

394-21926

पावती

Wednesday, December 11, 2024

12:33 PM

Original/Duplicate

नासणी क्र. 39M

Regn. 39M

पावती क्र. 23090 दिनांक: 11/12/2024

साबांचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन11-21926-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रीती कुमारी अमर

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 2000.00

पुष्पांची संख्या: 100

एकूण:

₹ 32000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:56 PM ह्या वेळेस मिळेल.

  
साहजिकपणे Registar Office  
जणे २०२४

वाजार मूल्य: ₹.40699118.6 /-

मोबदला ₹.57500000/-

भरलेले मुद्रांक शुल्क: ₹. 3450000/-

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224105216523 दिनांक: 11/12/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012356935202425E दिनांक: 11/12/2024

वैकेचे नाव व पत्ता:

*Preeti K. Amar*

पक्षकारीची सही  
मूळ दस्त पत्र मिळावा

11/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 21926/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	फगरनामा
(2) मोबदला	57500000
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	40699118.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्यास)	1) पानिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं. 1402, 14वा मजला, अंधेरी ची, रिजन्सी पाल्मस फेज 2, प्लॉट नं. आर-3/ए, सेक्टर 14, टी. टी. सी. इंडस्ट्रियल एरिया, व्हिलेज सामोळे, नेरुळ, नवी मुंबई. क्षेत्रफळ - 259.70 चौ. मी. कार्पेट एरिया + 32.11 चौ. मी. बाजारभावाप्रमाणे एरिया + 3 कवर्ड कार्पेटिंग स्पेस नं. 91.92 व 93 (फ्लॉट नं. (Plot Number : R-3/A, SECTOR NUMBER : 14 ;))
(5) क्षेत्रफळ	1) 259.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव:-. रेजेन्सी इंक तर्फे भागीदार योगेश पोपटलाल ठक्कर तर्फे कु. सु. प्रवीण कुमार बर्डिया व पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 2रा मजला, रेजेन्सी हाऊस, अमन टॉकीज रोड जवळ उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AALFM9607L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव:- प्रीती कुमारी अमर वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी व्हीयू को. ऑफ. हौसिंग सोसायटी, सदनिका नं. 403, प्लॉट नं. 30/31, सेक्टर 44ए, नेरुळ वेस्ट, नवी मुंबई ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-APWPA4424K 2): नाव:- अमरेंद्रा कुमार अमर वय:-51; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी व्हीयू को. ऑफ. हौसिंग सोसायटी, सदनिका नं. 403, प्लॉट नं. 30/31, सेक्टर 44ए, नेरुळ वेस्ट, नवी मुंबई ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AHSPD5611R
(9) दस्तऐवज करून दिल्याचा दिनांक	11/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21926/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3450000.
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000.
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. ९९

Valuation ID 202412112334

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

11 December 2024, 12:04:45 PM

मूल्यांकनाचे वर्ष 2024  
जिल्हा ठाणे  
मूल्य विभाग तातुका : ठाणे  
उप मूल्य विभाग 26 /320 - नेरुळ नोड सेक्टर नंबर 14अ ( पाम दीव रस्त्या सन्मुख भूखंड क्र. 4अ, 5, 6, 7, व MIDCचा भूखंड क्र. R.3  
क्षेत्राचे नांव Navi Mumbai Municipal Corporation सर्व्हे नंबर / व. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
53900	115600	152900	144400	152900	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	285.67 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	बांधकामाचा दर-	Rs. 26670/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	259. चौ. मीटर

Sale Type - First Sale

Sale: Resale of built up Property constructed after Circular dt. 02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate = Rs. 124270/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= (( (124270-53900) \* (100 / 100) ) + 53900)  
= Rs. 124270/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 124270 \* 285.67  
= Rs. 35500210.9/-

E) बंदिस्त वाहन तळाचे क्षेत्र 41.82 चौ. मीटर  
बंदिस्त वाहन तळाचे मूल्य = 41.82 \* (115600 \* 25/100)  
= Rs. 1208593/-

I) बंदिस्त बाल्कनी जागेचे क्षेत्र 32.11 चौ. मीटर  
बंदिस्त बाल्कनी जागेचे मूल्य = 32.11 \* 124270  
= Rs. 3990309.7/-

Applicable Rules = 3, 9, 18, 19.4(i), 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + दफ्तरी मूल्य - मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + बंदिस्त वाहन तळाचे मूल्य  
= A + B + C + D + E - F + G + H + I + J  
= 35500210.9 + 0 + 0 - 0 + 1208593 + 0 - 0 + 0 + 3990309.7 - 0  
= Rs. 40699119/-  
= रु चार करोड सहा लाख नव्याणव हजार एक शे एकोणवीस /-

Home

Print

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ११



13 No 2-

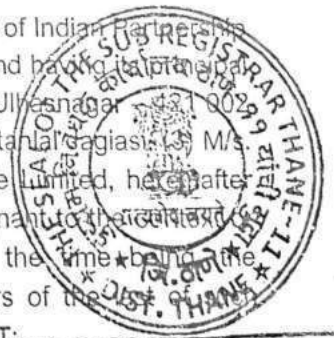
AGREEMENT FOR SALE

Preeti. K. Amar  
A. K. Amar

THIS AGREEMENT FOR SALE (hereinafter referred to as the "Agreement") made and entered into at Nerul on this 11<sup>th</sup> day of DEC Two Thousand and Twenty-Four (2024).

**BY AND BETWEEN**

M/s. REGENCY INC., a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 and having Permanent Account Number (PAN) AALFM9607L and having its principal place of business at 2<sup>nd</sup> Floor, Regency House, Near Aman Talkies Road, Ulhasnagar, Maharashtra - 431 002, acting through its partners (1) Shri Mahesh S. Khairari, (2) Shri Suresh Ratanlal Jagias, (3) M/s. Thakkar Popatlal Velji Sales Limited, and (4) M/s. Konark Project Private Limited, hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the meaning thereof be deemed to mean and include its partners for the time being the survivor/survivors of them and their heirs, executors, and administrators of the surviving partner, legal representatives and their assigns) of the ONE PART;



**AND**

ट.न.न. 99	
29826	2028
PAN, 9 OD	

Mrs. Preeti Kumari Amar wife of Mr. Amrendra Kumar Amar having PAN, APWPA4424K adult, Indian Inhabitant, residing at Sea View CHS, Flat No - 403, Plot No - 30 /31, Sector - 44A, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra - 400706.

Preeti. K. Amar

A. K. Amar

AND

Mr. Amrendra Kumar Amar son of Mr. Jaykishore Das Amar having PAN, AHSPD5611R adult, Indian Inhabitant, residing at Sea View CHS, Flat No - 403, Plot No - 30 /31, Sector - 44A, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra - 400706.

hereinafter referred to as the said "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of (a) individuals, his/hor/their respective heirs, executors, administrators, legal representatives and permitted assigns; (b) proprietorship concern, sole proprietor's heirs, executors, administrators, legal representatives and permitted assigns; (c) partnership firm, the partners for the time being from time to time, the survivors or survivor of them and the heir, executors, and administrators of the last of such survivors or survivor of partners, legal representatives and permitted assigns; (d) HUF, the members or member for the time being of the said Joint Hindu Family and their respective heirs, executors, administrators and permitted assigns and (e) Company and/or LLP, its successors, and permitted assigns) of the OTHER PART;

The Promoter and the Allottee/s in this Agreement are individually referred to as a "Party" and collectively as the "Parties."

WHEREAS:

A. Maharashtra Industrial Development Corporation ("MIDC") is the owner all that piece and parcel land bearing Plot No. R-3/ A admeasuring 16,776.90 square meter or thereabouts in Sector No. 14 in Trans Thane Creek/ Nerul Industrial Area, within the Village limits of Sarsole, and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane and which is more particularly described in the FIRST SCHEDULE hereunder written (the said "Property").

B. The chain of title of the Promoter to the said Property is more particularly provided in the annexure attached hereto and marked as Annexure "A" (Chain of Title), pursuant to which the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the leasehold rights of the said Property.

C. In consideration of the fact that the said Property was submitted by MIDC within the purview of the General Development Control Regulations for Navi Mumbai, 1975 and as Navi Mumbai Municipal Corporation ("NMMC") was appointed as the town development and planning authority for the said Property, the said Regency made applications to NMMC for taking development of the said Property and accordingly, NMMC granted Amended Commencement Certificate dated 3rd November 2018 bearing reference number NMMC/TPO/BP/Online No. 20181CNMMC14260/4428/2018 and approved the building plan for construction of building(s) comprising of Ground + Podium 1 + Podium 2 + 26th floor for development of residential plus commercial building/s on the said Property.



D. In view of the development of the said Property by the said Regency, the Maharashtra Government notified Unified Development Control and Promotion Regulations on 2nd December 2020 ("UDCPR") and in view thereof, there was a possibility of consuming additional FSI on the said Property by paying premiums.

2982	
₹	9.00

E. Thereafter, several applications were made by the said Regency to both MIDC and NMMC for the grant of additional FSI and also to approve the revised building plans and accordingly the additional FSI was granted upon payment of the premium. Further NMMC based on the confirmation given by the MIDC for additional FSI, granted Amended Commencement Certificate dated 2nd May 2022 bearing reference number

*[Handwritten signature]*

Preeti K. Amar

A.K. Amar

Promoter and according to which the construction of the building(s) and open spaces are proposed to be provided for on the said Project.

- H. The Promoter has engaged the services of architect, M/s. Hiten Sethi & Associates ("Architect") and structural engineer JW Consultants LLP ("Structural Engineer") for the preparation of the design and drawings in respect of the said Buildings and the construction of the said Buildings shall be under the professional supervision of the said Architect and said Structural Engineer as required under the bye-laws of the local authorities
- I. The Promoter is in the possession of the said Property and has the sole and exclusive right to dispose-off the flats/ units in the proposed Buildings on an ownership basis and to enter into Agreement/s with the Purchaser/s of the flats/ units and receive the sale consideration in respect thereof.
- J. The authenticated copy of the Legal Title Report dated 11/06/2022 issued by Solomon & Co., Advocates & Solicitors of the Promoter showing the nature of the title of the Promoter to the Project on which the units/ premises are constructed or are to be constructed have been annexed hereto and marked as Annexure "H".
- K. The Promoter has got some of the approvals from the concerned local authority(s) as provided herein and shall obtain the balance approvals from various authorities from time to time, so as to obtain a building completion certificate or occupancy certificate of the said Buildings.
- L. While sanctioning the plans the concerned local authority and/ or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Promoter while developing the said Property and the Project and upon due observance and performance of which only the completion certificate or occupancy certificate in respect of the said Buildings shall be granted by the concerned local authority.
- M. The Promoter has accordingly commenced construction of the said Buildings in a phase-wise manner and in accordance with the said approved/ sanctioned plans by NMMC.
- N. The Allottee/s has applied to the Promoter for allotment of an Apartment bearing No. 1402, admeasuring 259.70 sq. mtrs. carpet area & 32.11 sq mtrs Balcony Carpet area on the 14<sup>th</sup> Residential floor of Tower B, Regency Palms Phase - II (hereinafter referred to as the said "Apartment") being constructed in the said Project and registered under Regency Palms Phase- II and car parking space(s) 3 (Three) number of covered parking spaces (hereinafter referred to as the said "Car Park") in the basement/ stilt/ podium of Regency Palms, (as the case may be). A copy of the floor plan with respect to the said Apartment is annexed hereto and marked as Annexure "E".
- The carpet area of the said Apartment is 259.70 square meters and "carpet area" means the refuseable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for the exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for the exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.
- P. The Promoter has obtained a project loan for the development of said Property from the Saraswat Co-operative Bank Ltd. To secure the said loan, the Promoter by Deed of Mortgage dated 15.09.2022 has mortgaged the said property (Project Land and construction thereon) at Plot No. R-3/A, Sector-14A, Palm Beach, Nerul, Navi Mumbai,



29822	15/09/2022
P	5

creating a charge of Rs.8000.00 Lakhs in favor of Saraswat Co-operative Bank Ltd. The said Deed of Mortgage is duly registered with the Sub Registrar of Assurance, at Sr. No. TNN11-13858-2022 executed by and between the Promoter and the Saraswat Co-operative Bank Ltd.

- Q. The Promoter has approached and applied to the said Saraswat Bank for the 'No Objection Certificate' for the sale of flat No. 1402 on the 14<sup>th</sup> floor of **Tower B**, which has a lien in pursuance to the mortgage created by the Promoter in respect of their saleable flats. Wherein Saraswat Bank has granted No Objection Certificate dated 29-11-24 (copy annexed hereto) for the above-mentioned flat subject to terms and conditions to be complied therewith by the Developers and the Purchasers.
- R. On-demand from the Allottee/s, the Promoter has given an inspection to the Allottee/s of all the documents of title relating to the said Property and the permissions, approvals, plans, designs, and specifications prepared by the said Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the said "Real Estate Act") and the rules and regulations made thereunder from time to time for the State of Maharashtra (hereinafter referred to as the said "RERA Rules").
- S. The Allottee/s hereby declare and confirm that they have gone through all the documents related to the said Property and have carried out legal due diligence on the title of the Promoter to the said Apartment and the Car Parking Spaces and after having fully satisfied with the title of the Promoter to the said Apartment and the Car Parking Spaces, the Allottee/s has entered into this Agreement.
- T. Under Section 13 of the said Real Estate Act, the Promoter is required to execute a written Agreement for Sale of said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.
- U. The Promoter expects to complete the construction of **Tower B** of Regency Palms Phase II on the said Property in which the Apartment and Car Parking Spaces are to be located, on or before **01<sup>st</sup> June 2025** subject to the terms of this Agreement.
- V. Relying upon the representations, declarations, and assurances made by the Allottee/s to faithfully abide by all the terms, conditions, and stipulations contained in this Agreement, the Promoter has agreed to sell to the Allottee/s and the Allottee/s has agreed to purchase from the Promoter the said Apartment in the **Tower B** of Regency Palms Phase II at the consideration and on the terms and conditions hereinafter appearing.
- W. By executing this Agreement, the Allottee/s has/ have accorded his/ her/ their consent whereby the Promoter will be entitled to make such alterations in the said Apartment agreed to be purchased/ acquired by the Allottee/s or in the **Tower B** of Regency Palms Phase II and/or the said Buildings as may be necessary and expedient in the opinion of its Architect/ Engineer provided that such alterations/ modifications are approved by the planning authority.
- X. Prior to the execution of these presents, the Allottee/s has paid the Promoter a sum of **INR 51,75,000/- (Indian Rupees Fifty One Lac Seventy Five Thousand Only)** as per the below-mentioned details, being part payment of the sale consideration of the said Apartment and the Car Parking Spaces agreed to be sold by the Promoter to the Allottee/s as earnest money (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



29/11/24	
2028	800

Pract. U. Amar

A.K. Amar

Sr. No.	Payment Mode	Payment Date	Name of Bank	Amount (Rs.)
1.	RTGS	21.11.2024	HDFC BANK	30,00,000 /-
2.	RTGS	21.11.2024	IDBI BANK Ltd	21,75,000 /-
			Total	51,75,000/-

Y. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Apartment and the Car Parking Spaces.

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

1. PRELIMINARY

1.1. The recitals, schedules and annexures to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

2. CONSTRUCTION AND DEVELOPMENT OF BUILDINGS BY PROMOTER

2.1. The Promoter shall construct and develop the said Project (as defined above) and the said Buildings (as defined above) including Tower B of Regency Palms Phase II, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time and by utilizing maximum development potential as may be permissible under the prevailing development control regulations including UDCPR. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the said Apartment of the Allottee/s except any alteration or addition required by any government authorities or due to change in law or due to increase in Floor Space Index (FSI) potential then such prior consent shall not be required. Save and except the variations or modifications which may adversely affect the said Apartment of the Allottee/s, the Allottee/s irrevocably and unconditional agrees and confirms that the Promoter shall be entitled to make such variations and modifications in the Project and/or the said Buildings as the Promoter may consider necessary or desirable or as may be required by the Government authorities including Maharashtra Industrial Development Corporation (MIDC), City and Industrial Development Corporation (CIDCO), NMMC, or any other public/state/local/central body or concerned authority from time to time.



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The Promoter has informed the Allottee/s and the Allottee/s hereby confirms and acknowledges that the Property is being developed by the Promoter in a segment-wise/phase-wise manner to be determined by the Promoter in its absolute discretion from time to time. The Allottee/s further acknowledge/s and confirms that the Promoter may, at any time, modify the Layout plan of the Property in such manner as the Promoter may deem fit, subject however to the sanction of the concerned authorities or may undertake any of the aforesaid Phase if required by the concerned authorities. The Promoter shall be entitled to carry out additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under relevant laws without requiring the consent of the Allottee/s in this regard which the Allottee/s waives its rights and hereby grants their consent and no objection to the same unless the area and location of their Apartment is grossly affected with these additions and/or alterations.

2.3. The Promoter hereby agrees to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions if any, which may have been imposed by the

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A.K. Amr



concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the said Apartment to the Allottee/s, obtain from the concerned local authority occupancy certificate in respect of the said Apartment.

### 3. INSPECTION AND VERIFICATION OF THE TITLE AND THE PROJECT

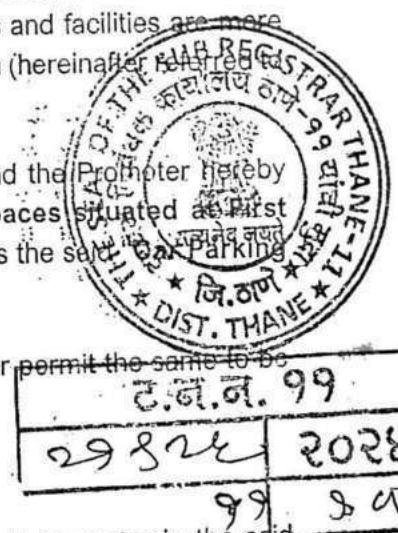
- 3.1. The Promoter has given inspection to the Allottee/s of the Apartment of the plans sanctioned by MIDC, CIDCO, NMMC in respect of the said Project, designs and specifications, letters, documents and all other papers as required under the provisions of the Real Estate Act, and the Rules framed thereunder, and have also provided to the Allottee/s, the true copies of such documents as demanded by the Allottee/s.
- 3.2. The Allottee/s has/ have prior to the execution of this Agreement perused all the documents constituting title deeds, approved plans, commencement certificate, and development permission in respect of the said Project, (the copies whereof have been provided to them/ him/her by the Promoter) and satisfied himself/ herself/ themselves about the title of the Promoter to the said Apartment and no requisition or objection shall be raised upon the Promoter in any matter relating thereto. A copy of the Legal Title Report dated 11/06/2022 issued by Solomon & Co. Advocates and Solicitors, Advocates of the Promoter (hereinafter referred to as the said "Legal Title Report") is shown to the Allottee/s and a copy of the same is also provided for Allottee/s for his/her/their record. The Allottee/s has/have independently of the said Legal Title Report made inquiries concerning the title of the Promoter to the said Property and the Allottee/s has/have accepted the same and he/she/they shall not be entitled to raise or administer any requisition or objection in respect of the said Property and the said Apartment or the Promoter's title thereto. In addition, the Allottee/s has/have perused the 'Architect certificate' and drawings certifying the carpet area of the said Apartment along with Ancillary Areas (as defined below).

### 4. PROMOTER TO SELL AND ALLOTTEE TO PURCHASE APARTMENT AND CAR PARK(S)

- 4.1. The Allottee/s hereby agree to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s the said Apartment i.e. Apartment bearing No. 1402, admeasuring 259.70 sq. mtrs carpet area & 32.11 sq mtrs Balcony carpet area on 14<sup>th</sup> Residential floor of Tower B, of Regency Palms Phase - II, to be (hereinafter referred to as the said "Apartment") as shown on the floor plan thereof hereto annexed and marked Annexure "E" for the consideration of INR 5,75,00,000/- (Indian Rupees Five Crore Seventy-Five Lacs Only) (hereinafter referred to as the "Consideration"). The said Apartment is more particularly described in the **SECOND SCHEDULE** hereunder written. The nature, extent, and description of the common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written (hereinafter referred to as the "Common Areas and Facilities").
- 4.2. The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s 3 (Three) covered parking spaces situated at First Podium vide Parking No. 91, 92, & 93 (hereinafter referred to as the said "Car Parking Space").
- 4.3. The Allottee/s shall use the said Apartment or any part thereof or permit the same to be used only for residential purposes.

### 5. FIXTURES AND FITTINGS

- 5.1. The list of fixtures and fittings agreed to be provided by the said Promoter in the said Apartment and the said Tower B of Regency Palms Phase II, are set out in the annexure annexed hereto and marked as Annexure - "F".



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**FIRST SCHEDULE HERELINABOVE REFERRED TO:**

*(Description of the said Property)*

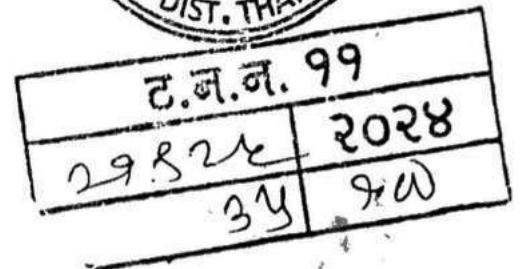
All that piece and parcel of land known as Plot No. R-3/ A admeasuring 16776 90 square meters or thereabouts in sector no. 14 in Trans Thane Creek/ Nerul Industrial Area, within the Village limits of Sarsole, and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane and is bounded as follows:

- On or towards the North by : Road (R/w 15 meter)  
On or towards the South by : Plot No. R-3/B  
On or towards the East by : Road (R/w 15 meter)  
On or towards the West by : Road (R/w 15 meter)

**SECOND SCHEDULE HEREINABOVE REFERRED TO:**

*(Description of the said Apartment)*

- (i) Development Project : REGENCY PALMS  
PHASE - II  
(ii) Building Name : TOWER - B  
(iii) Wing : -  
(iv) Apartment No. : 1402  
(v) Area : 259.70 Sq.mtrs  
Carpet Area &  
32.11 sq mtrs  
Balcony Carpet  
(vi) Car Parking Space Allotted Nos. : (Situated at First  
Podium vide Parking  
No. 91, 92, & 93.)



ANNEXURE B

(RIIRA PROJECT REGISTRATION CERTIFICATE)



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'  
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: **REGENCY PALMS PHASE II, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO R 3A SECTOR 14t Navi Mumbai Panvel Rigardh (CT), Panvel, Raigarh, 400706** registered with the regulatory authority vide project registration certificate bearing No P52000021191 of

1. **Regency Inc** having its registered office / principal place of business at Tehsil: **Ulhasnagar, District: Thane, Pin: 421002.**

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **01/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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.



Dated: 02/04/2024

Place: Mumbai

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Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)

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

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**AMMENDED COMMENCEMENT CERTIFICATE**

NO:NMMC/TPO/BP/ 13-4-V/2022

DATE : 02/05/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2<sup>nd</sup> December 2020, which is also applicable to NMMC & came in to force with the effect of 3<sup>rd</sup> December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Regency Inc, Plot No.R-3/A, Sector No. 14, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

( Plot Area = 16776.90 M<sup>2</sup>, Proposed Built Up Area = 79589.723 M<sup>2</sup> as per UDCPR for the propose of Residential Cum Commercial Building, Number of units Residential - 208 & Commercial - 18 ( Building A & B - Stilt + Podium1 + Podium2 + 1<sup>st</sup> Floor to 28<sup>th</sup> Residential floor, Building C & D - Basement + Stilt + Podium1 + Podium2 + 1<sup>st</sup> Floor to 34<sup>th</sup> Residential floor) Total Built up Area = 79589.723 M<sup>2</sup> (Residential 77273.989 M<sup>2</sup> & Commercial 2315.734 M<sup>2</sup>)

- 1) The 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 by the Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
  - a) The owner shall give intimation in the prescribed form in Appendix-F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended upto to time by the Indian Standard institutions.

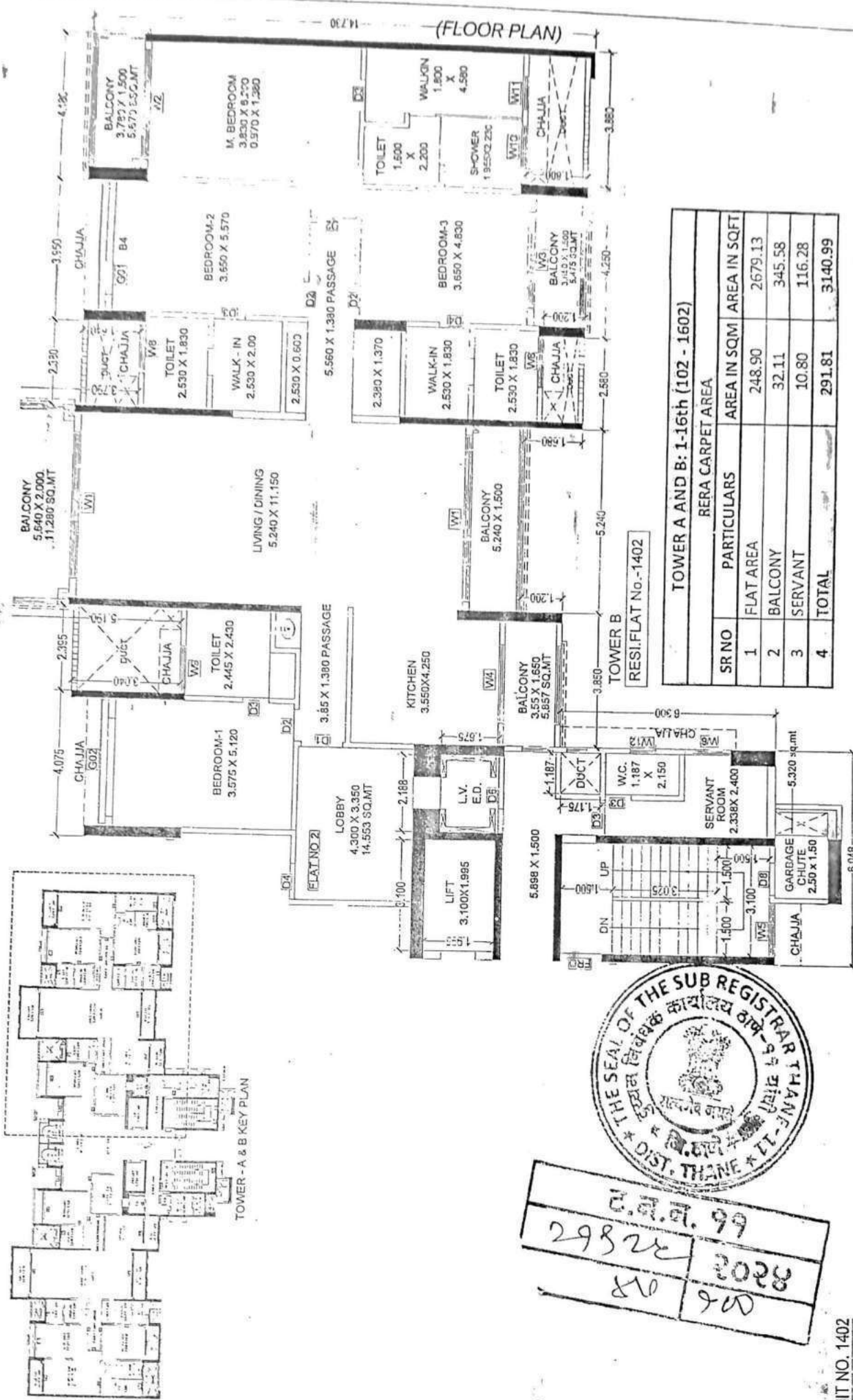
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall not in any case exceed three years provided further that such lapse shall not be any subject to applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.



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ANNEXURE E

(FLOOR PLAN)



**TOWER A AND B: 1-16th (102 - 1602)**

RERA CARPET AREA

SR NO	PARTICULARS	AREA IN SQM	AREA IN SQFT
1	FLAT AREA	248.90	2679.13
2	BALCONY	32.11	345.58
3	SERVANT	10.80	116.28
4	TOTAL	291.81	3140.99



Handwritten registration details:

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UNIT NO. 1402  
 VIDE NO. NMMCT/PO/ BP /1341/ 2022 DATED 02.05.22

PROPOSED LAYOUT PLAN :

'REGENCY PALMS', PROPOSED COMMERCIAL & RESIDENTIAL BUILDING, PLOT NO. R3A, SECTOR-14 A, NERUL, NAVI MUMBAI.

REGENCY INC  
 Regency House, Near Anand Cinema, Udhavpatti - 401 002.  
 Tel: 022-25400066, 25400074 Fax: 022-25400004  
 Email: regency@regencyindia.com, info@regencyupat.com

HSA  
 MITESH SETHI ARCHITECTS

Handwritten signature/initials.

Preeti.K.Amar

A.K. Amar