

367/21617

पावती

Original/Duplicate

Monday, December 30, 2024

नोंदणी क्र.: 39म

12:56 PM

Regn.: 39M

पावती क्र.: 23223 दिनांक: 30/12/2024

गावाचे नाव: मालवणी

दस्तऐवजाचा अनुक्रमांक: बरल-2-21617-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: यास्मीन नेल्सन डॅनियल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:14 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 6750822.9/-

मोबदला रु. 10600000/-

भरलेले मुद्रांक शुल्क: रु. 636100/-

सह. दुय्यम निबंधक बोरोवली-२
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224288104168 दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224284504128 दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012921203202425M दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

Daniel

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 31/12/24

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधावा)		30 December 2024, 11:23:35 AM
Valuation ID	202412301268	पृष्ठ-2

मूल्यांकन वर्ष	2024
विक्रय	पुनः(अवकाश)
मूल्य विधा	69-पुनरावणी (बांधावा)
अथवा मूल्य विधा	पुनः-पुनरावणी सर्वेचा (शहरी क्षेत्र-पुनरावणी सर्वेचा)
सर्वेचा क्रमांक / न. पु. क्रमांक :	फि टी पर 29E910/6

वार्डिक मूल्य दर तक्त्यानुसार मूल्य दर रु.				
कुली बांधावा	फिरादी दरदिका	बांधावा	इकाई	अधीनीक
61790	112570	129460	140720	112570
				पुनःबांधावाचे एकक
				चौराट्टी क्षेत्र

वार्डिक क्षेत्राचा वर्गीकरण	59.97चौराट्टी क्षेत्र	विक्रयकाचा वर्ग-	फिरादी वर्गीकरण	बांधावा
बांधावाचे क्षेत्र (Built Up)-	1-चौराट्टी क्षेत्र	विक्रयकाचे वर्ग-	0 TO 2वरी	मूल्यांकनकाचा दर -
अथवा बांधावाचे वर्गीकरण-	अथवा	अथवा	1st floor To 4th floor	Rs. 30250/-

विक्रय प्रकार - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मरणाचा विक्रय दर/वर्ग = 100% apply to rate= Rs 112570/-

मरणाचा विक्रय दर/वर्ग = $(((\text{वार्डिक मूल्य दर} \times \text{कुली बांधावाचे क्षेत्र}) \times \text{पुनः-पुनरावणी सर्वेचाचे क्षेत्र}) \times \text{मूल्यांकनकाचा दर})$
 $= (((112570 \times 61790) \times (100 / 100)) \times 61790)$
 $= \text{Rs. } 112570/-$

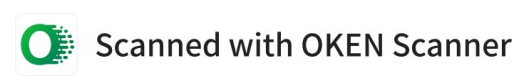
A) पुनः विक्रयकाचे मूल्य
 $= \text{वर्तमान मूल्याचे मूल्य दर} \times \text{विक्रयकाचे क्षेत्र}$
 $= 112570 \times 59.97$
 $= \text{Rs. } 6750822.91/-$

Applicable Rules	= ,10.4
वार्डिक अधिकार मूल्य	$= \text{पुनः-पुनरावणीचे मूल्य} + \text{पुनःबांधावाचे मूल्य} + \text{विक्रयकाचे क्षेत्र} \times \text{मूल्यांकनकाचा दर} + \text{मरणाचा विक्रय दर} + \text{वर्तमान मूल्याचे मूल्य} + \text{वर्तमान मूल्याचे मूल्य} + \text{पुनः-पुनरावणीचे मूल्य}$ $= A + B + C + D + E + F + G + H + I + J$ $= 6750822.91 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs. } 6750822.91/-$

Home Print



सर्वेचा - २/		
29E910	9	990
2028		





CHALLAN
MTR Form Number-6



GRN	MH012921203202425M	BARCODE		Date	20/12/2024-13:06:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	MS DOTOM REAL ESTATE		
Location	MUMBAI			Flat/Block No.	Flat No. 409, Sapphire - Dotom Isle (Wing T),		
Year	2024-2025 One Time			Premises/Building	Dotom Isle		

Account Head Details	Amount In Rs.	Road/Street							
0030045501 Stamp Duty	636100.00	Bhoomi Park Road, Opp Billabong International School							
0030063301 Registration Fee	30000.00	Area/Locality	Malad West, Mumbai						
		Town/City/District							
		PIN		4	0	0	0	9	5
		Remarks (If Any)	SecondPartyName=Yasmeeen Nelson Daniel-						
		Amount In	Six Lakh Sixty Six Thousand One Hundred Rupees Onl						
Total	6,66,100.00	Words	y						
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	59103332024122014351					751044133
Cheque/DD No.		Bank Date	RBI Date	20/12/2024-18:27:51					Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चालन केवल दुर्यम निबंधक कार्यालय नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करवायाच्या दस्तासाठी सदर चालन लागू नाही.

चालन - २/		
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२०२४		

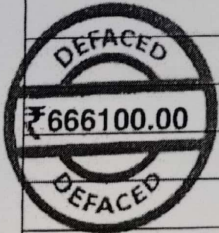


CHALLAN
MTR Form Number-6

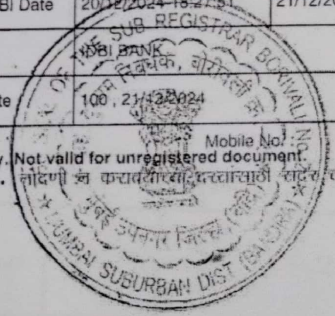


GRN	MH012921203202425M	BARCODE		Date	20/12/2024-13:06:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	MS DOTOM REAL ESTATE		
Location	MUMBAI						
Year	2024-2025 One Time			Flat/Block No.	Flat No. 409, Sapphire - Dotom Isle (Wing T), Premises/Building Dotom Isle		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (if Any)
0030045501 Stamp Duty	636100.00	Bhoomi Park Road, Opp Billabong International School				
0030063301 Registration Fee	30000.00		Maiad West, Mumbai			
					4 0 0 0 9 5	
						SecondPartyName=Yasmeen Nelson Daniel-
Total	6,66,100.00					Amount In Six Lakh Sixty Six Thousand One Hundred Rupees Onl Words y



Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024122014451	751044133		
Cheque/DD No.	Bank Date	RBI Date	20/12/2024-18:27:51	21/12/2024		
Name of Bank	Bank-Branch					
Name of Branch	Scroll No. , Date		100 , 21/12/2024			

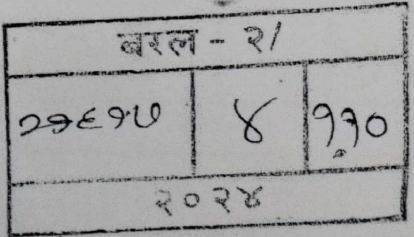


Department ID : Mobile No : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुर्यम निबंधक कार्यालय में दर्ज कराने के लिए ही प्रयोज्य है। नोटिफिकेशन के बिना इस चालन का उपयोग नहीं किया जा सकता है।

Digitally signed by Sub Registrar
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES, MUMBAI 1
 Date: 2024.12.24 12:53:15
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-367-21617	0007397011202425	30/12/2024-12:56:03	IGR191	30000.00



David

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 30 day of December, 2024,

BETWEEN

M/S DOTOM REAL ESTATE, a Partnership Firm, constituted under the provisions of the Indian Partnership Act 1932, having its office at Ground Floor, Sharda Sangeet Vidyalaya, M.K. Marg, Kalanagar, Bandra, (East), Mumbai 400 051, hereinafter referred to as "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the partners presently constituting the firm of M/S Dotom Real Estate, the survivor or survivors of them and the heirs and legal representatives of the last surviving partner) of the **FIRST PART**;

AND

Yasmeen Nelson Daniel, an adult, Indian Inhabitant, having her address at Flat No.28 B Wing, Deepmala CHS, Malwani No.1, Marve Road, Above Hotel Radhakrishna, Malad (West), Mumbai - 400095, hereinafter referred to as "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their heirs, executors, administrators and assigns) of the **Other PART**:

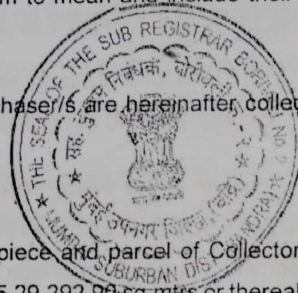
Unless referred to individually, the Promoter and the Purchaser/s are hereinafter collectively referred to as "the Parties".

WHEREAS:

(A) The State of Maharashtra is the owner of all that piece and parcel of Collector land bearing Survey No 263, CTS No 6 & 6A, area admeasuring 5,29,292.90 sq.mtrs or thereabouts of Village Malvani, Taluka: Borivali, District: Mumbai Suburban within the registration District and Sub-District of Mumbai City and Mumbai Suburban District (hereinafter referred to as "**the said Larger Land**").

(B) The certain portion of the said Larger Land is encroached upon by various occupants/hutments/slum dwellers (herein referred to as "**Slum Dwellers**"). and has been declared as a Slum under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 (herein referred to as "**SRA Act**").

(C) A portion of the said Larger Land bearing Survey No 263, CTS No 6A (pt), area admeasuring 23, 122 sq. mtrs situated, lying and being at Village Malvani, Taluka: Borivali, ("**the First Property**") are encroached upon by various Slum Dwellers and 1073 Slum Dwellers have formed themselves into a co-operative housing society known as the "Shakti Sra Co-Operative Housing Society Limited" (hereinafter referred to as "**the said Shakti Society**"). The First Property more particularly described Firstly in Schedule hereunder written.



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(D) Another portion of the said Larger Land bearing Survey No 263, CTS No 6A (pt), area admeasuring 903.00 sq mtrs situated, lying and being at Village Malvani, Taluka: Borivli, ("the Second Property") is encroached upon by various Slum Dwellers and 48 Slum Dwellers have formed themselves into a co-operative housing society known as the "Kandivai Bharatnra Dr Babasahb Ambedkar Sra Co-Operative Housing Society Limited" (hereinafter referred to as "the said Ambedkar Society"). The Second Property more particularly described Secondly in Schedule hereunder written

(E) Shakti Society and Ambedkar Society have vide two Development Agreements granted development rights in respect of the First Property and Second Property in favour of Shakti Property Developers Private Limited ("Shakti") on the terms and conditions recorded therein. In addition thereto, the Shakti Society and Ambedkar Society have also executed 2 Separate Power of Attorney thereby conferring various powers and authorities to Shakti in respect of the First Property and Second Property. The First Property and Second Property are collectively referred to as "the said Property". The copies of the Property Register Card inter alia in respect of the said Property are annexed and marked as Annexure "A"

(F) The Competent Authority has issued Annexure-II dated 17th April 2001 under the Slum Act in respect of 1073 Slum Dwellers of said Shakti Society of the First Property.

(G) SRA has issued Letter of Intent (LOI) bearing No. SRA/ENG/425/PN/STGLLOI dated 18th May 2001 in respect of the said Slum Dwellers vide No. SRA/ENG/425/PN/STGLLOI (REV) dated 18th June, 2012 and dated revised LOI issued vide No. SRA/ENG/425/PN/STGLLOI (REV) dated 5th June, 2017 with revised parameters in favour of Shakti and the said Shakti Society, thereby approving implementation of SR Scheme on the First Property.

(H) The Competent Authority has issued Annexure-II dated 18th December 2012 under the Slum Act in respect of 48 Slum Dwellers of the said Ambedkar Society of the Second Property.

(I) SR Scheme of the First Property and Second Property has been approved for to be implemented pursuant to the provisions of Regulation No. 33(10) r/w Appendix-IV of the Development Control Regulations for Greater Mumbai and amended upto date (hereinafter referred to as "DCR 33(10)").

(J) In the SR Scheme of the First Property, Shakti had proposed construction of 07 (seven) Rehab Buildings comprising of Ground + 07 upper floors meant for rehabilitation of eligible slum dwellers and Project Affected Persons (PAPs) (hereinafter referred to as "Rehab Buildings"); and 02 sale component buildings being Sale Tower No. 1 having 04 wings i.e. Wing Nos. N, O and P having Ground + 07 upper floors and Wing No. Q having Ground + 22 upper floors and Sale Tower No. 2 having 04 wings i.e. Wing Nos. R, S, T and U having Basement + 01 Ground + 01 Podium + 20 upper floors (hereinafter referred to as "Sale Buildings").

(K) Pursuant to the appointment as Developer and issuance of the said LOI, Shakti had entered into a Joint Development Agreement dated 22nd March 2010 with Kamala Mills Ltd.

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(hereinafter referred to as "Kamala"). The said Joint Development Agreement was registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BDR-16-9305 of 2010. Subsequently, Shakti and Kamala had also entered into between them, a Supplementary Agreement dated 1st March 2015. The said Supplementary Agreement was registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL-9-1422-2015.

(L) Shakti and Kamala completed construction of Rehab Building Nos. 1 to 4, 6 & 7 comprising of Ground + 07 upper floors on the said Property (hereinafter referred to as "the Completed Rehab Buildings"), procured Occupation Certificate for the same.

(M) Shakti and Kamala completed construction of Sale Tower No. 1 having 04 Wings i.e. Wing Nos. N, O and P having Ground + 07 upper floors and Wing No. Q having Ground + 22 upper floors (hereinafter referred to as "Completed Sale Tower/Sale Tower-1"). SRA has issued Occupation Certificate for the Completed Sale Tower vide No. SRA/ENG/1593/PN/STGLAP dated 28th July 2017.

(N) Shakti and Kamala had initially proposed construction of Sale Tower No. 2 having 04 Wings i.e. Wings R, S, T and U. Accordingly, SRA sanctioned plans of the said Sale Tower-2 having 04 Wings as aforesaid vide IOA bearing No. SRA/ENG/1936/PN/STGLAP dated 21st May 2018. However, Shakti and Kamala undertook construction of 02 wings only i.e. R and S comprising of Basement + Silt + Podium + 1st to 20th Upper Floors having FSI Area of 12730.52 Sq. Mtrs without availing permissible Fungible Compensatory FSI thereon (hereinafter referred to as "Under Construction Sale Tower"). SRA has granted Commencement Certificate bearing No. SRA/ENG/1936/PN/STGLAP dated 15th October 2013 thereby permitting Shakti and Kamala to commence and carry on construction of the Under Construction Sale Tower.

(O) Shakti and Kamala completed RCC work of the Under Construction Sale Tower up to the 10th floor slab and the remaining work thereof remained pending due to financial constraints faced by Kamala.

(P) Due to financial constraints Kamala was unable to continue with joint development. Therefore, both Kamala and Shakti mutually agreed between them to cancel the Joint Development Agreement dated 22nd March, 2010 and the said Supplementary Agreement dated 1st March, 2015 between them. Accordingly, by and under a Deed of Cancellation dated 19th August, 2020 which has been registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL-5-6256/2020 Kamala and Shakti mutually cancelled the Joint Development Agreement and the Supplementary Agreement between them. In pursuance thereof Kamala handed over the possession of the said Property back to Shakti with the exclusive right to carry out the development thereof.

(Q) Subsequent thereto the Parties hereto i.e. Shakti and MS Dotom Real Estate ("Dotom"), the Promoter herein, have entered into between them a Joint Development Agreement dated 7th September, 2021 which has been registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL-9/11332/2021 (hereinafter referred to as "the said JDA") inter alia recording therein the terms and conditions agreed between them as

29	29	29	29
29	29	29	29
29	29	29	29

Page 3 of the Agreement for Sale between MS Dotom Real Estate and Yasmeen Nelson Daniel



defined and described in the said JDA. In furtherance to the said JDA Shakti has executed in Dotom's favour a Specific Power of Attorney dated 7th September, 2021 which has been also with the Office of the Sub-Registrar of Assurances at Mumbai under No. BRL-9/11334/2021 (hereinafter referred to as "the said POA"). The said JDA and the said POA are both valid, subsisting and binding between Shakti and Dotom.

(R) The Promoter is developing Phase I i.e Building namely Shakti Enclave Phase II (R Wing) and Coral (S Wing) under the Project name "DOTOM ISLE" ("the said Project") on the said Property. The Promoter intends and proposes to develop T and U Wing as Phase II and Phase III of the said Project on the said Property and the area appurtenant thereto as hatch marked and shown in the Layout Plan annexed hereto as Annexure "B".

(S) The Promoter intends to develop T Wing of Phase II and that each of the Tower/Building/Wing proposed to be developed will be registered separately within the Real Estate Regulatory Authority (RERA) under the provisions of the Act.

(T) The Promoter has obtained all requisite approvals and permissions from the Competent Authorities in respect of development and construction of T Wing of Phase II of the said Project. SRA has issued Letter of Intent dated 6th April 2023 bearing No SRA/ENG425/PN/STGL/LOI In favour of M/S Dotom Real Estate for the said Project. Further Intimation of Approval (IOA) dated 7th May 2023 bearing No SRA/ENG/1938/PN/STGL/AP is issued to M/S Dotom Real Estate. The Promoter for the development and construction of the said T Building/Wing. The Promoter have obtained from SRA Commencement Certificate (CC) dated 4th April 2024 bearing No. SRA/ENG/336/PN/STGL/AP for the said T Building/Wing. Hereto collectively annexed hereto as Annexure "C".

(U) The rights and entitlement of the Promoter to undertake the redevelopment of the said Property is more particularly set out in Report on Title dated 14th June 2023 issued by Kadam and Co. Advocates in respect of the said Property. A copy of the aforementioned Report on Title is annexed hereto and marked as Annexure "D".

(V) The Promoter has appointed MIS DOT Architects as their Designing Architects & Liaisoning Architects, and H. M. Raje Structural Consultants Pvt Ltd as the Structural Engineer consultants for the preparation of the structural design and drawings of the Phase II. All concerned documents in respect of the same has been inspected by the Purchaser/s.

(W) The Promoter has registered Building/Wing i.e T Wing of Phase II namely "Sapphire-Dotom Isle" (hereinafter referred to as "the said Building") separately under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("the Act") and the rules made there under with RERA under serial no. P51800051190. A copy of the registration certificate granted by RERA in respect of the said Building, is annexed hereto and marked as Annexure "E".

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(X) The Promoter have accordingly commenced construction of the said Building of the said Project in accordance with the sanctioned plans, proposed plans, approvals and permissions as stated hereinabove.

(Y) The Purchaser/s demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title regarding the said Property, plans and designs, specifications, approvals and such other documents with respect to the said Building as are specified under the Act. The Purchaser has perused copy of the Layout Plan which is annexed to this Agreement which specifies the location of the wings to be built on the said Property and also the tentative locations where common areas, facilities and amenities, reservations and other open and built upon spaces are proposed to be situate.

(Z) The Purchaser/s has / have prior to the execution of this Agreement visited and inspected the site of construction of the said Building and has at his/her/their/s own, cost, charge and expense carried out due diligence in respect of the title of the Promoter to the said Property and after satisfying himself/herself/themself/selves/self about the title of the Promoter thereto and the Purchaser/s having accepted the same, the Purchaser/s has / have entered into this Agreement with Promoter and the Purchaser/s hereby agrees not to further investigate the title of the Promoter and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Promoter to the said Property any time in future. The Allottee has prior to the date hereof examined all documents and information uploaded including the copy of the RERA Certificate in respect of the said Building and said Project on the website of MAHARERA and has understood the documents and information in all respects. The details of the said Building and said Project alongwith RERA Certificate are available for inspection and verification on the website of MAHARERA <https://maharera.mahareraonline.gov.in>.

(AA) The Purchaser/s is/are fully satisfied with the title of the Promoter in respect of the said Property further in respect of the Flat (defined herein below) and the Promoter right to construct, allot and sell various premises in the said Building. The Purchaser/s confirms that the Purchaser/s waives his/her/their/s right to further investigate or raise any objection to the title of the Promoter to the said Property or any part thereof.

(BB) The Purchaser/s is/are aware that the marketing collateral/s, provided by the Promoter to the Purchaser/s in respect of the said Building contained materials, pictorial depictions in the nature of artists' impressions and the same would differ on actual basis. The Purchaser/s undertakes not to raise any objections with respect to any difference in the Phase II/said Building from such marketing collateral/s.

(CC) The Promoter have procured certain approvals to the plans, specifications, elevations, sections from the concerned government authorities for development of the Phase II/said Building, as has been disclosed under the Act on the government portal/website of purchaser/s being <https://maharera.mahareraonline.gov.in/> or such other website, as the government may prescribe from time to time (hereinafter referred to as "the Government Portal") and shall obtain the balance approvals from various authorities from time to time so as to carry out

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construction and obtain the Occupancy Certificate in respect of each of the said Building/Phase

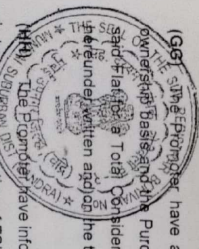
II.

(DD) The Promoter has commenced development of the said Building in accordance with the sanctioned plans.

(EE) The Promoter have informed the Purchaser/s that, the Promoter have the sole and exclusive rights to sell the flats and/ or Shops in the said Building and to enter into separate agreements with other purchasers for the sale / allotment of flats and/or Shops forming part of the Phase II/said Building and to receive the sale consideration in respect thereof.

(FF) The Purchaser/s being fully satisfied in respect of the title of the Promoter to the said Property and all permissions, plans etc. and all the representations made by the Promoter and rights of the Promoter to develop the said Property, has approached the Promoter and applied for allotment of Flat forming part of the said Building being constructed on the said Property hereinafter referred to as the "said Flat" and more particularly described in the Second Schedule hereunder written and shown delineated by red coloured hatch lines on the typical floor plan annexed and marked as Annexure "F". The said Flat forms a part of the free sale area/component which the Promoter is entitled to sell to third parties, under the terms of the JDA.

(GG) The Promoter have agreed to sell and allot to the Purchaser/s, the said Flat on power/lease basis on the said Flat for a Total Consideration as more particularly described in the Second Schedule hereunder written and shown delineated by red coloured hatch lines on the typical floor plan annexed and marked as Annexure "F". The said Flat forms a part of the free sale area/component which the Promoter is entitled to sell to third parties, under the terms of the JDA.



(HH) The Promoter have informed the Purchaser that the said Project is a phase wise project in terms of construction of FSI and is being developed as a layout proposal consisting of multi storey building comprising of multiple wings and the Promoter may amend/modify/vary/alter/increase/decrease/add/delete (as the case maybe), the number of floors/number of buildings/number of wings/design/project brand name (including the brand name as decided by the Promoter)/services/facade/elevation/RG areas/common areas/infrastructure/features/contractors/vendors/suppliers/construction method of the said Project as may be required by the Promoter/Co-Promoter including but limited to towards product improvement and/or optimising the use of the full building potential of the said Project including existing structure, additional floor Space Index (FSI) /Fungible FSI/Transferable Development rights (TDR) and/or and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI Schemes and such other schemes under the applicable laws or any floating rights which is or may be available in respect of the said Plot/said Property or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law or as may be required by MCGM or any other Statutory/Governing body. The Purchaser is aware and accepts that the Promoter shall develop the said Project as per proposed plans which have been disclosed to the Purchaser and on the RERA Website. The Purchaser

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Yasmeen Nelson Daniel

Dotom

expressly consents to the above under Section 14 of RERA provided that the carpet area/location/floor/wing/specifications/facilities/ amenities of the Purchaser's premises is not altered except for changes as stated in this Agreement.

(II) The Purchaser/s hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights of the Promoter.

(JJ) It is clarified by Promoter that, the plans though approved by concerned authorities are tentative and are liable to be changed and / or revised or amended as per the requirements of the Promoter and / or as may be ultimately approved / sanctioned by SRA and other concerned public bodies and authorities. The Promoter reserves the right to do so without obtaining any consent / permission / approval from the Purchaser/s and this right of the Promoter is acknowledged and accepted by the Purchaser/s. In any event, the Purchaser/s hereby gives his/her/their/s irrevocable consent to any such revision / amendment to the plans sanctioned by SRA and other concerned public bodies and authorities and undertakes that he/she/they/it shall not raise objection to the same.

(KK) The rights of the Purchaser/s under this Agreement, unless otherwise specified, are restricted to the said Flat only hereby agreed to be purchased by the Purchaser/s from the Promoter as stipulated herein.

(LL) Under Section 13 of the Act, the Promoter is required to execute a written agreement for sale of the said Flat in favour of the Purchaser/s, being in fact this Agreement and also to get the same registered under the Registration Act, 1908.

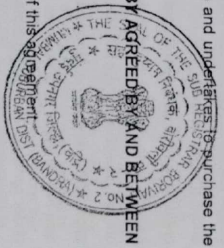
(MM) Relying upon the same as stated hereinabove, the Promoter hereby agrees to sell the Flat to the Purchaser/s and the Purchaser/s hereby agrees and undertakes to purchase the said Flat as set out herein.

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

1. RECITALS TO FORM PART OF AGREEMENT.

The recitals of this agreement shall form an integral part of this agreement.

1.1 The Developers are entitled to develop and construct said Building namely "Sapphire-Dotom Isle" of Phase II under 33(10) of the Development Control Regulations of Greater Mumbai and amended upto date or such other similar scheme that may be implemented on the said Property and in accordance with the plans/ designs/ specifications sanctioned by concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be made in them of any of the following. The Purchaser/s is fully aware of this phase wise program as stated hereinabove along with common amenities of development and shall have no objection to and agree to undertake not to create any obstruction or interruption in the Promoter developing the said Property and

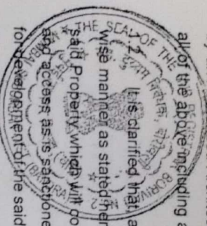


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Yasmeen Nelson Daniel

Dotom

construction of the remaining phases and/or buildings and/or its wings. The Promoter shall register the development projections of different phases with RERA Authorities. The said residential Flat agreed to be sold shall be in the said Building namely "Sapphire-Dotom Isle" of Phase II as more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said Flat"). The Promoter intend to commence in due course, further development of the said Property in accordance with the sanctioned plans in a phase-wise manner with such variation or modification or any amendments thereof, as may be approved by the concerned authorities, from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Flat/ Premises of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Purchaser. The Promoter shall be entitled to make such additions and alterations as may be required by the Purchaser within the said premises or as may be required by any other Purchaser/s of the Building/Phase II within his/her/their/s premises without the written permission of any of the Purchaser/s of premises in the said Building/Phase II or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an Authorized Architect and Engineer. The Purchaser hereby gives irrevocable consent to all of the above impending as required under Section 14 of RERA.



It is clarified that as the Promoter intend to commence in due course and in a phase-wise manner as stated hereinabove along with common amenities, further development of the said Property which will consist of said additional building/s/wings with independent structures and access as is sanctioned under the said Layout. The Promoter shall have unfettered rights for development of the said Layout in any manner as they may deem fit and proper. It is clarified that the Promoter shall be at all times be entitled to the remaining portion of the said Layout and the structure standing thereon and the Purchaser herein and/or the Organization/Apex Body/Federation/Association that may be formed in future respect of the building proposed under this Agreement, shall not raise any disputes or claim any rights in respect thereof or create any obstruction or interruption in such development by the Promoter. The Promoter shall be entitled to develop the said remaining Layout by constructing in its place and stead new building/s(with or without wings) or buildings and additional structures having ground plus such upper floors as may be allowed and permissible by utilizing the entire building potential of the said Property and as a separate building or as a lateral or horizontal extension of the building under construction. The Promoter shall be entitled to amend or modify the building and layout plan for the said purpose and the Purchaser have no objection for the same. For all reasons mentioned the Promoter shall always remain the Promoter of the said Property without any rights, claims or demands of the Purchaser/s herein and/or the Organization/Apex Body/Federation/Association. The Promoter is not able to exploit the Building Potential of the remaining Layout for any reason whatsoever, the rights of the same shall always be retained by the Promoter and Promoter shall be entitled to avail of the rights of T.D.R. or otherwise. The Promoter shall be entitled to construct such commercial/ residential structures or any variation or modification or any amendments thereof, as may be approved by the concerned authorities

Yasmeen Nelson Daniel

[Signature]

by utilizing the remaining Building Potential and the Purchaser herein gives his irrevocable consent for the same.

1.3. The Promoter state that the Promoter shall be developing the said Property in phase-wise manner as stated hereinabove by amalgamating the same with any other adjoining property or properties by way of joint development with the adjoining property or properties. The Promoter shall for that purpose be entitled to modify and/or amend the layout and/or building plans. The phase-wise construction shall consist of additional buildings/wings or independent structure. The Promoter shall also be entitled to modify layout plan so as to change the position of Parking Spaces, Open Spaces, R.G, common amenities, view from the said Building/Phase I, and/or the access and exit i.e. to and fro from the said Property.

1.4. The Promoter shall also be entitled to club or the said sanctioned scheme of Stum Rehabilitation with any other scheme of development and shall be entitled to transfer or interchange the Free Sale Component and/or Rehab of P. A. P. Component with other scheme or schemes subject to the necessary approval of S.R.A. and as per the provisions of Development Control Regulations as may be prevailing or amended hereinafter at any time and from time to time.

1.5. The Promoter shall have unfettered rights of development on the said layout and to amend or modify the said layout and other building plans and/or premises the Letter of Intent in such manner as the Promoter may deem fit and proper. The Promoter shall be entitled to the remaining portion of the Layout and the structures standing thereon and the Purchaser shall not be entitled to raise any dispute or claims in respect of the rights of the Promoter to carry out further development and/or create any obstruction or hindrance in such phase-wise development to be carried out by the Promoter.

2. PURCHASE AND ALLOTMENT OF FLAT AND CAR PARKING SPACE:

2.1. In consideration of the aggregate sum as mentioned in Second Schedule hereinafter hereto (hereinafter referred to as "the Purchase Price") agreed to be paid by the Purchaser/s to the Promoter in the manner set out in Annexure 'G' hereto, the Promoter hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agrees to purchase and acquire from the Promoter the said Flat (as more particularly described in the Second Schedule hereunder) in the said Building of Phase II being constructed by the Promoter on the said Property, together with all rights of and incidental hereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities and restricted area in common (all of which aforesaid rights and entitlements of the Promoter agreed to be sold hereunder are hereinafter collectively referred to as "the said Flat").

2.2. The Promoter hereby agrees to allot to the Purchaser/s sitting in Basement Mechanized Car Parking Spaces/ Open Parking Space as an amenity as stated in Second Schedule hereunder.

DATE - 21
29.09.2028
2028

[Signature]

[Signature]

3. CONSIDERATION AND PAYMENT SCHEDULE:-

3.1 In consideration of the aggregate sum as mentioned in Second Schedule hereto (hereinafter referred to as "the Purchase Price") agreed to be paid by the Purchaser/s to the Promoter in the manner set out in Annexure "G".

3.2 The total aggregate consideration amount for the said Flat as mentioned in Second Schedule hereto has been mutually agreed between the Parties to be paid in the manner set out in Annexure "G". The said consideration amount shall be paid and deposited by the Purchaser as per the details recorded in Second Schedule herein below.

3.3 The Rate and RERA Payment Plan has been shared with the Purchaser for the said premises, however, the Purchaser had requested to provide lumpsum price rebate and revised payment schedule which was on request of the Purchaser revised and agreed accordingly the structured payment plan was offered by the Promoter to the Purchaser which has been accepted by the Purchaser unconditionally and the Purchaser hereby agrees and undertakes not to raise any objection or protest in respect to the purchase price and payment plan at any time for any reason whatsoever. The provision for allowing rebate and such rate of rebate shall not be subject to any revisions/withdrawal, once granted to an Purchaser by the Promoter.

3.4 The said amount of the Purchase Price referred to hereinabove includes the Flat Cost which is mutually agreed upon between the Parties hereto. The Purchaser agrees and undertakes to pay any other Charges, Taxes (consisting of tax paid or payable by way of Value added Tax, Service Tax, GST, and all levies, duties, cesses or any other indirect taxes which may be levied, in conjunction with the construction of and carrying out of the Project and/or with respect to the said premises and/or this Agreement) etc up to the date of handing over the possession of the said Flat.

The Promoter shall be entitled to collect other Charges, GST and such other applicable /other statutory taxes by whatsoever name called on all the instalment /deposits mentioned under this agreement and the Purchaser/s hereby agrees to pay the same on demand by the Promoter without any demur.

3.6 The Purchaser shall be liable to bear and pay all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other direct and indirect taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said premises and the Promoter shall not be liable to bear or pay the same for any part thereof.

3.7 The Purchaser shall at the earliest furnish the copy of the TDS Certificate to the Promoter after execution of this Agreement.

Yasmeen Nelson Daniel

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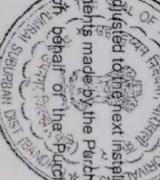
3.8 Time is essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the time schedule for completing the said Building and handing over the Flat to the Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/ her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided hereinabove.

3.9 The Promoter on due date / or on reaching any of the aforesaid construction milestone / stage as mentioned in the Payment Plan set out in Annexure "G" will forward to the Purchaser/s intimation having carried out the aforesaid work at the address given by the Purchaser/s under this agreement and the Purchaser/s will be bound to pay the amount of instalments as per the timeline mentioned in the Demand Letter which shall be dispatched by RPAD or email at the address of the Purchaser/s as given in these presents by the Promoter. The Promoter will keep Certificate of the Architects certifying that the Promoter have carried out given work and such Certificate shall be conclusive proof that the Construction Progress and milestones are completed the Purchaser/s are not entitled and hereby agree not to raise any objection as regards completion of the same and in regard to the certificate of the Promoter architect.

3.10 The Total Purchase Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable to subsequent payments.

3.11 Payment of any instalment, if made in advance shall be adjusted to the next instalment. No interest shall be paid by the Promoter for such advance payments made by the Purchaser/ Purchaser/s or the housing finance companies/ bank etc. of behalf of the Purchaser /Purchaser/s.

3.12 The Promoter shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the said Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three (3%) per cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area as defined under the RERA Act of the said premises then the Purchase Price of the said premises shall stand proportionately reduced and the balance amount paid by the Purchaser shall be adjusted at the time of payment of the last instalment of the Purchase Price payable by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser/s the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per



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square meter as agreed in Clause 3.1 of this Agreement. The Purchaser gives irrevocable consent to all of the above including as required under Section 14 of RERA.

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

3.14 The Promoter may allow, in its discretion a rebate for early payments of the instalments of the Purchase Price payable by the Purchaser/s by discounting such early payments at the Agreed Interest Rate per annum for the period by which the respective instalment of the Purchase Price has been prepaid. Such rebate shall be provided to the Purchaser/s only if mutually agreed upon between the Parties in writing. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Promoter. The term "Agreed Interest Rate" wherever the same appears in this Agreement shall be deemed to be a reference to the Interest Rate as mentioned in Rule 18 of the RERA Rules.

3.15 It is clarified that the amount/quantity of the Purchase Price as mentioned in Second Schedule herein below is arrived at and agreed upon between the Parties after considering the instalments (and milestones) for payment of the Purchase Price as set out in Annexure 'G' hereto; and accordingly, the instalments (and milestones) for payment of the Purchase Price, as set in Second Schedule hereto have been mutually agreed upon at after considering and negotiating the quantum of the Purchase Price, as arrived at and recorded herein. The Purchaser/s, standing by virtue of making timely payment of the instalments of the Purchase Price ~~as per Annexure 'G' hereto~~ (herein) seek to claim or be entitled to claim any rebate or discount on the Purchase Price pursuant to Clause [3.12] hereto.

3.16 In the event if the Promoter obtains the Occupation Certificate in respect of the said Premises and offers the Purchaser/s to take possession of the said Premises prior to the Possession Date stated hereinbelow, then in such a case the Purchaser/s agrees that the Promoter shall be entitled to demand the outstanding instalments of the Consideration Amount Purchase Price and other amounts and the Purchaser/s agrees and undertakes to pay the same without any delay and/or demur.

3.17 The Promoter hereby agrees to allot to the Purchaser/s still/Podium/ Basement/ Mechanized Car Parking Spaces/ Open Parking Space as an amenity as stated in Second Schedule hereunder. 29 990

4. SPECIFIC TONS/SAID AMENITIES:
The fixtures, fittings, facilities and amenities that the Promoter have agreed to provide in the said Flat are those that are set out in Annexure H hereunder written. The Phase II Amenities shall be provided by Promoter to Purchaser/s on payment of Charges as recorded in Clause

Yasmeen Nelson Daniel

M/S Dootom Real Estate

13.3 herein below. The Purchaser/s are entitled to utilize and access the amenities of Phase I free of cost.

5. DISCLOSURES AND TITLE:-

5.1 The Purchaser/s has/have prior to the execution of this agreement taken physical inspection of the said Property and has/have satisfied himself/herself/themselves about the same and about the title of the said Society to the said Property and have accepted the same and shall not be entitled to any further investigation thereof and no requisition or objection whatsoever shall be raised in respect of any matter relating thereto.

5.2 The disclosures/documents provided by the Promoter to RERA Authority at the time of application for registration as well as from time to time including all information and details pertaining to this Project has been read, understood, and consented by the Purchaser and the Purchaser shall not take any objection or make any claim whatsoever relating to the changes/amendments/modifications/revisions (as already disclosed) which may be carried out by the Promoter and having understood such proposed changes to be carried out, the Purchaser has decided to enter into this commercial transaction for purchasing the said premises. All the disclosures, documents, information provided to the RERA Authority including which are available on RERA website pertaining to the said Building/Phase II and approvals, FSI, Sanctioned and proposed, reservation etc shall be deemed to have been disclosed herein and are repeated herein for the sake of brevity.

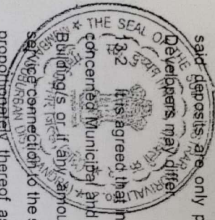
5.2 The Purchaser/s hereby agrees and confirms that inspection has been given by the Promoter of all the documents of title and true copies of Intimation of Approval, Commencement Certificate, the plans, designs and the specifications of the said Building which is proposed to be constructed by the Promoter on the said Property. The Purchaser/s are aware of all the terms and conditions contained in various documents hereabove read and shall observe all the terms and conditions applicable to him.

5.3 The Purchaser/s hereby further agrees and covenants with the Promoter to sign and execute all papers and documents in favour of the Promoter or otherwise as may be necessary for the purpose of enabling the Promoter to carry construction on the said Property and construct the said Building in accordance with the sanctioned plans relating thereto or such other plans with such additions and alterations that may be sanctioned by the concerned local authorities /SRA and as the Promoter may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of the concerned local authorities or any other appropriate authorities in that behalf as well as for the construction of the said Building on the said Property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said premises agreed to be purchased by the Purchaser/s is not in any manner adversely affected. The Purchaser/s agree that the said consent is irrevocable. In the event such variation/ modifications/ alterations affect the Flat it is agreed that the Promoter shall obtain prior consent in writing ~~from the Purchaser/s in respect of~~ such variations or modifications unless such alterations or additions are required by any

Yasmeen Nelson Daniel

M/S Dootom Real Estate

13.1 Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said Flat / premises is ready for use and occupation and/or for fit out possession (irrespective of the Purchaser taking possession of the said premises), the Purchaser/s shall be liable to bear and pay to the Promoter the proportionate share (i.e. in proportion to area of the said flat / premises) of outgoings in respect of the said Property viz. Development charges, non-agricultural taxes, local taxes, water charges, insurance premium, common electricity charges, repairs and sundry maintenance costs and salaries of clerks, bill collectors, watchmen, sweepers, all other expenses and taxes necessary and incidental to the management and maintenance of the said Building/Phase II and land appurtenant, the Purchaser/s shall pay to the Promoter, such proportionate share of outgoings as may be determined by the Promoter whose decision in this regard shall be final and binding on the Purchaser/s. The Purchaser/s undertakes to pay yearly payment of maintenance charges and all other outgoings/expenses/taxes to the Promoter in advance and shall not withhold the same for any reason whatsoever. Until the Deed of Lease/Deed of Conveyance is executed and registered, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Purchaser/s hereby admits that said deposits are only provisional and the actual amount that may be demanded by the Promoter may differ.



13.2 This is agreed that in case any security deposit is demanded by water department of the concerned Municipal and Statutory Authorities before giving the water connection to the said Building or if any amount is required for construction of Electric sub-station or any other work connected to the said Building/Phase II the Purchaser/s of all the Flats shall contribute proportionately thereof as determined by the Promoter within 15 days of demand to the Promoter.

13.3 The Purchaser/s has already paid before taking possession of the said Flat / premises and upon execution of these presents to the Promoter the total sum of Rs. 3,15,000/- charges which is inclusive of Purchase Price the bifurcation is as follows:

- i) Rs. 2,35,000/- Amenity Charges
- ii) Rs. 20,000/- Water Charges and Meter Connection Charges
- iii) Rs. 20,000/- Electricity Connection Charges
- iv) Rs. 20,000/- Gas Connection Charges
- v) Rs. 20,000/- Legal Document Charges

13.4 The Purchaser/s hereby covenants to pay such further amount or amounts to the Promoter if any of such deposit or payments referred to above get exhausted or is found to be insufficient to meet the taxes and expenses to be incurred by the Promoter.

13.5 The aforesaid share amounts of deposits and other amount collected as contribution towards outgoings and expenses placed to be placed with the Promoter under this agreement and the above clause shall not carry interest and will remain with the Promoter and shall be utilized for the purpose for which they have been received. If there is slight variation in the said

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Y. Daniel

amount, the Purchaser/s shall be required to pay the difference. If the Promoter have already incurred any of the aforesaid expenses, the Promoter shall be entitled to get reimbursed for the same from the aforesaid deposits.

13.6 The Promoter shall maintain a separate account in respect of the sums received from the Purchaser/s as advance received for the outgoings, deposits and the amounts mentioned above which funds shall not carry interest and will remain with the Promoter. If there is a variation in the amount, the Purchaser/s shall be required to pay the difference as and when demanded by the Promoter or the Organization.

13.7 If any documents are required to be executed in pursuance of this Agreement in favour of the Organization/Apex Body/Federation/Association and/or in favour of the Flat Purchaser/s, the Purchaser/s shall bear the Purchaser's share of proportionate stamp duty deficit duty, penalty if any, and registration charges, payable, if any.

13.8 It is clarified that the aforesaid deposits are only provisional and the actual amount that may be demanded by the Promoter may differ in case of any revision in the actual amounts.

14. PAYMENT OF GST AND OTHER TAXES:-

14.1 The Purchaser/s hereby agrees to pay any GST (Goods and Service Tax) together with interest and penalty, if any, or any such other tax/ duty/ fees/ cess/surcharge / or any other levies that is payable by (both state or central) in respect of the said Flat or otherwise in respect of intended sale of Flat by the Promoter to the Purchaser becoming payable by the Promoter in respect of the said Flat / premises (taxes for brevity) on demand by the Promoter without any demur. The Purchaser/s hereby agrees to pay GST (Goods and Service Tax) in respect of the development charges as stated hereinabove together with prevailing applicable interest and penalty if any. The Promoter shall not contribute anything towards such tax/ duty/ fees, cess, if however, the Promoter is compelled to pay such taxes, the Purchaser/s shall reimburse to the Promoter such amount forthwith on demand together with the interest @ 18% (Eighteen Percent) per annum and/or prevailing applicable interest and/or in determining such amount the decision of the Promoter shall be conclusive and binding upon the Purchaser/s. If the Purchaser/s commits default in payment of the GST and prevailing applicable interest and penalty, if any, thereon the Promoter shall be entitled to withhold delivery of possession of the said Flat to the Purchaser/s until the GST and the prevailing applicable interest and penalty are paid.

14.2 The Purchaser/s hereby agrees that in case the Government of Maharashtra applies or levies GST or any taxes as stated above on the sale of this Flat and other Flat etc. and if any such tax becomes payable in relation to the said Flat / premises, the Purchaser/s shall pay the same immediately on demand being made by the Promoter and until such time the Flat etc. shall remain unpaid or deposited by the Purchaser/s in a separate account with the Promoter. The Purchaser/s shall not be entitled to put in physical possession of the said Flat / premises. It is expressly agreed that the legal obligation and liability to pay or to make any contributions towards the aforesaid Sales tax or such other tax on sale of Flat etc. (if any), shall be that of

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Y. Daniel

26A as prescribed under the present prevailing laws or such other forms/certificates that may be prescribed in future to acknowledge credit of taxes paid or deducted on behalf of the Promoter on the website of the Income tax Department or of any agency so appointed by the Income tax department or relevant authorities as the case may be to manage, govern or regulate the collection and deduction of income tax. Provided further that at the time of handing over the possession of the said Flat if any such certificate(s) has not been produced or submitted by the Purchaser/s to the Promoter, the Purchaser/s shall pay/deposit an equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Purchaser/s producing such certificate(s) within 4 months of taking possession of said Flat. Provided further that in case the Purchaser/s fails to produce such certificate(s) within the stipulated period of the 4 months, the Promoter shall be entitled to appropriate the said Deposit against the sum(s)/dues receivable from the Purchaser/s.

28. ADDRESS FOR SERVICE/NOTICES:

28.1 That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post at their respective addresses and notified e-mail addresses as specified below.

Promoter	Name: M/s Dotom Real Estate
Address:	Flat No.28 B Wing, Deepmala CHS, Ground Floor, Sharda Sangeet Vidyalaya, M.K. Marg, Above Hotel Radhakrishna, Malad (West), Mumbai - 400 051.
Notified Email Id:	speedways.india01@gmail.com
	prashant@dotomreality.com
	legal@dotomreality.com

28.2 It shall be the duty of the Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.

28.3 In case of joint Purchaser/s all communications shall be sent by the Promoter to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

29. MISCELLANEOUS

29.1 This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and Maharashtra Ownership Flats Act 1963 and rules made there under.



29.2 The common areas are for the common use and enjoyment of all the flat/Premises Purchaser/s subject to the rules and regulations laid down by the Organization/Apex Body/Federation/Association which are to be observed and performed by the members and subject to the payment of any charges, if any, levied or fixed by the Promoter from time to time for use and enjoyment of such common amenities as hereinafter provided.

29.3 The Promoter shall not be liable to maintain or contribute towards the costs and expenses incurred for the maintenance and upkeep and repair of the common amenities and the same shall be the responsibility of the Purchaser/s.

29.4 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the Parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the Premises between the Parties hereto.

29.5 It is hereby agreed that it shall be the obligation of the Promoter to comply with and fulfill all the obligation, commitments, terms as they may have agreed with for respective purchasers, save and except as set out herein.

29.6 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

29.7 Any delay, tolerated or indulgence shown by the Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment granted to the Purchaser/s by the Promoter shall not be construed as a waiver, on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice or affect the rights of the Promoter, as the case may be.

29.8 All taxes, charges, levies, past, present or future including but not limited to GST or any other impositions, interest, penalties, surcharges or levies, (i) on account of this transaction, or (ii) pro-rata on account of the entire development of the Phase II, or (iii) on the consideration and other amounts payable by the Purchaser/s to the Promoter, or (iv) otherwise shall be to the account of the Purchaser/s alone and the Promoter shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Purchaser/s over and above the consideration of the Flat and the Promoter's decision as regards the quantum of the same shall be final and binding on the Purchaser/s.



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30. DISPUTE RESOLUTION AND GOVERNING LAW:-

30.1 If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.

30.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 30.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Promoter ("Arbitrator").

30.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

30.4 This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

30.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

31. PAYMENT OF STAMP DUTY AND REGISTRATION CHARGES/EXPENSES:

The stamp duty incidental to this Agreement shall be borne and paid by the Promoter. The registration charges and scanning charges shall be paid and borne by the Purchaser/s. The Purchaser/s shall present this Agreement before concerned Sub-Registrar of Assurances for registration within the time limit prescribed by the Registration Act 1908 and the Promoter will attend such office and admit execution thereof, on receiving the written intimation from the Purchaser/s.

THE SCHEDULE ABOVE REFERRED TO

FIRSTLY

ALL THAT piece or parcels of land bearing Survey No. 263, corresponding CTS No. 6A (Pt) admeasuring 23,122.00 Sq. Mtrs. situate, lying and being at Village: Malvani, Taluka: Borivalli, situated at Bhoomi Park Road, Opp Billabong International School, Malad (West), Mumbai -

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Page 54 of the Agreement for Sale between M/S Dotom Real Estate and Yasmeen Nelson Daniel

Yasmeen

SECONDLY

ALL THAT piece or parcels of land bearing Survey No. 263, corresponding CTS No. 6A (Pt) admeasuring 903.00 Sq. Mtrs. situate, lying and being at Village: Malvani, Taluka: Borivalli, Bhoomi Park Road, Opp Billabong International School, Malad (West), Mumbai - 400 095.

THE SECOND SCHEDULE ABOVE REFERRED TO

Sr. No.	Terms and Expressions	Meaning
1	Said Premises	Flat No.409 on the 4th Floor of said Building namely Sapphire- Dotom Isle (Wing T) of Project Dotom Isle situated at Bhoomi Park Road, Opp Billabong International School, Malad (West), Mumbai - 400 095.
2	Carpet Area of the said Flat as per RERA in square metres	54.52
3	Total Consideration	Rs.1,06,00,000/- (Rupees One Crore Six Lakh(s) Only)
4	Bank Account of the Promoter	Account Name: DRE Dotom Isle- Sapphire Collection Account Bank: ICICI Bank Account No: 12310500452 Branch: Hallmark Plaza, Bandra (East) IFSC: ICIC0001231
5	Car parking space/s	Not Allotted
6	Number of Car Parking Spaces/s allotted	NA
7	Completion Date	14 th October 2027 subject to terms of this Agreement.
8	Contact Details	Purchaser/s email address: speedways.fsindia001@gmail.com Purchaser/s phone number: 9819768413
9	PAN	Promoter's PAN: AASFD4226D Purchaser/s No. 1 PAN: AZSPS3839C

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Yasmeen

Page 55 of the Agreement for Sale between M/S Dotom Real Estate and Yasmeen Nelson Daniel

Yasmeen

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first hereinabove written

SIGNED AND DELIVERED

By the within named "Promoter"


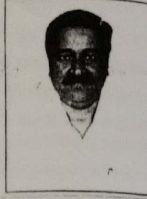
M/S DOTOM REAL ESTATE

Through its Partners

1) Dotom Realty Pvt. Ltd.

Through its Director

Mr. Tushar Khetal

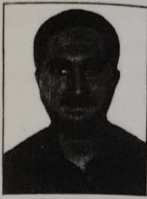
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2) Mohini Skyline Pvt. Ltd.

Through its Director

Mr. Niraj Jagda

[Handwritten signature]



In the presence of



[Handwritten signature]

2. *[Handwritten signature]*

SIGNED, SEALED AND DELIVERED

By the within named "PURCHASER/S"

Yasmeen Nelson Daniel



In the presence of

[Handwritten signature]

2. *[Handwritten signature]*

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RECEIPT

RECEIVED of and from the within named Purchaser/s a sum of Rs.10,49,400/- (Rupees Ten Lakh(s) Forty Nine Thousand Four Hundred Only) towards part payment of the consideration amount agreed herein in respect of purchase of the Flat No.409 on 4th Floor in said Building of Phase II, described in the Second Schedule hereinabove written in favour of the Purchaser/s, in the following manner:

Sr No	Date	UTR No./ DD/ PO/ Cheque No.	Bank & Branch	Amount Received
1	26-08-2024	031736	ICICI Bank	1,00,000/-
2	20-09-2024	031739	ICICI Bank	9,49,400/-
TOTAL				10,49,400/-

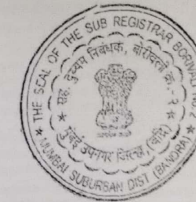
WE SAY RECEIVED

[Handwritten signature]
M/S DOTOM REAL ESTATE
Promoter

WITNESSES :

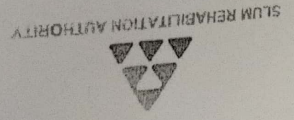
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2. *[Handwritten signature]*



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No.: SRA/ENG/425/PN/STGL/LOI

Date: 6 APR 2023

Architect : Shri. Manoj Vishwakarma of M/s. DOT Architects
Gr. Floor, Sharada Sangect Vidyalaya Bldg, M.K. Marg, Kalamangar, Bandra (B), Mumbai - 400051.

Developer : M/s. DOTOM Realstate
Gr. Floor, Sharada Sangect Vidyalaya Bldg, M.K. Marg, Kalamangar, Bandra (B), Mumbai - 400051.

Society : Shakti SRA CHS Ltd. & "Kandivall Bharatratna Dr. Babasahab Ambedkar CHS Ltd."

Subject: Revised LOI for the S. R. Scheme on plot bearing C.T.S. No. 6A(pl), Survey No. 263(pl) of Village Malvani, at Bhabrekar Nagar, Malad (W), Mumbai for "Shakti SRA CHS Ltd." & "Kandivall Bharatratna Dr. Babasahab Ambedkar CHS Ltd."

Reference: SRA/ENG/425/PN/STGL/LOI

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 6A(pl), Survey No. 263(pl) of Village Malvani, at Bhabrekar Nagar, Malad (W), Mumbai for "Shakti SRA CHS Ltd." & "Kandivall Bharatratna Dr. Babasahab Ambedkar CHS Ltd.", this office is pleased to inform you that, this Revised Letter of Intent are considered and approved for the same, based on the 4.264 (Four Point Two Six Four Only) in accordance with provisions of Section 10 of DCPR 2034, subject to the following conditions

This Revised LOI is in continuation with the earlier LOI issued on SRA/ENG/425/PN/STGL/LOI dated 01/11/2021 with conditions as mentioned in SRA/ENG/425/PN/STGL/LOI dated 01/11/2021

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Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400051
Tel: 2956 5800, 2269125800 / 1879, Fax: 022-2659 0457

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- This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted/misappropriated before the Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect are liable for action under section provision of IPC of 1860 and Indian Evidence Act, 1872.
- Details of land ownership: As per P.R. Cards & remarks from DSR (Borivali) the land bearing 6A(pl), Survey No. 263(pl) of Village Malvani, at Bhabrekar Nagar, Malad (W), Mumbai belongs to State Government of Maharashtra.

Sr. No.	Particular	Now Proposed Slum plot in Sq. Mt.
1	Area of slum plot	25623.17
2	Provisions for	1647.75
3	at Sab back of existing D.P. Road	781.12
4	Health complex reservation	45.50
5	Primary secondary school reservation	23148.80
6	Plot density	25623.17
7	Plot area for PSl in response (2+3)	4.00 or sanction PSl
8	Plot area for PSl in response (2+3)	102492.68
9	Plot area for PSl in response (2+3)	42633.66
10	Plot area for PSl in response (2+3)	12879.99
11	Plot area for PSl in response (2+3)	5530.99
12	Plot area for PSl in response (2+3)	66637.19
13	Plot area for PSl in response (2+3)	109272.55
14	Plot area for PSl in response (2+3)	4.264
15	Plot area for PSl in response (2+3)	66637.19
16	Plot area for PSl in response (2+3)	393 Nos.
17	Plot area for PSl in response (2+3)	NH

The salient features of the scheme are as under:

- The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible flats etc. the parameters shall be got revised from time to time.

SRA/ENG/425/PN/STGL/LOI

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SRA/ENG/425/PN/STGL/LOI

4. Details to access: As per D.P. remarks 2034 the slum plot is directly accessible from 18.30 Mtr. wide existing Road (2 Nos.).

5. Details of D. P. Remarks: As per D.P. Remarks 2034, the plot under reference is affected by reservation of Rehabilitation & resettlement 2.1, Existing Government Hospital EH 2.1 & Existing primary & secondary School- E.E. 1.2 with set-back of 18.30 Mtr. Existing road (2 Nos.) with E.P. alignment proposed to be sanctioned as per Sec. 30 of MRTD -PN39 i.e. re-alignment of proposed D.P. Road having width of 18.30 Mtr. Wide. Also there is existing road without measurement shown in D.P. 2034.

6. That you shall submit NOC for parking from E.E.(T&C) MCGM & CPO before granting further C.C. to the Sale wing 'U' of Sale Building No. 02 in the S.R. Scheme under reference.

If applicant Society/ Developer/ Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

[Signature]
 Chief Executive Officer
 Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Revised LOI)

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To: Architect
 Shri Manoj Vishwakarma
 of M/s. DOT Architects
 Gr. Floor, Sharda Sangnet Vidyalaya
 M.K. Marg, Kalamnagar, Bandra (E),
 Mumbai-400 051.

Sub: Amended IOA with plans for Sale bldg. No. 02 in the proposed S.R. Schemes under Reg. 33(10) of DCPR-2034 on plot bearing C.T.S. No. 6A(P), Survey No. 263(Pt) of Village Malvan, at Bhabrekar Nagar, Malad (W), Mumbai for "Shakti SRA CHS Ltd." & "Kandivali Bharatnara Dr. Babasaheb Ambedkar CHS Ltd."

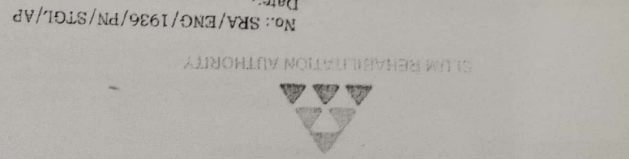
Gentleman,

With reference to above, the amended IOA with plans submitted by you for the Sale bldg. No. 02 are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in revised LOI under No. SRA/ENG/425/PN/STGL/LOI dated 01/11/2021 & 06/04/2023 shall be completed.
2. That all the conditions mentioned in IOA & Amended IOA under No. SRA/ENG/1936/PN/STGL/AP dated 10/11/2008, 31/03/2009, 07/03/2013, 21/05/2018, 19/08/2021 & 24/12/2021, respectively shall be complied.
3. That the revised structural design, calculations and drawings submitted.
4. That you shall re-endorse the C.C. as per the amended plans approved and issued herewith.

Yours faithfully,

[Signature]
 Executive Engineer - P/N
 Slum Rehabilitation Authority



No. SRA/ENG/1936/PN/STGL/AP
 Date: - 2 MAY 2023

116 - 5007209/1986/PN/STGL/AP 1 MAR 2018

This C.C. is further extended from top of 1st level podium to 8th upper floors of sale wing R & S as per plans dt 07/03/2013

Executive Engineer
Slum Rehabilitation Authority

No. SRM/ENG/1936/PN/STGL/AP 14 AUG-2018
This C.C. is further extended from 9th floor to 13th floor of sale wings R & S as per approved amended plans dt. 21/05/2018

13-08-18
Executive Engineer
Slum Rehabilitation Authority



This C.C. is further extended from 14th to 22nd upper floors of sale wings 'R' & 'S' for portion 'A' marked on plan at page C-133 including OMT + LRA and plinth C.C. granted for upto 13th level for extended portion 'B' marked on plan at page C-133 for sale wings 'R' & 'S' of sale building No-2 as per approved amended plans dated 19/08/2021.

Executive Engineer
Slum Rehabilitation Authority
14 DEC 2021
SHA/ENG/1936/PN/STGL/AP

Executive Engineer
Slum Rehabilitation Authority

This C.C. is not endorsed upto podium level with Amnity floor as per amended plans issued on dated 24/12/2021.

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SLUM REHABILITATION AUTHORITY



Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A').

No. SHA/ENG/1936/PN/STGL/AP 15 OCT 2013

COMMENCEMENT CERTIFICATE

SALE RESI. BLDG. No. 2

To,
M/s. Shakti Property Developers,
21/29, 3rd Floor, Sharda Villa,
Shakti Complex, Malvani Village,
Charkop, Kandivalli (West),
Mumbai-400 067.

Slum Rehabilitation Authority, Mumbai-400 067.

With reference to your application No. 3936 dated 12/09/2008 for Development and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.

CTS No. 6A(pt.), S.No. 263(pt.)

of Village Malvani T.P.S. No. Malad (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI (Rev.) dt 18/06/2012

SHA/ENG/429/PN/STGL/LCI
SHA/ENG/1936/PN/STGL/AP
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you nor intervention of the provision of coastal Zone Management plan.
45. If construction is not commenced this Commencement Certificate shall be deemed to have expired.
46. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 plan.
(b) Any of the condition subject to which the same is granted or any of the requirements imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs executors, assignees, administrators and successors and every person deriving title through or under him.

This C.C. is granted for work upto top of 1st level podium for Sale wings 'R' & 'S' of Sale Residential Bldg. No. 2.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA) (M.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

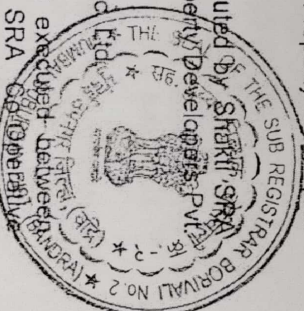
Kadam & Company
Advocates

305/306, 3rd Floor, Yusuf Building, M. G. Road, Fort, Mumbai - 400 001.
Tel.: 2284 3995 • Telefax : 2284 3994 • Email : advocates@kadam.co

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that we have investigated title of M/S DOTOM REAL ESTATE (briefly "Dotom") as the Promoters of the project "Dotom Isle" (briefly "the Project") which is being developed by them on the plots of land; the FIRST being Survey No. 263, corresponding CTS No. 6A (P) admeasuring 23,122.00 Sq. Mtrs. (briefly "the First Plot") and the SECOND being Survey No. 263, corresponding CTS No. 6A (P) admeasuring 903.00 Sq. Mtrs. (briefly "the Second Plot"), both of Village: Malvani, Taluka: Borivali, District: Mumbai Suburban and situated at Bhoomi Park Road, Opp. Billabong International School, Malad (West), Mumbai 400 095, which is more particularly described as Firstly and Secondly in the Schedule hereunder written (collectively "the Plot") by:

- (i) Perusing the certified true copies of the following papers handed over to us viz:
 - (a) Government of Maharashtra Notification dated 23rd August, 2000 under Section 4 of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 and published in the Maharashtra Government Gazette dated 7th September, 2000.
 - (b) Development Agreement dated 7th September, 1999 executed between Shakti SRA Co-op. Hsg. Soc. Ltd. (Prop) and Shakti Property Developers Pvt. Ltd.
 - (c) Power of Attorney dated 9th September, 1999 executed by Shakti SRA Co-op. Hsg. Soc. Ltd. (Prop) in favour of Shakti Property Developers Pvt. Ltd.
 - (d) Registration Certificate of Shakti SRA Co-op. Hsg. Soc. Ltd. (Prop).
 - (e) Development Agreement dated 27th August, 2019 executed between Kandivali Bharatnra Dr. Babasaheb Ambedkar SRA Co-Operative Housing Society (Proposed) and Shakti Property Developers Pvt. Ltd.
 - (f) Power of Attorney dated 27th August, 2019 executed by Kandivali Bharatnra Dr. Babasaheb Ambedkar SRA Co-Operative Housing Society (Proposed) in favour of Shakti Property Developers Pvt. Ltd.
 - (g) Letter of Intent bearing No. SRA/ENG/425/PN/GL/LOI dated 18th May, 2001.

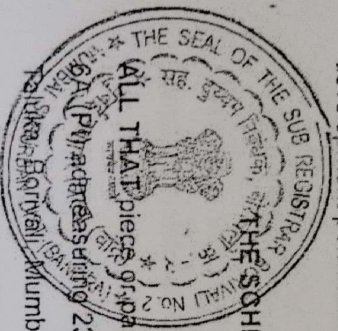


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Continuation Sheet

of the Plot or any part thereof and/or objecting development of the Project
"Dotom Isle" thereon by Dotom within the notice period specified therein.

On the basis of the documents perused by us we are satisfied that title of MIS
DOTOM REAL ESTATE as developer of the Plot/Promoter of the Project is clear
and marketable; and MIS DOTOM REAL ESTATE is entitled to develop the Project
in accordance with the terms and conditions as recorded in the Joint Development
Agreement dated 7th September, 2021; and in accordance with the LOI and the
development permission granted by the SRA.



THE SCHEDULE OF THE PLOT ABOVE REFERRED TO

FIRSTLY

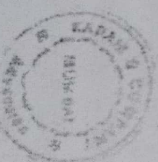
ALL THAT piece or parcels of land bearing Survey No. 263, corresponding CTS No.
6A (Pt) address being 23, 122.00 Sq. Mtrs. situate, lying and being at Village: Malvani,
Taluka: Borivli, Mumbai Suburban within the registration District and Sub-District of
Mumbai City and Mumbai Suburban District, situated at Bhoomi Park Road, Opp
Bilabong International School, Malad (West), Mumbai 400 095.

SECONDLY

ALL THAT piece or parcels of land bearing Survey No. 263, corresponding CTS No.
6A (Pt) admeasuring 903.00 Sq. Mtrs. situate, lying and being at Village: Malvani,
Taluka: Borivli, Mumbai Suburban within the registration District and Sub-District of
Mumbai City and Mumbai Suburban District, situated at Bhoomi Park Road, Opp
Bilabong International School, Malad (West), Mumbai 400 095.

DATED THIS 14TH DAY OF JUNE, 2023.

KADAMI & COMPANY
Advocates



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

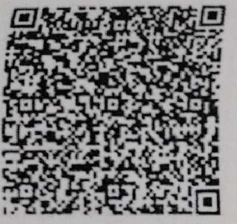
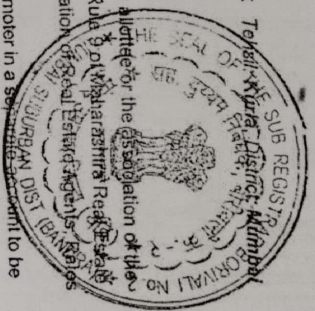
PS1800051190

Project: **SAPPHIRE-DOTOM ISLE** , Plot Bearing / CTS / Survey / Final Plot No.: **6A PT. 263 PT at Malvani, Borivalli, Mumbai Suburban, 400095;**

1. **M/S. Dotom Real Estate** having its registered office / principal place of business at **Topwell, Kurla District, Mumbai Suburban, Pin: 400051.**
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottees for the registration of the allottees, as the case may be, of the apartment or the common areas as per Rule 3 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Grievances of Interest and Disclosures on Website) Rules, 2017;
 - o 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 (1) of sub-section (2) of section 4 read with Rule 5;

OR

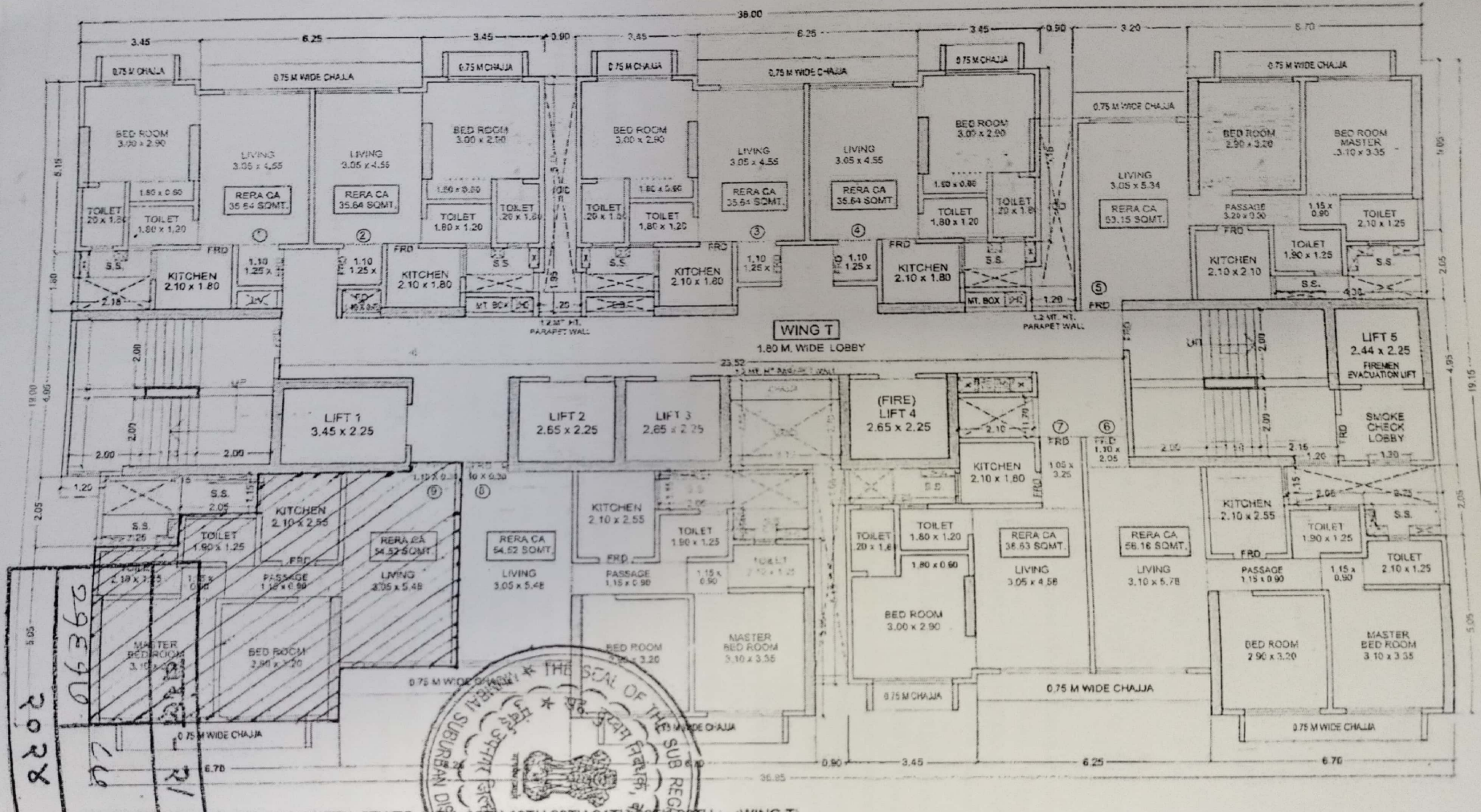
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- o The Registration shall be valid for a period commencing from **01/06/2023** and ending with **14/10/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.



Date: 01/06/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 01-06-2023 13:23:50

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority
29 E 9 U
2028



TYPICAL FLOOR PLAN (4TH TO 7TH, 9TH TO 11TH, 13TH, 15TH, 16TH, 18TH, 20TH, 24TH, 26TH & 28TH) (WING T)



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 06366
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 [Signature]

ANNEXURE 'G'

The total Purchase Price payable by the Purchasers to M/s. Dotom Real Estate, in respect of the said Flat shall be **Rs. 1,06,00,000/- (Rupees One Crore Six Lakh(s) Only)**. The said Purchase Price of **Rs. 1,06,00,000/- (Rupees One Crore Six Lakh(s) Only)** shall be paid by the Purchasers to M/s. Dotom Real Estate in the following manner, time for such payment being of the essence of allotment:

Particular	Amount (Rs.)
On Booking (Within 7 days)	Rs. 10,60,000/-
On Agreement (Within 30 days of Booking)	Rs. 10,60,000/-
On Completion of Plinth	Rs. 21,20,000/-
On Completion of 15 th Slab	Rs. 21,20,000/-
On Completion of 25 th Slab	Rs. 21,20,000/-
On Fitout Possession	Rs. 1,06,00,000/-
TOTAL	



Paup

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30/12/17
सोमवार, 30 डिसेंबर 2024 12:56 म.नं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: 21617/2024

दस्त क्रमांक: बरत-2 /21617/2024

मोबदला: रु. 1,06,00,000/-

बाराचर मुल्या: रु. 67,50,823/-
बरलेले मुद्रांक शुल्क: रु.6,36,100/-

दु. दि. मह. दु. दि. बरत-2 यांचे कार्यालयगत

क्र. क्र. 21617 वर दि.30-12-2024

जेजी 12:53 म.नं. वा. हजर केला.

पावती: 23223
सादरकरणाचाचें नाव: यास्मीन नेलान डॅनियल
नॉदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2200.00
पुढाची संख्या: 110

एकूण: 32200.00

David

दस्त हजर करणाऱ्याची सही:

मह. दु. दि. नि. का. बोरीवली-२,
(पु. टी. साळवे)

सह. दुय्यम निबंधक, बोरीवली-२,
नांदेड उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-नगरे (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 30 / 12 / 2024 12 : 53 : 21 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 30 / 12 / 2024 12 : 54 : 32 PM ची वेळ: (फौ)

मह. दु. दि. नि. का. बोरीवली-२,
(पु. टी. साळवे)
सह. दुय्यम निबंधक, बोरीवली-२,
नांदेड उपनगर जिल्हा.

पतिज्ञापत्र

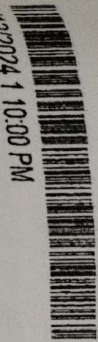
• सारक्याचें व सौम्या १९०८ अंतर्गत असलेल्या प्रत्युद्देशाने नोंदणीस दाखल केलेला आहे. • सरकारीत संपूर्ण मजबूर, निष्कारण अर्बा, साक्षीदार व सोबत जोडलेल्या कायद्यांची कडकता मगारले आहे. • सरकारी सरकार, केवला कायदेशीर वाढीसाठी दस्त निष्कारण व नवजोषारक हे संपूर्णपणे जबाबदार राहिले.

लिहून देणारे : *David*
लिहून देणारे : *David*



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12/30/2024



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दस्तावेज क्र. 21617/2024

दस्तावेज क्र. 21617/2024

दस्तावेज क्र. 21617/2024

पक्षकारांचे नाव व पत्ता

1 ना. भेसर्स डॉटम रियल इस्टेट चे प्रागीदार डॉटम रियल्टी प्रा. लि. चे
संचालक तुषार खेतल तर्फे मुळतार - अजय चौहान
पत्ता: प्लॉट नं. 1, माळा नं. तळ भवला, इमारतीचे नाव: शारदा संगीत
विद्यालय, ब्लॉक नं. एम. के. मार्ग, कलानगर, रोड नं. बांद्रा पूर्व, मुंबई.
महाराष्ट्र, मुंबई

पक्षकाराचा प्रकार

आयाचित्र

उभा प्रमाणित

पंन नंबर: AASFDD4226D

2 ना. भेसर्स डॉटम रियल इस्टेट चे प्रागीदार मोहिनी स्थापना इत प्रा. लि. चे
संचालक नीरज जगडा तर्फे मुळतार अजय चौहान
पत्ता: प्लॉट नं. 1, माळा नं. तळ भवला, इमारतीचे नाव: शारदा संगीत
विद्यालय, ब्लॉक नं. एम. के. मार्ग, कलानगर, रोड नं. बांद्रा पूर्व, मुंबई.
महाराष्ट्र, मुंबई.

पक्षकाराचा प्रकार

आयाचित्र

उभा प्रमाणित

3 ना. प्राप्ती नोक्सन डॉटिवर
पत्ता: प्लॉट नं. 28 सी बिग, माळा नं. 1, इमारतीचे नाव: दीपमाला वय - 46
सीएसएस, ब्लॉक नं. मालवणी नं. 1, मावें रोड, हॉटेल राधाकुलाच्या वर,
रोड नं. मालाड (पश्चिम), मुंबई, महाराष्ट्र, मुंबई.
पंन नंबर: AZSPS3839C

पक्षकाराचा प्रकार

आयाचित्र

उभा प्रमाणित

दस्तावेज करण देणार तथाकथीत करारनामा चा दस्त देव करून दिल्याचे कबूल करतात.

बोळवून-
बालील दस्तम असे निवेदीत करतात की ते दस्तदेव करून देणा-यानां व्यक्तीं: ओळखतात, व त्यांची ओळख पटवितात

1 ना. संदेश भारकशी - -
वर: 36
पत्ता: बोरीवली पूर्व मुंबई
पिन कोड: 400066

Signature
व्यक्ति



2 ना. अमिता डोलकर - -
वर: 27
पत्ता: बोरीवली पूर्व मुंबई
पिन कोड: 400066

Signature
व्यक्ति

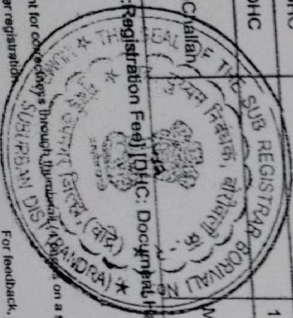


शिका क्र. 4 सी वेळ: 30 / 12 / 2024 01 : 08 : 30 PM

(एस. सी. सोळवे)

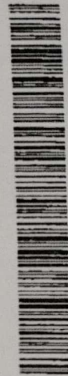
दस्तावेज क्र. 21617/2024
दस्तावेज क्र. 21617/2024
2024

क्र. / Sr.	प्रकार / Type	वेरिफिकेशन नं. / Vendor	GRN/Licence	रक्कम / Amount	उपयुक्त / Used At	डिफेस नंबर / Deface Number	डिफेस तारीख / Deface Date
1	MS DOTOM REAL ESTATE	eChallan 69103332024122014451	MH012921203202425M	636100.00	SD	0007397011202425	30/12/2024
2		DHC	1224288104168	200	RF	1224284504128D	30/12/2024
3		DHC	1224284504128	2000	RF	0007397011202425	30/12/2024
4	MS DOTOM REAL ESTATE	eChallan	MH012921203202425M	3000	RF	0007397011202425	30/12/2024



1. Verify Scanned Document for authenticity through the link provided on a slide printed after scanning.

2. Get print immediately after registration.



सूची क्र.2

दुय्यम निबंधक : सह.डु.नि. बोरीवकी 2

दस्त क्रमांक : 21617/2024

30/12/2024

नोदणी :

Regn:63m

गावाचे नाव : मातवणी

(1) विलेखाचा प्रकार	करारनामा	गावाचे नाव : मातवणी
(2) मोबदला	10600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6750822.9	
(4) पू-मापन,पोटहिस्सा व परक्रमांक (असल्यास)		1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं.409 माळा नं: 4 था मजला,इमारतीचे नाव: सफायर- बॉटम भाण्डल(त्रिा टी), ब्लॉक नं: पूमी पार्क रोड,बिलबोया इटनश्रमाला रकूल समोर,रोड : मालाड नश्रिम,मुंबई- 400085,इतर माहिती सदनिकेचे एजुगा क्षेत्रफळ 54.52 चौ.मी.कार्पेट एरिया व इतर वर्णन दस्तात नमूद केल्याप्रमाणे (C.T.S. Number : 6A pi :)
(5) क्षेत्रफळ		1) 59.97 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात बसलेले वेळा:		
(7) दस्तऐवज करत देणार-यालिहून ठेवणार-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मेसर्स डॉटम रियल इस्टेट चे भागीदार डॉटम रियल्टी प्रा. लि. चे संचालक गुणार जेतल तर्फे सुखदयार - अजय चौहान वय:- पत्ता:-ब्लॉक नं:- माळा नं: तळ मजला, इमारतीचे नाव: शारदा संगीत विद्यालय, ब्लॉक नं: एम. के. मार्ग, कलानगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पंन नं:-AASFDA226D
(8)दस्तऐवज करत देणार-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		2): नाव:-मेसर्स डॉटम रियल इस्टेट चे भागीदार सोहिनी स्थायलाइन प्रा. लि. चे संचालक नीरज जगडा तर्फे सुखदयार अजय चौहान वय:- पत्ता:-ब्लॉक नं:- माळा नं: तळ मजला,, इमारतीचे नाव: शारदा संगीत विद्यालय, ब्लॉक नं: एम. के. मार्ग, कलानगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पंन नं:-AASFDA226D
(9) दस्तऐवज करत दिल्याचा दिनांक	30/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	21617/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	636100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शैल		



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

मुद्र्याकरनामाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारलेला निवडलेला
अनुच्छेद :-

खरी प्रत

सह. दुय्यम निबंधक, बोरीवकी क्र. - २
मुंबई उपनगर जिल्हा.