

398/21302

Thursday, October 17, 2024

10:54 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 23300 दिनांक: 17/10/2024

गावाचे नाव: वहाळ
दस्तऐवजाचा अनुक्रमांक: पवल3-21302-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: किरण मिश्रा --

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2600.00

पृष्ठांची संख्या: 130

एकूण: रु. 32600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:13 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4994306.1/-

मोबदला रु.12441000/-

भरलेले मुद्रांक शुल्क : रु. 746460/-

Sub Registrar Panvel 3

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

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024162116551 दिनांक: 17/10/2024
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024164916704 दिनांक: 17/10/2024
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009910898202425E दिनांक: 17/10/2024
बँकेचे नाव व पत्ता:

Kunisho.



7/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 21302/2024

नोदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12441000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4994306.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र.सी-306, तिसरा मजला, सी विंग, डेल्टा विस्तारा , प्लॉट क्र.2, सेक्टर 26ए, पुष्पक नोड, वहाळ, ता.पनवेल, जि.रायगड. क्षेत्र 76.908 चौ.मी. कारपेट + 01 कवर्ड कार पार्किंग स्पेस ((Plot Number : 2 ; SECTOR NUMBER : 26A ;))
(5) क्षेत्रफळ	1) 76.908 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:-मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत बाबुभाई गाजीपरा यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-३०३, डेल्टा टॉवर, प्लॉट क्र.०१, सेक्टर ८, उलवे, ता.पनवेल, जि रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-ADQFS2196C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण मिश्रा - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस क्र.५२, निर्मल विहार कॉलनी, दादी का पाठक, झोतवारा, जयपूर, राजस्थान., ब्लॉक नं: -, रोड नं: -, राजस्थान, जयपूर. पिन कोड:-302012 पॅन नं:-ADXPJ9557F 2): नाव:-संदीप मिश्रा - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस क्र.५२, निर्मल विहार कॉलनी, दादी का पाठक, झोतवारा, जयपूर, राजस्थान., ब्लॉक नं: -, रोड नं: -, राजस्थान, जयपूर. पिन कोड:-302012 पॅन नं:-AHUPM9051G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21302/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	746460
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

02/11
मुद्रांक शुल्क

मूल्यांकन पत्रक (ग्रामीण क्षेत्र बांधीव)

Document ID

2628107878

17 October 2024, 10:22:39 AM

पवल् 3

मूल्यांकनचे वर्ष 2024
 मिल्क राधगड
 ता.ट.का.चे नांव पनवेल
 गावचे नांव वहाळ
 क्षेत्राचे नांव Rural

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर हक्यानुसार मूल्यदर रु.
 खुल्या जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक चौ. मीटर
 4750 56700 - - - -

बांधीव क्षेत्राची माहिती
 मिळकतीचे क्षेत्र - 84.598 चौ. मीटर मिळकतीचा वापर - निवासी सदनिका मिळकतीचा प्रकार - बांधीव
 बांधकामाचे वर्गीकरण - 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे मूल्यदर/बांधकामाचा दर - Rs.4750/-
 उद्भववाहन सुविधा - आहे मजला - 1st To 4th Floor

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 - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((56700-4750) * (100 / 100)) + 4750)
 = Rs.56700/-

मजला निहाय घट/वाढ = 100% of 56700 = Rs.56700/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 56700 * 84.598
 = Rs.4796706.6/-

B) बंदिस्त वाहन तळाचे क्षेत्र 13.94 चौ. मीटर
 बंदिस्त वाहन तळाचे मूल्य = 13.94 * (56700 * 25/100)
 = Rs.197599.5/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेडनार्ईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J
 = 4796706.6 + 0 + 197599.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.4994306/-

= ५ एकोणपत्रास लाख चौ-न्याणव हजार तीन शे सहा/-

प व ल - ३
 29302/2024
 9/1730

CHALLAN
MTR Form Number-6



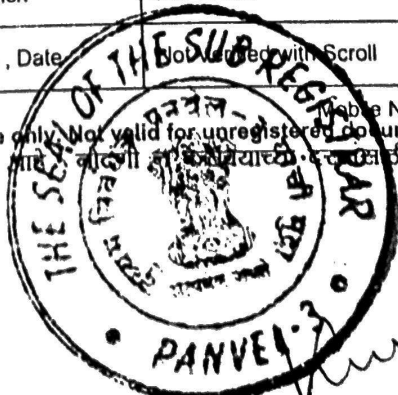
GRN	MH4008910R06202475F	BARCODE	[Barcode]	Date	16/10/2024-19:24:21	Form ID	25.2
Department	Inspector General (M Registration)						
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ADXPJ9557F				
Location	RAIGAD	Full Name	KIRAN MISHRA AND SANDEEP MISHRA				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO C-306 03RD FLOOR C WING DELTA				
		Premises/Building	VISTARA				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	746460.00	PLOT NO 2 SECTOR NO 26A NODE PUSHPAK (VAHAL)			
0030063301 Registration Fee	30000.00	TAL PANVEL DIST RAIGAD			
		4 1 0 2 0 6			
		Remarks (If Any)			
		PAN2=ADQFS2196C~SecondPartyName=SHREENATHJI			
		ENTERPRISES-CA=12441000			
Total	7,76,460.00	Amount In Words	Seven Lakh Seventy Six Thousand Four Hundred Sixty Rupees Only		

प व ल - ३
 29/10/2024 19:24:21
 FOR USE IN RECEIVING BANK

Payment Details	IDBI BANK	Bank CIN	Ref. No.	69103332024101621122	2894457994
Cheque-DD Details		Bank Date	RBI Date	16/10/2024-19:24:49	Not Verified with RBI
Cheque/DD No.		Bank-Branch	IDBI BANK		
Name of Bank		Scroll No. , Date	Not Verified with Scroll		
Name of Branch					

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी झालेल्याच्या दस्तावाठी सदर चलन लागू नाही.



Mishra

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Navi Mumbai on this 17th day of Oct 2024.

BETWEEN

M/S. SHREENATHJI ENTERPRISES, a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 having place of business at 1302, V Times Square, Plot No. 03, Sector 15, CBD Belapur, Navi - Mumbai, Thane - 400615 [PAN: ADQFS2196C], hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor) of the **ONE** PART;

AND

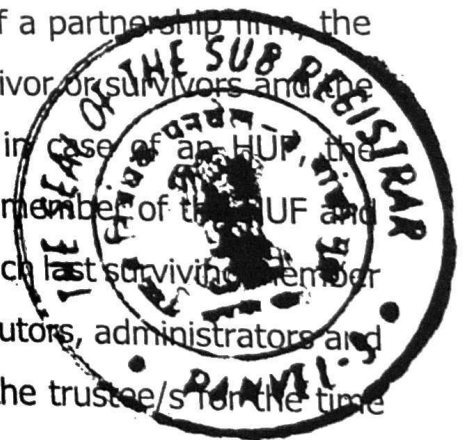
MRS. KIRAN MISHRA adult aged 45 years
(PAN NO. ADXPJ9557F), (AADHAAR NO. 2141 3675 3117) &

MR. SANDEEP MISHRA adult aged 48 years Indian Inhabitant,
(PAN NO. AHUPM9051G), (AADHAAR NO. 2345 3128 9915)

having their address at HOUSE NO-52, NIRMAL VIHAR COLONY, DADI KA PATHAK, JHOTWARA, JAIPUR, RAJASTHAN-302012. hereinafter referred to as

"**the Allottee**" (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 or survivors and the heirs, executors and administrators of the last survivor and in case of an 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 co-parcenership 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 survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER** PART:

Reference to the singular includes a reference to the plural and vice versa and reference to any gender includes a reference to all other genders.

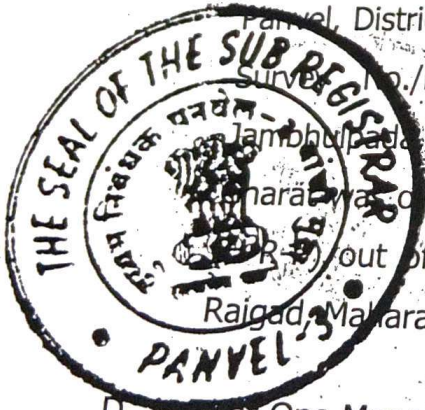
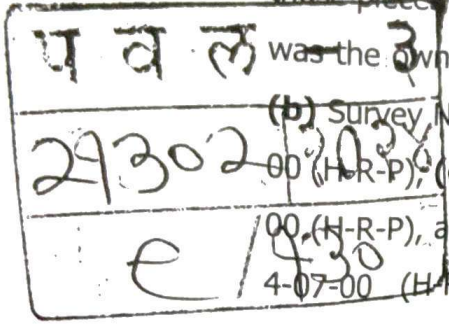


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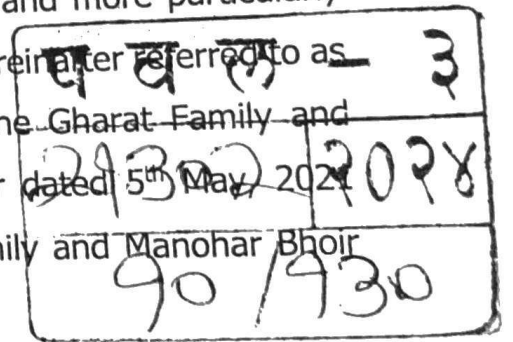
WHEREAS:

- A. The City & Industrial Development Corporation of Maharashtra Limited (CIDCO) is the New Town Development Authority for the area designated as the site for new towns of Navi Mumbai, as declared by the Government of Maharashtra (the "State Government") in exercise of its powers under section (1) and (3-A) of section 113 of the Maharashtra Regional Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (the "MRTP Act, 1966").
- B. The State Government, as per section 113(A) of MRTP Act, 1966 acquired land described therein and vested such lands in CIDCO for development and disposal.
- C. That (1) Mahendra Tukaram Gharat (2) Shubhangi Mahendra Gharat (3) Kunal Mahendra Gharat and (4) Gulab Tukaram Gharat ("**Gharat Family**") in their respective individual capacity severally were owned, seized and possessed of all those pieces and parcels of agricultural land viz. **(1)** Shubhangi Mahendra Gharat was the owner of **(a)** Survey No./Hissa No. 33/4 admeasuring 0-20-00 (H-R-P), **(b)** Survey No./Hissa No. 32/12(part) admeasuring 0-24-00 (H-R-P) out of 0-92-00 (H-R-P), **(c)** Survey No. 8/2B (part) admeasuring 0-20-00 (H-R-P) out of 0-90-00 (H-R-P), and **(d)** Survey No. 8/3B (part) admeasuring 0-40-00 (H-R-P) out of 4-07-00 (H-R-P) of Village Jambhulpada, Taluka Uran, District Raigad, Maharashtra; **(2)** Mahendra Tukaram Gharat was the owner of **(a)** Survey No./Hissa No. 29/3 (part) admeasuring 0-25-20 (H-R-P) out of 0-75-60 (H-R-P) of Village Jambhulpada, Taluka Uran, District Raigad, Maharashtra and **(b)** Survey No./Hissa No. 41/1 admeasuring 1-40-00 (H-R-P) of Village Kundevahal, Taluka Panvel, District Raigad, Maharashtra; **(3)** Kunal Mahendra Gharat was owner of Survey No./Hissa No. 31/17 admeasuring 0-16-00 (H-R-P) of Village Jambhulpada, Taluka Uran, District Raigad, Maharashtra; and **(4)** Gulab Tukaram Gharat was owner of Survey No. / Hissa No. 31/14 (part) admeasuring 0-20-00 out of 0-39-30 (H-R-P) of Village Jambhulpada, Taluka Uran, District Raigad, Maharashtra (hereinafter collectively referred to as the "**Gharat Lands**").
- D. That One Manohar Bhoir was owned, seized and possessed of all that piece and portion of agricultural land bearing Survey No. 31, Hissa No. 5 admeasuring 01H-04R-00P out of 03H-04R-00P situate at Village Jambhulpada, Taluka Uran, District Raigad, Maharashtra (hereinafter referred to as the "**Bhoir Land**"). ("**Gharat Lands**" and "**Bhoir Land**" wherever the context so require be hereinafter collectively referred as the "**said Lands**")
- E. The said Lands fall under the Logistic Hub project of the City Industrial and Development Corporation Ltd. ("**the CIDCO**") and purposes allied thereto. As per the Government Resolution of Urban Development Department bearing No.CID-

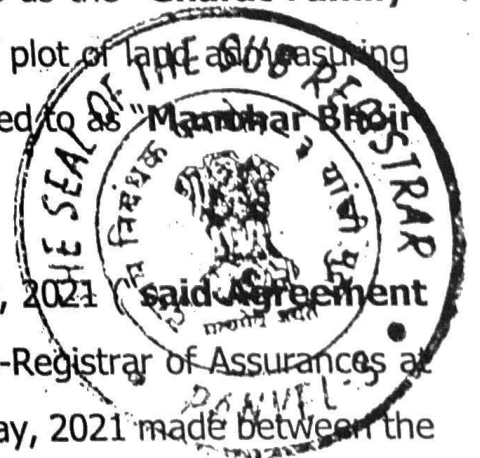


1812/CR-274/UD-10 dated 1st March 2014 and CID/3317/1295/C.R.184/ UD-10 dated 28th February, 2018, CIDCO is obligated to allot a developed plot to the land owner concerned if he has opted for the compensation in the form of developed plot in lieu of monetary compensation for the acquisition of concerned owners' lands. Accordingly, the Gharat Family together with Manohar Bhoir made an application for acquisition of their said Lands and accordingly consent award was made jointly in favour of the Gharat Family and Manohar Bhoir and subsequent to that in lieu of acquisition of the said Lands, Gharat Family and Manohar Bhoir jointly became entitled to the developed plot admeasuring 6,450 square meters or thereabouts as compensation under 22.5% scheme, out of which the Gharat Family was jointly entitled to a portion of plot of land admeasuring 4,810 square meters and Manohar Bhoir was entitled to the balance portion of plot of land admeasuring 1,640 square meters.

- F. Gharat Family and Manohar Bhoir had jointly applied to the CIDCO for allotment of single larger plot and accordingly vide lottery draw dated 21st July, 2020 a single larger developed plot of land bearing Plot No. 2, admeasuring 6,450 square meters or thereabouts, at Sector 26A, Pushpak Node, Taluka Panvel, District Raigad as compensation under 22.5% scheme of CIDCO and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as **"the said Plot"**) has been identified for allotment to the Gharat Family and Manohar Bhoir jointly. Accordingly, vide Allotment Letter dated 5th May, 2021 CIDCO allotted the said Plot in favour of the Gharat Family and Manohar Bhoir jointly.



- G. The Gharat Family was entitled to a portion of plot of land admeasuring 4810 square meters of the said Plot (hereinafter referred to as the **"Gharat Family Plot"**) and Manohar Bhoir was entitled to a portion of plot of land admeasuring 1640 square meters of the said Plot (hereinafter referred to as **"Manohar Bhoir Plot"**).



- H. By and under an Agreement to Lease dated 12th May, 2021 (**"said Agreement to Lease"**) duly registered with the office of the Sub-Registrar of Assurances at Panvel under Serial No.PVL-4/5505 of 2021 on 17th May, 2021 made between the CIDCO (therein referred to as the Corporation or Licensor of the One Part) and the Gharat Family and Manohar Bhoir, therein referred to as the Licensees of the Other Part, the CIDCO agreed to grant a lease of the said Plot to and in favour of the Licensees therein for a period of 60 years and for the yearly reserved rent and

and conditions therein contained.

defined and referred to herein shall mean and include the larger amalgamated plot and larger project land upon amalgamation and all references to the said Plot and the said Project Land herein shall mean and include the larger amalgamated plot and larger project land.

(xi) These terms and conditions set out in this clause are germane to this transaction and allotment of unit as envisaged herein and Allottee undertakes to be bound by and abide with the same.

R. At present in accordance with the present sanctioned plans i.e. before amalgamation of the said Plot and the said New Adjoining Plot, the Promoter proposes to construct one (1) residential cum commercial building comprising 3 (Three) wings i.e. Wing "A", Wing "B" and Wing "C" consisting of Two Basement One Ground floor + 13 upper floors on the said Plot. The CIDCO initially approved the plans and granted Commencement Certificate dated 30th September, 2022 bearing Ref. No. CIDCO/BP-18064/TPO (NM & K)/2022/9928 for construction of One Basement + One Ground floor + 6 upper floors on the terms and conditions stated therein. Copy of Commencement Certificate dated 30.09.2022 is annexed and marked as **ANNEXURE "A-1"** hereto.

घ व ल ३
2930 2/2028
74 930

S. The Promoter has obtained further Amended Commencement Certificate dated 30th May, 2024 bearing Ref. No. CIDCO/BP-18064/TPO (NM & K)/2022/12441 for construction of 2 Basement floor + One Ground floor + 13 upper floors on the terms and conditions stated therein. Copy of Amended Commencement Certificate dated 30.05.2024 is annexed and marked as **ANNEXURE "A-2"** hereto.



The development and construction of one (1) new residential cum commercial building comprising 3 (Three) wings i.e. Wing "A", Wing "B" and Wing "C" consisting of Two Basement + One Ground floor + 13 upper floors to be known as **"DELTA VISTARA"** and to be developed on the said Plot more particularly described in the **FIRST SCHEDULE** hereunder written (**"the Project Land"**) is proposed as a "Real Estate Project" and has been registered as a 'real estate project' (**"the Project"**) with the Real Estate Regulatory Authority (**"Authority"**), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 (**"RERA"**) 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

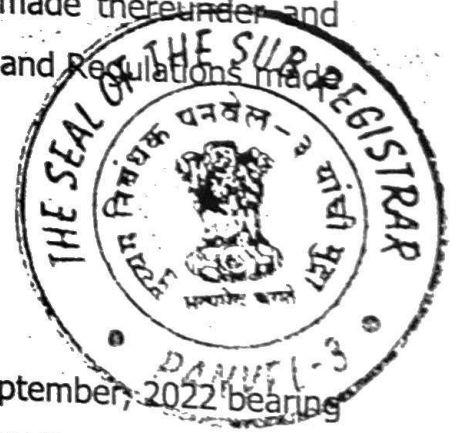
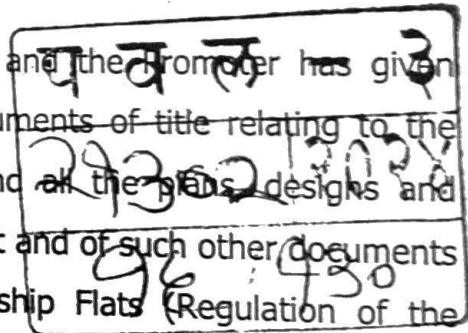
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Disclosures on Website) Rules, 2017 ("**RERA Rules**"). Copy of certificate of registration of the Project bearing No. **P52000053608** is marked and annexed as **ANNEXURE "B"** hereto.

- U. In these circumstances, the Promoter is authorized and entitled to develop the Real Estate Project comprising of One residential cum commercial building comprising 3 (Three) wings i.e. Wing "A", Wing "B" and Wing "C" consisting of Two Basement + One Ground Floor + 13 upper floors and to sell the units/flats in the Project to be constructed on the Project Land from time to time.
- V. The Allottee is desirous of purchasing a flat bearing No. **C-306** on the **03rd** floor of **WING C** of the Project (hereinafter referred to as the "**said Flat**").
- W. The Promoter has engaged the services of Architects "**DIMENSIONS ARCHITECTS PVT. LTD.**" (hereinafter referred to as the "**Architects**") and has appointed **JW CONSULTANTS LLP.** as Structural Engineers for the preparation of the structural design and drawings of the Project ("**Structural Engineers**"). Further the Promoter has a right to appoint another professional in place of them. The Promoter will continue to take the professional supervision of the architect and the structural engineers till the completion of the Project and the Allottee accepts the professional supervision of the architect, structural engineer and the turn key contractor till completion of the Project.
- X. The Allottee has demanded from the Promoter and the Promoter has given inspection to the Allottee of all the original documents of title relating to the Project to be construed on the Project Land and all the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "**the MOFA**") and the rules made thereunder and under the Real Estate Regulation Act, 2016 and the Rules and Regulations made thereunder, including *inter-alia* the following:
- (i) title documents;
 - (ii) sanctioned plans;
 - (iii) Copy of Commencement Certificate dated 30th September, 2022 bearing Ref. No. CIDCO/BP-18064/TPO (NM & K)/2022/9928 marked and annexed as **ANNEXURE "A-1"** hereto.
 - (iv) Copy of Commencement Certificate dated 30th May, 2024 bearing Ref. No. CIDCO/BP-18064/TPO (NM & K)/2022/12441 marked and annexed as **ANNEXURE "A-2"** hereto.



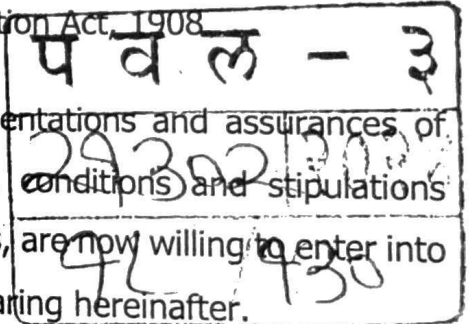
scheme/project including the rights and entitlements available to and reserved by the Promoter contained in these presents.

DD. The Allottee being fully satisfied in respect of the title of Promoter to construct the Project on the Project Land, has approached the Promoter for purchase of flat bearing No. **C-306** having RERA carpet area admeasuring **76.908** square meters on the **03rd** floor of **WING C** of the Project known as "**DELTA VISTARA**" and more particularly described in the **SECOND SCHEDULE** hereunder written and marked in black hatched lines on the floor plan marked and annexed as **ANNEXURE "C"** hereto (hereinafter referred to as the "**said Flat**") being constructed on the Project Land, on the terms and conditions as set out in this Agreement.

"RERA Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment."

EE. Under Section 13 of the RERA, the Promoter is required to execute a written Agreement for Sale of the Flat with the Allottee, being in fact these presents and also to register this Agreement under the Registration Act, 1908.

FF. 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.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Recitals, Annexures and Schedule in and to this Agreement form an integral part of the operative part of this Agreement as if the same are set out herein verbatim and in the interpretation of this Agreement and in all matters relating to the development of the Project and the Project Land, this Agreement shall be read and construed in its entirety.
2. The Promoter is well and sufficiently entitled to develop the Project Land and accordingly at present constructing One residential cum commercial building comprising 3 (Three) wings i.e. Wing "A", Wing "B" and Wing "C" to be known as "**DELTA VISTARA**" comprising of Two Basement + One Ground floor + 13 upper floors in accordance with the approvals and sanctions granted by the CIDCO/competent authorities (hereinafter referred to as "**the Project**") on the



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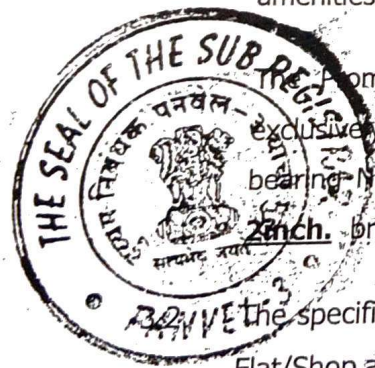
Project Land by utilizing the entire FSI including premium FSI and other benefits by whatever name called available in respect of the Project Land in accordance with the plans, designs and specifications approved by the CIDCO and other local authorities from time to time and which have been seen and approved by the Allottee with only such variations and modifications as the Promoter may consider necessary, without materially/adversely affecting the said Flat/Shop and/or if required by any Government Authorities, or due to change in law, or any change as contemplated by any disclosures already made to the Allottee. The Promoter shall make such minor additions and alterations as may be required by the Allottee.

3. SALE OF FLAT:

3.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell unto the Allottee, Flat bearing No. **C-306** having RERA carpet area admeasuring **76.908** square meters on the **03rd** floor of **WING C** (hereinafter referred to as "the Flat") of the Project known as "DELTA

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29302	being constructed on the Project Land and more particularly described in the SECOND SCHEDULE hereunder written, for the consideration and on the terms and conditions herein contained with right to use 01 covered car parking space in the basement/stilt of the Project. The nature, extent, description and specification of the common/limited common areas and facilities are more particularly described in the THIRD SCHEDULE hereunder written. The total lumpsum Consideration as mentioned in this Agreement is inclusive of the proportionate price of the common areas, amenities and facilities appurtenant to the said Flat.
7E/430	

being constructed on the Project Land and more particularly described in the **SECOND SCHEDULE** hereunder written, for the consideration and on the terms and conditions herein contained with right to use **01** covered car parking space in the basement/stilt of the Project. The nature, extent, description and specification of the common/limited common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written. The total lumpsum Consideration as mentioned in this Agreement is inclusive of the proportionate price of the common areas, amenities and facilities appurtenant to the said Flat.



Promoter hereby agrees to allot and the Allottee hereby agrees to exclusively **01** covered car parking space at **02nd Basement** level parking bearing No. **94** admeasuring **134.55** Sq.ft. having **16ft 5inch.** length, **8ft 2inch.** breadth, **9ft 4inch.** vertical clearance.

The specifications to be provided by the Promoter in the building and the said Flat/Shop are specified in **FOURTH SCHEDULE** hereunder written. The Allottee is satisfied about the specifications agreed to be provided by the Promoter and hereby undertake that the Allottee shall not raise any objection in respect thereof hereafter. The Promoter shall endeavor to provide the amenities and facilities of the same specifications as herein stated. However, in the event amenities of the said specifications are not available in the market wherefrom other materials are procured, the Promoter shall provide amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near

[Signature]
SHREE NATHJI ENTERPRISES

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Use the provisions in the Fourth Schedule. The Promoter
warrant to guarantee the use, performance or otherwise of these amenities.

4.3 The Allottee hereby agrees and confirms that the open parking spaces in
respect of the Project will be handed over by the Promoter directly to the
Common Organization to be formed by the flat purchasers of the Project and
the Common Organization will allot the parking spaces to the respective
allottees as per the terms of its bye laws. It is clarified that till the handover of
the open parking spaces in respect of the Project by the Promoter to the
Common Organization, the Allottee and the other flat purchasers in the Project
shall as per their mutual decision, be entitled to park his vehicle at any place
 earmarked for parking of vehicles as per the sanctioned parking plans, without
the Promoter being answerable, responsible and/or liable for the same.

4. CONSIDERATION:

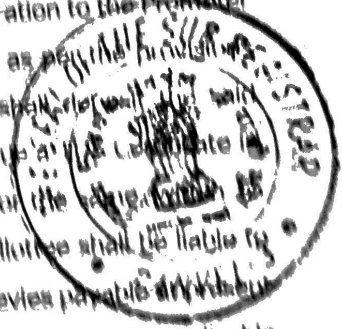
4.1 The Allottee hereby agrees to pay to the Promoter the total lumpsum
consideration of **RS. 1,24,41,000/- (RUPEES ONE CRORE TWENTY
FOUR LAKHS FORTY ONE THOUSAND ONLY)** ("the Sale
Consideration") in the manner set out in the Payment Plan described in **FIFTH
SCHEDULE** hereunder written.

The Allottee shall pay the amounts set out in the Payment Plan described in **FIFTH
SCHEDULE** hereunder written on the due dates without fail and without
any delay or default, **as the time in respect of the said payments is the
essence of the contract.**

The Allottee shall pay each installment of the Sale Consideration to the Promoter
after deducting there from applicable TDS (if applicable) as per the provisions
of Sections 194-1A of the Income Tax Act, 1961 and shall issue a certificate
amount to the credit of Central Government and shall issue a certificate
favour of the Promoter in the prescribed Form No. 16B for the said amount
(fifteen) working days from the payment thereof. The Allottee shall be liable to
pay proportionate GST/TDS or any other taxes, cesses, levies payable at present
or in future including interest/penalties with each installment at the applicable
rates.

4.2 The Sale Consideration excludes taxes (consisting of tax paid or payable by way
of Good and Service Tax and all levies, duties and cesses and/or any other
indirect taxes which may be levied, in connection with the construction of and

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Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said Flat/Shop then in such a case the Allottee shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoter will issue the NOC for mortgage of the said Flat/Shop to the Allottee. Further, when such financial institution/ bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or installment/s in the name of the Promoter only i.e. in favour of "SHREENATHJI ENTERPRISES - DELTA VISTARA" and in the event such financial institution/ bank, etc. issues Cheque/Pay Order /Demand Draft of Loan amount or installment/s in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk and the Promoter shall not be liable for any cost and consequences arising therefrom and in such event the Allottee shall not be absolved of payment of Sale Consideration and consequences for non-payment/default in payment shall be followed.

4.6 The Allottee authorizes the Promoter to adjust / appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the Promoter may, in its sole discretion, deem fit and the Allottee undertakes not to object / demand / direct the Promoter to adjust his payments in any manner.

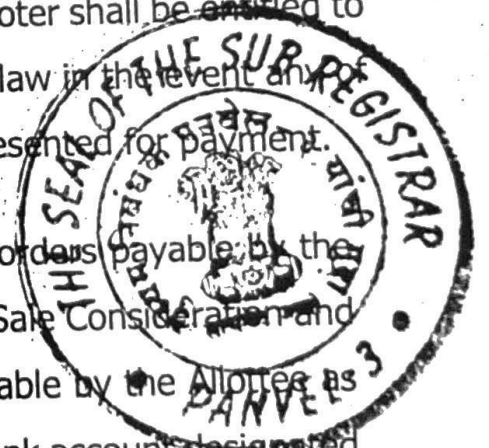
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5. **PAYMENT TERMS:**

5.1 (a) The Allottee agrees to pay on or before the due date all the amounts due to the Promoter by cheques/demand drafts /pay orders towards payment of the installments of the Sale Consideration under this Agreement as mentioned hereinabove and all other amounts payable under this Agreement to the Promoter. The Promoter shall be entitled to exercise all rights and remedies available to it in law in the event any of the said cheques etc. being dishonored when presented for payment.

(b) Further, all the cheques / demand drafts / pay orders payable by the Allottee under this Agreement pertaining to the Sale Consideration and all other sums, taxes, costs and charges as payable by the Allottee as detailed in this Agreement shall be paid in the bank account designated

by the Promoter being **ACCOUNT NAME: SHREENATHJI ENTERPRISES DELTA VISTARA MAS COLL ESCROW A/C, ACCOUNT NO. 57500001537510, BANK NAME: HDFC BANK LTD, BRANCH NAME: SECTOR NO. 15.CBD BELAPUR.NAV**



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(f) The provisions of this clause Agreement and shall run with the Project Land.

- 17.3 It is further agreed between the Promoter and the Allottee that at the time of execution of the vesting document in favour of the Common Organization that may be formed as aforesaid, the Allottee shall reimburse to the Promoter all the deposits including refundable deposits paid by the Promoter but not covered by Clauses herein.
- 17.4 Until such time as the execution of the vesting document is executed in favour of the Common Organization, the Promoter shall be entitled at its discretion, to control the management of the Project and to realize the outgoings and maintenance charges.

18. OTHER TERMS:

18.1 The Allottee shall use the said Flat/Shop or permit the same to be used only for the purpose for which the same has been allotted.

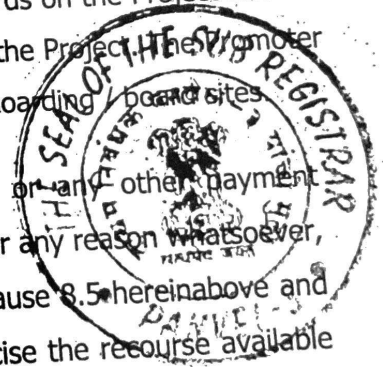
18.2 The Promoter shall utilize the amounts paid by the Allottees to the Promoter for meeting all legal costs, charges and expenses including professional costs of the advocates of the Promoter in connection with formation of the Common Organization, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Indenture of conveyance.

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18.3 The Project shall always be known as "**DELTA VISTARA**" and the name will not be changed at any time without prior written consent of the Promoter.

18.5 The Promoter shall be entitled to put hoardings / boards of its brand name in the form of neon signs, MS letters, vinyl and sun boards on the Project and on the façade, terrace, compound wall or other parts of the Project. The Promoter shall also be entitled to place, select and decide the hoarding / board sites.

18.6 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee is/are not honoured for any reason whatsoever, then the same shall be treated as default under Clause 8.5 hereinabove and the Promoter may at its option be entitled to exercise the recourse available hereunder. Further, the Promoter may, at its sole discretion, without prejudice to its other rights, charge a payment dishonour charge of Rs. 5,000/- (Rupees Five Thousand only) plus applicable taxes thereon for dishonour of a particular



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19. MISCELLANEOUS:

19.1 All letters, notices, circulars, receipts issued by the Promoter as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Allottee and shall discharge the Promoter completely and effectually of its obligations, if sent to the Allottee under Certificate of Posting or registered Post Acknowledgement Due or via email at the following address (or at any other address as may have been subsequently notified by the Allottee as and by way of change of address) :

NAME: MRS. KIRAN MISHRA &
MR. SANDEEP MISHRA

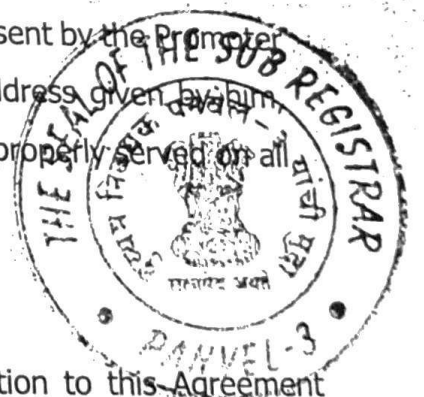
ADDRESS: HOUSE NO-52, NIRMAL VIHAR COLONY, DADI KA
PATHAK, JHOTWARA, JAIPUR, RAJASTHAN-302012.

19.2 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

19.3 The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Navi Mumbai, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution thereof, 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 Navi Mumbai.

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19.4 In case there is Joint Allottee, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him which shall for all intents and purposes be considered as properly served on all the Allottees.



20. DISPUTE RESOLUTION:

20.1 Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.



Kiransha

Mavi

Koushik

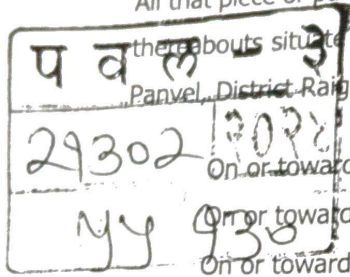
21.1 This Agreement and the rights, entitlements and obligations arising out of this Agreement shall be construed and interpreted in accordance with the laws of India as applicable in Maharashtra, and the laws of law in Navi Mumbai shall have exclusive jurisdiction with respect to matters pertaining to this Agreement.

22. STAMP DUTY AND REGISTRATION:

22.1 The Stamp Duty and Registration charges payable on this Agreement shall be borne and paid by the Allottee alone.

**THE FIRST SCHEDULE ABOVE REFERRED TO:
(the said Plot/Project Land)**

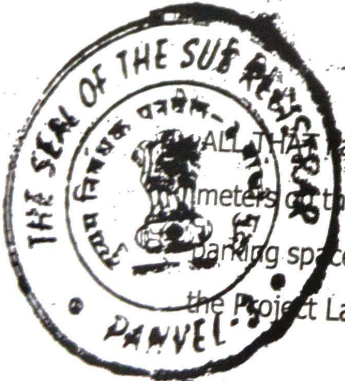
All that piece or parcel of land known as Plot No. 2 admeasuring 6450 square meters situated at, lying and being at Sector 26A at Node Pushpak (Vahali), Tal. Panvel, District Raigad, Maharashtra State and bounded as follows:



On or towards the North : By Plot No.1;
On or towards the South : By 20 Mtr. wide Road;
On or towards the East : By 11 Mtr. wide Road; and
On or towards the West : By Plot No.3.

The said Plot / Project Land shall mean and include the larger Plot / larger Project Land after amalgamation of the said Plot and the said New Adjoining Plot.

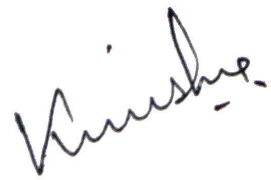
**THE SECOND SCHEDULE ABOVE REFERRED TO:
(the said Flat)**



ALL THAT flat bearing No. **C-306** having RERA carpet area admeasuring **76.908** square meters on the **03rd** floor of **WING C** along with right to exclusive use of **01** covered car parking space in stilt of the Project known as "**DELTA VISTARA**" being constructed on the Project Land more particularly described in the First Schedule hereinabove written.

Exclusive Car parking space at **02nd Basement** parking bearing No. **94** admeasuring **134.55** sq.ft. having **16ft 5inch.** length X **8ft 2inch.** breadth X **9ft 4inch.** vertical clearance.







THE THIRD SCHEDULE ABOVE REFERRED TO:
(Nature, extent and description of common areas and facilities in the Project)

- i. Society Office;
- ii. Lifts;
- iii. Kids Play Area.
- iv. Adequate Parking Space
- v. Swimming Pool
- vi. Gymnasium and clubhouse

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Specifications of the Flat)

➤ THE SPECIFICATION

KITCHEN

- Granite Kitchen Platform with service Platform
- Branded Stainless Steel Sink
- Glazed wall tiles up to beam level

FLOORING

- Vitrified flooring in all rooms
- Anti Skid tiles in all terrace flooring

TOILETS

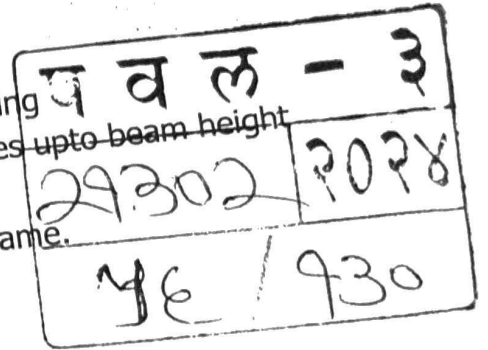
- Designer bathroom with branded sanitary ware
- Concealed plumbing with premium quality CP fitting upto beam height
- Spartex / glazed tiles in flooring & glazed wall tiles upto beam height
- Decorative bathroom doors
- Louverd Glass Window in anodized Aluminum frame.

WALLS & PAINT

- Internal walls with Putty finish
- Quality paints of premium on interior walls
- External walls painted with good quality acrylic paints.

ELECTRIFICATION

- Concealed copper wiring with adequate points
- Concealed copper wiring with modular switches
- 1Phase for 2BHK Flats & 3 Phase for 3BHK and shops electricity connection to every flat with circuit breaker ELCB



Minister

Minister

ANNEXURE -A1

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/9928

Date : 30/9/2022

To,
MS S M Gharat others 3 M/s Shreenathji
Enterprises...**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/97**Sub : Payment of **New** development charges for **Mixed** Building on Plot No. 2, Sector 26A at
Pushpak , Navi Mumbai.Ref :
Your Proposal No. .CIDCO/BP-18064/TPO(NM & K)/2022 dated 03 March, 2022**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : MS S M Gharat others 3 M/s Shreenathji Enterprises thro its Part Mr N B Gajipara and others 3 , M/s Balaji Corporation thro its Part Mr B V Patel 04
- 2) Location : Plot No. 2, Sector 26A at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 6449.93
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 17500

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Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	12744.3 *5	BuiltUP area *5	63721
Total Assessed Charges				63721

7) Date of Assessment : 27 September, 2022

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/0432	02/23/2022	63721	CIDCO/BP/2022/0432	24/2/2022	Net Banking
2	CIDCO/BP/2022/2252	09/27/2022 10:19:07 AM	6523665	CIDCO/BP/2022/2252	27/9/2022	Net Banking

Unique Code No. **2022 04 021 02 3425 02** is for this **New** Development Permission for **Mixed** Building on Plot No. 2, Sector **26A** at **Pushpak** , Navi Mumbai.

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/9928

Date : 30/9/2022

To,
MS S M Gharat others 3 M/s Shreenathji
Enterprises...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9928

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	4	2	5	0
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Mixed Building on Plot No. 2, Sector 26A at Pushpak, Navi Mumbai.

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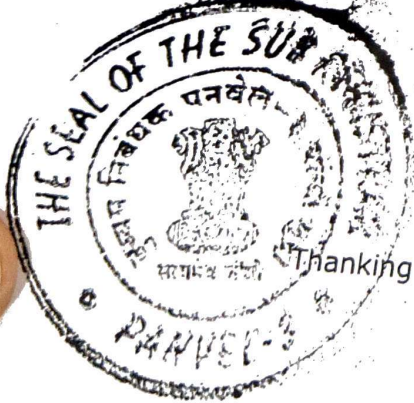
Ref : 1) Your Proposal No. CIDCO/BP-18064/TPO(NM & K)/2022 dated 03 March, 2022

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

- Name of Assessee : MS S M Gharat others 3 M/s Shreenathji Enterprises thro its Part Mr. Gajipara and others 3, M/s Balaji Corporation thro its Part Mr B V Patil
- 2) Location : Plot No. 2, Sector 26A at Pushpak, Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 6449.93
- 5) Permissible FSI : 2
- 6) GROSS BUA FOR ASSESSEMENT : 18695.39 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 4976713

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102342502	27/9/2022	4976713	20220402102342502	27/9/2022	Net Banking



Thanking You

Yours faithfully,

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <brchaudhari@gmail.com>

Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Associate Planner
Organization : CIDCO LTD

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/9928

Date : 30/9/2022



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

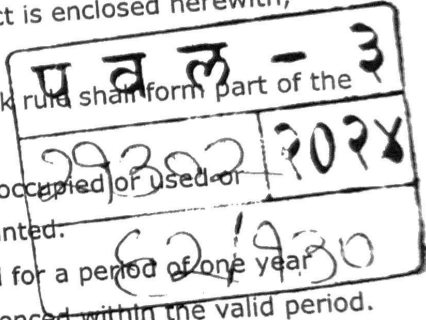
Sub : Development Permission for **Mixed** Building on Plot No. 2, Sector **26A** at **Pushpak**, Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. 2, Sector **26A** at **Pushpak**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Thanking You

Your faithfully,

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <brchaudhari@gmail.com>

Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Associate Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/9928

Date : 30/9/2022

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **MS S M Gharat others 3 M/s Shreenathji Enterprises thro its Part Mr N B Gajipara and others 3 , M/s Balaji Corporation thro its Part Mr B V Patel 04 , 1302,Level 13th V Times Square,Plot No.03,Sector No.15,Palm Beach,Cbd Belapur,Navi Mumbai 400614** for Plot No. 2, Sector 26A , Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Basement Floor + 1Ground Floor + 6Floor** Net Builtup Area **12891.9** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	11107.04	1784.81	0
UNIT (in Nos.)	109	24	0

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A. The commencement certificate/development permission, as approved, shall remain valid for 3 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

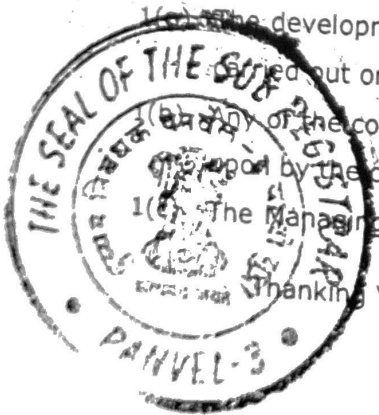
C. Applicant should provide drinking water and toilet facility for labours at site.

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

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

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

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud.



Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. CIDCO/BP-18064/TPO(NM & K)/2022/9928 Date: 30/9/2022

or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
(c) Obtain Occupancy Certificate from the Corporation.
(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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

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4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner/ Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

Thanking You

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhan@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

ANNEXURE - A2

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/12441

Date : 30/5/2024

To,
M/s Shreenathji Enterprises M/s Balaji Corporation...**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/12**Sub : Payment of **Amended** development charges for **Mixed Building** on Plot No. 2, Sector 26A at **Pushpak**, Navi Mumbai.Ref : Your architect online application dated 04.03.2024
Your Proposal No. .CIDCO/BP-18064/TPO(NM & K)/2022 dated 15 March, 2023**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- Name of Assessee : M/s Shreenathji Enterprises M/s Balaji Corporation thro its Part. and M/s. Geetanjali Space Pvt. Ltd. thro. its Director
- Location : Plot No. 2, Sector 26A at **Pushpak**, Navi Mumbai.
- Plot Use : Resi_Commercial
- Plot Area : 6449.96
- Permissible FSI : 2
- Rates as per ASR : 17500

Sr. No.	Budget Heads	Formula	Particulars	Formula Calculation Values	Amount
1	Scrutiny Fees	12744.3 *5	BuiltUP area *5	63721.5	63721.5
Total Assessed Charges					

7) Date of Assessment : 24 May, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/1080	03/15/2023	63721	CIDCO/BP/2023/1080	15/3/2023	Net Ban
2	CIDCO/BP/2024/1767	05/24/2024 4:59:45 PM	5195240	CIDCO/BP/2024/1767	24/5/2024	Net Ban

Unique Code No. **2024 04 021 02 4814 02** is for this **Amended** Development Permission **Mixed Building** on Plot No. 2, Sector 26A at **Pushpak**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
validDigitally signed by [Signature]
Date: 30 May 2024
16:21:17
Organization: CIDCO
Designation: Associate
Planner

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/12441

Date : 30/5/2024



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. 2, Sector **26A** at **Pushpak**, Navi Mumbai.

Ref : Your architect online application dated 04.03.2024

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. 2, Sector **26A** at **Pushpak**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

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Thanking You



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18064/TPO(NM & K)/2022/12441

Date : 30/5/2024

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/s Shreenathji Enterprises M/s Balaji Corporation thro its Part. and M/s. Geetanjali Space Pvt. Ltd. thro. its Director 1302,Level 13th V Times Square,Plot No.03,Sector No.15,Palm Beach,Cbd Belapur,New Mumbai 400614 for Plot No. 2, Sector 26A , Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed Mixed 2Basement Floor + 1Ground Floor + 13Floor Net Builtup Area 25983.9 Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	24197.86	1786.15	0
UNIT (in Nos.)	235	24	0

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A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per-section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

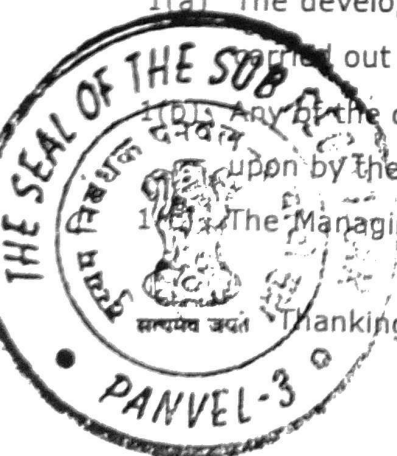
C. Applicant should provide drinking water and toilet facility for labours at site.

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

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

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by Bhusan
Bhusan Chale
Date: 30 May 2024
15:21:17
Organization: CIDCO
Designation: Associate
Planner

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
P52000053608

Project: **DELTA VISTARA**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 02 SECTOR 26 At Panvel**
Raigarh, 410206;

1. **M/S. Shreenathji Enterprises** having its registered office / principal place of business at **Tehsil: Panvel, Dist: Raigarh, Pin: 410206.**
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 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, Rules of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottee 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 the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **10/11/2023** and ending with **31/12/2027** 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.

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29/30/2023
10/11/2023



Signature/Seal
Digitally Signed
Dr. Vasant Premnand Brahmhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 10-11-2023 16:55:16
SEAL OF THE SUB
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of the Authorized Officer



FORMAT – A
(Circular No. 28/2021)

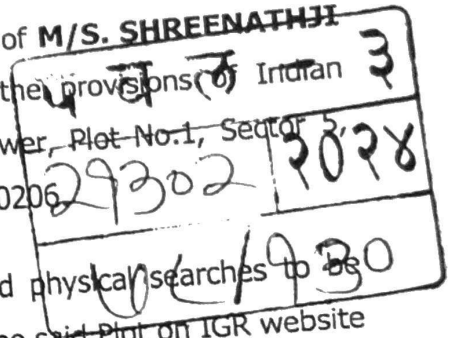
To,
MahaRERA
Mumbai
Maharashtra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that peice and parcel of land known as Plot No. 2, Sector 26A, containing by admeasurement 6,450 Square Meters, Node Pushpak (Vahal), Taluka Panvel, District Raigad, Maharashtra (hereinafter referred to as "**the said Plot**") which is bounded on or towards North by Plot No.1; on or towards South by 20 mtr. Wide Road; On or towards East by 11 Mtr. wide Road and On or towards West by Plot No.3.

1. Promoter/Developer : M/s. Shreenathji Enterprises
Co-promoter : Nil

2. I have investigated the title of the said Plot on the request of **M/S. SHREENATHJI ENTERPRISES**, a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 having address at C-303, Delta Tower, Plot No.1, Sector 5, Ulwe Node, Taluka Panvel, District Raigad, Maharashtra 410206.



3. In the course of investigation, I have caused online and physical searches to be taken through Advocate Navin V. Dhongadi in respect of the said Plot on IGR website and in the offices of the Sub-Registrar of Assurance at Panvel from the year 2020 to 2023 wherein no adverse entry is found. The search is subject to the availability of records. A copy of Search Report by Adv. Navin Dhongadi dated 16th September, 2023 is enclosed herewith as **Exhibit "A"**.

4. While investigation of Title of the said Plot, I have issued Public Notices in 100 Marathi daily newspapers "Kille Raigad" and "Vadalwara" both dated 19th September 2023 and I have not received any objection or claims to the aforesaid public notice till this day.



5. I have caused online litigation searches to be conducted through Cubictree Technologies Pvt. Ltd. ("**Cubictree**") pursuant to which Cubictree has carried out searches in relation to litigations filed/pending in Supreme Court, High Court, District