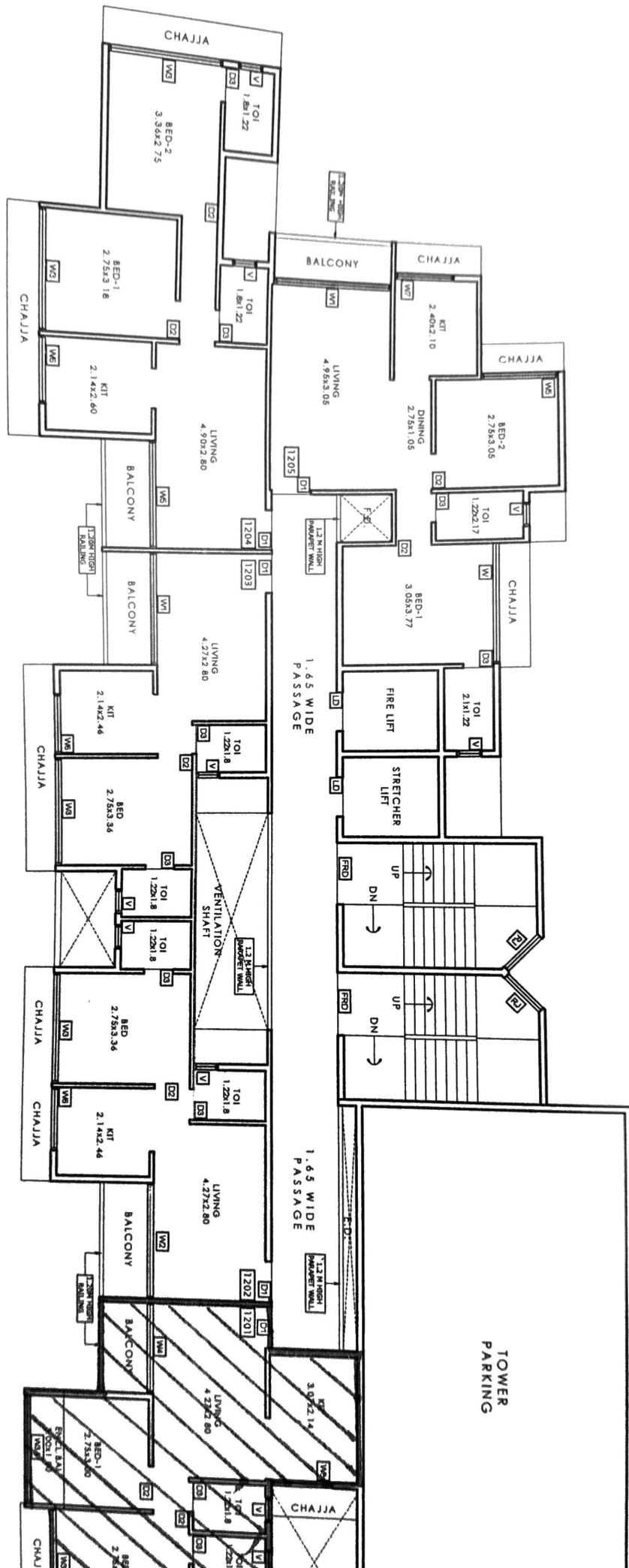
- A. Vide Allotment Letter (Residential + Commercial Plot) bearing Reference no. **23090/1001095/1383** dated **19/07/2022** from Office of Marketing Manager-I, Cidco Ltd. the said Plot No. 37 + 38 admeasuring about 1059.82 Sq. Mtrs., Sector No. 13, Node Neri, Navi Mumbai Tal. & Dist. Thane is allotted to **M/S. MATRIX LIFESTYLE**, (hereinafter referred to as "**the Original Allottee**") vide this Allotment Letter **M/S. MATRIX LIFESTYLE**, become owner of the said Plot under Successful Bidder in Scheme no. **MM-SCH-24-2021-22**.
- B. **AGREEMENT TO LEASE** dated **08th June 2023** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of the ONE PART AND **M/S. MATRIX LIFESTYLE**, through its designated partner **MR. RAJENDRAKUMAR MOHANLAL SAMAR**, (hereinafter referred to as "**The Original Licensee**") as the Licensee of the OTHER PART in respect of the said Plot, and the same was duly stamped & registered before the Registrar of Assurance at Thane-6 vide its Registration Record No. 8689 under Registration Document Serial No. **TNN-6-8250** dated **08/06/2023**.
- C. NAVI MUMBAI MUNICIPAL CORPORATION through ASSISTANT DIRECTOR OF TOWN PLANNING, has sanctioned development Plan and issued a Development Permission Cum **Commencement Certificate** vide its Letter No. **NMMCC/B/2023/APL/00357** dated 10/11/2023.



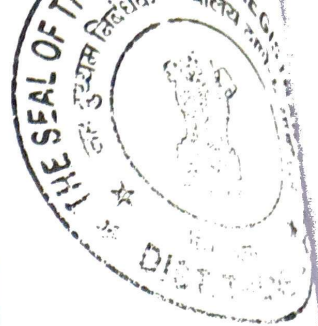
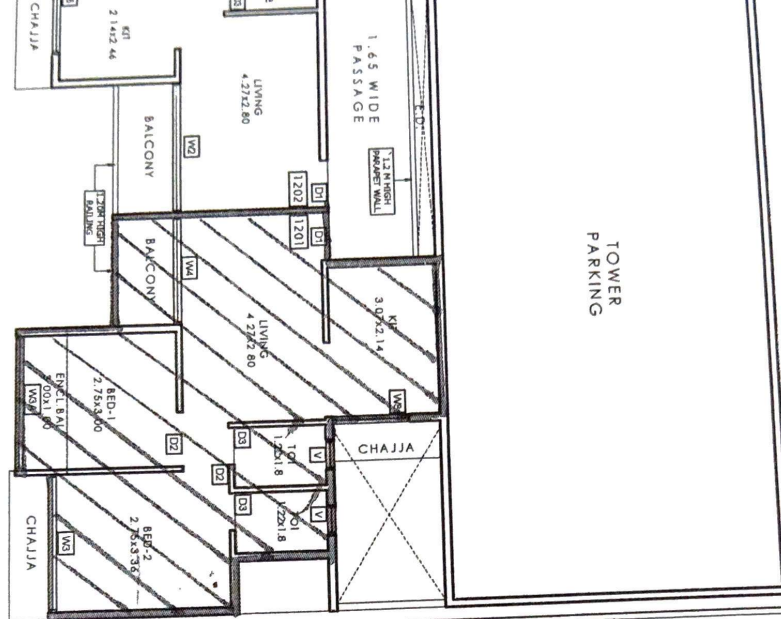
57	20
69	22

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company...



Handwritten signature and date: 12/6/2021



1201
 9/18
 62/770

**PROPOSED COMMERCIAL & RESIDENTIAL BUILDING
 AT PLOT NO.37+38, SECTOR.13,NERUL, NAVI MUMBAI**

DEVELOPERS	FLAT NO.	1201	FLOOR	TWELFTH
	CARPET AREA	40.506 Sq.Mtrs		
	PARKING SIZE:	-	PARKING FLOOR	-
	PARKING NO.	-	VERTICAL CLEARANCE	-

SIGNATURE OF DEVELOPERS

SIGNATURE OF PURCHASER

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Annexure "F"

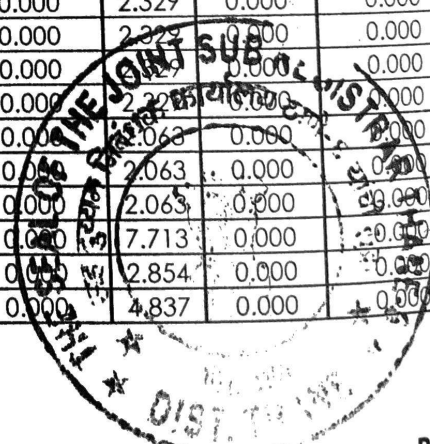
DATE - 06.11.2024

TO WHOMSOEVER IT MAY CONCERN

Name of Owner : M/S.MATRIX LIFESTYLE
 Location Of Plot : Plot No. 37&38, Sector-13, NERUL , Navi Mumbai.
 Area of Plot : 1059.82 Sq.Mt.
 The Area of Each Unit Is as Shown Below:

Ref No -
 Amended Commencement Certificate no. NMMCC/RB/2024/APL/00060
 DATE-04-10-2024

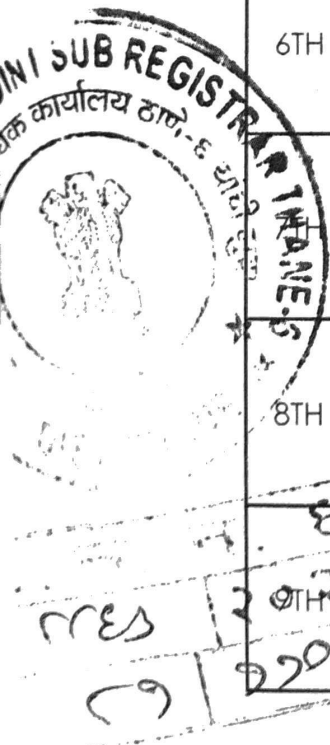
PLOT NO.37+38, SECTOR-13,NERUL, NAVI MUMBAI							
Floor	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)	Enclose Balcony Area	Projected Balcony	Ofla Area	Natural Terrace	Non - Accessible Chajja
GR	1	17.515	0.000	0.000	3.742	0.000	0.000
	2	22.032	0.000	0.000	2.160	0.000	0.000
	3	22.032	0.000	0.000	2.160	0.000	0.000
	4	23.181	0.000	0.000	2.329	0.000	0.000
	5	22.387	0.000	0.000	2.329	0.000	0.000
	6	16.798	0.000	0.000	2.228	0.000	0.000
	7	16.798	0.000	0.000	2.228	0.000	0.000
	8	14.877	0.000	0.000	2.063	0.000	0.000
	9	14.877	0.000	0.000	2.063	0.000	0.000
	10	14.877	0.000	0.000	2.063	0.000	0.000
	11	28.878	0.000	0.000	7.713	0.000	0.000
	12	32.051	0.000	0.000	2.854	0.000	0.000
	13	29.832	0.000	0.000	4.837	0.000	0.000



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PLOT NO.37+38, SECTOR-13, NERUL, NAVI MUMBAI

Floor	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)	Enclose Balcony Area	Projected Balcony	Ofla Area	Natural Terrace	Non - Accessible Chajja
1ST	101	40.506	2.359	0.000	0.000	14.317	1.650
	102	32.595	0.000	0.000	0.000	11.187	2.994
	103	32.595	0.000	0.000	0.000	11.187	2.994
	104	45.960	0.000	0.000	0.000	14.912	1.796
	105	50.826	0.000	0.000	0.000	30.054	0.000
2ND	201	40.506	2.359	2.331	0.000	0.000	2.904
	202	32.595	0.000	2.919	0.000	0.000	2.994
	203	32.595	0.000	2.919	0.000	0.000	2.994
	204	45.960	0.000	2.740	0.000	0.000	5.436
	205	50.826	0.000	2.700	0.000	0.000	4.200
3RD	301	40.506	2.359	2.331	0.000	0.000	2.904
	302	32.595	0.000	2.919	0.000	0.000	2.994
	303	32.595	0.000	2.919	0.000	0.000	2.994
	304	45.960	0.000	2.740	0.000	0.000	5.436
	305	50.826	0.000	2.700	0.000	0.000	4.200
4TH	401	40.506	2.359	2.331	0.000	0.000	2.904
	402	32.595	0.000	2.919	0.000	0.000	2.994
	403	32.595	0.000	2.919	0.000	0.000	2.994
	404	45.960	0.000	2.740	0.000	0.000	5.436
	405	50.826	0.000	2.700	0.000	0.000	4.200
5TH	501	40.506	2.359	2.331	0.000	0.000	2.904
	502	32.595	0.000	2.919	0.000	0.000	2.994
	503	32.595	0.000	2.919	0.000	0.000	2.994
	504	45.960	0.000	2.740	0.000	0.000	5.436
	505	50.826	0.000	2.700	0.000	0.000	4.200
6TH	601	40.506	2.359	2.331	0.000	0.000	2.904
	602	32.595	0.000	2.919	0.000	0.000	2.994
	603	32.595	0.000	2.919	0.000	0.000	2.994
	604	45.960	0.000	2.740	0.000	0.000	5.436
	605	50.826	0.000	2.700	0.000	0.000	4.200
7TH	701	40.506	2.359	2.331	0.000	0.000	2.904
	702	32.595	0.000	2.919	0.000	0.000	2.994
	703	32.595	0.000	2.919	0.000	0.000	2.994
	704	45.960	0.000	2.740	0.000	0.000	5.436
	705	50.826	0.000	2.700	0.000	0.000	4.200
8TH	801	40.506	2.359	2.331	0.000	0.000	2.904
	802	32.595	0.000	2.919	0.000	0.000	2.994
	803	32.595	0.000	2.919	0.000	0.000	2.994
	804	45.960	0.000	2.740	0.000	0.000	5.436
	805	50.826	0.000	2.700	0.000	0.000	4.200
9TH	901	40.506	2.359	2.331	0.000	0.000	2.904
	902	32.595	0.000	2.919	0.000	0.000	2.994
	903	32.595	0.000	2.919	0.000	0.000	2.994
	904	45.960	0.000	2.740	0.000	0.000	5.436
	905	50.826	0.000	2.700	0.000	0.000	4.200



PLOT NO.37+38, SECTOR-13,NERUL, NAVI MUMBAI

DATE-06.11.20

Floor	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)	Enclose Balcony Area	Projected Balcony	Oflla Area	Natural Terrace	Non-Accesible Chajja
10TH	1001	40.506	2.359	2.331	0.000	0.000	2.594
	1002	32.595	0.000	2.919	0.000	0.000	2.994
	1003	32.595	0.000	2.919	0.000	0.000	2.994
	1004	45.960	0.000	2.740	0.000	0.000	5.436
	1005	50.826	0.000	2.700	0.000	0.000	4.200
11TH	1101	40.506	2.359	2.331	0.000	0.000	2.904
	1102	32.595	0.000	2.919	0.000	0.000	2.994
	1103	32.595	0.000	2.919	0.000	0.000	2.994
	1104	45.960	0.000	2.740	0.000	0.000	5.436
	1105	50.826	0.000	2.700	0.000	0.000	4.200
12TH	1201	40.506	2.359	2.331	0.000	0.000	2.904
	1202	32.595	0.000	2.919	0.000	0.000	2.994
	1203	32.595	0.000	2.919	0.000	0.000	2.994
	1204	45.960	0.000	2.740	0.000	0.000	5.436
	1205	50.826	0.000	2.700	0.000	0.000	4.200
13TH	1301	40.506	2.359	2.331	0.000	0.000	2.904
	1302	32.595	0.000	2.919	0.000	0.000	2.994
	1303	32.595	0.000	2.919	0.000	0.000	2.994
	1304	45.960	0.000	2.740	0.000	0.000	5.436
	1305	48.149	2.678	2.700	0.000	0.000	2.400
14TH	1401	40.506	2.359	2.331	0.000	0.000	2.904
	1402	32.595	0.000	2.919	0.000	0.000	2.994
	1403	32.595	0.000	2.919	0.000	0.000	2.994
	1404	45.960	0.000	2.740	0.000	0.000	5.436
	1405	48.149	2.678	2.700	0.000	0.000	2.400
15TH	1501	40.506	2.359	2.331	0.000	0.000	2.904
	1502	32.595	0.000	2.919	0.000	0.000	2.994
	1503	32.595	0.000	2.919	0.000	0.000	2.994
	1504	45.960	0.000	2.740	0.000	0.000	5.436
	1505	47.294	1.912	2.700	0.000	1.140	2.400

Thank You,
Sincerely,