CHALLAN
MTR Form Number-6

GRN MH015521878202425R	BARCODE	Date 03/02/2025-18:09:39	Form ID B25

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AVAPK3332J
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	ROHIT RAJENDRA KSHIRSAGAR
Location	THANE		
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 4008,FLR 40 TH BLDG,DAFFODILS
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty(Bank Portal)	1128800.00	Road/Street	POKHARAN ROAD,MAJIWADA
0030063301 Registration Fee	30000.00	Area/Locality	THANE,
		Town/City/District	
		PIN	400601
		Remarks (If Any)	
		Prop mvblty=Immovable~Prop Amt=18125000.00~Prop area=789.00~Prop area UOM=Sq.Feet~oth Prop ID=PAN-AADFV5093M~oth Prop Name=VINAYAK DEVELOPERS~	
Total	11,58,800.00	Amount In Words	Eleven Lakh Fifty Eight Thousand Eight Hundred Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	69103332025020351327
		Ref. No.	752855401
Cheque/DD No.		Bank Date	03/02/2025-18:09:39
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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THE SUB REGISTRAR THANE-2

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 919892778057
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

SRBhandare

Print Date 04-02-2025 11:09:19

D-4008

ARTICLES OF AGREEMENT made at Thane this 07TH day of FEB 2025 between **Vinayak Developers** a firm registered under the Indian Partnership Act 1932 having their principal office at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400 077, PAN No.AADFV5093M, hereinafter referred to as the **"BUILDERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the Firm their survivors or survivor) of the ONE PART. **(1) MR./MRS./M/S Rohit Rajendra Kshirsagar** (PAN **AVAPK3332J) & (2) MR./MRS./M/S Trupti Rohit Kshirsagar** (PAN **AVSPB9657R)** having its registered residence address at **B-2505, Hubtown Greenwoods, Pokhran Road No.1, Opp. Thirani High School,Vartak Nagar, Thane (W)-400606** herein after referred to as the **"PURCHASER"**, (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the said organization, their partners/ directors/Owners as the case may be, as well as its/their successor or successors & their respective permitted assigns, the members for the time being of the Hindu Undivided Family and the respective heirs executors administrators and assigns of such last survivor) of the OTHER PART.

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WHEREAS:-

1. Originally M/s. Arkay Land Development Corporation was seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land, hereditaments and Plot situate lying and being at Village Majiwade, district Thane bearing Survey No.280, Hissa No.1 (part), Survey No.280, Hissa No.1 (part), Survey No. 280, Hissa No. 4, Survey No.289, Hissa No.2 (part), Survey No. 289, Hissa No. 2 (part), Survey No. 415 (part) and Survey No. 415 (part) admeasuring 54,392 sq. mts. (53620 sq. mts as per 7/12 extracts) alongwith buildings and structures standing thereon, hereinafter referred to as the said **"Larger Property"** more particularly described in the First Schedule hereunder written.

2. By an Agreement dated 2-4-1987 as modified by Agreement dated 19-08-1987 the said M/s. Arkay Land Development Corporation had agreed to sell the said Larger Property to one Vasudev Balwant Mane and Uday Gopal Dalvi at the price and on the terms and conditions therein mentioned.

3. By a Memorandum of Understanding dated 05-06-1987 made between Vasudev Balwant Mane and Uday Gopal Dalvi of the One Part and the Builders herein of the Other Part, the said Vasudev Balwant Mane and Uday Gopal Dalvi agreed to sell and transfer the said Larger Property alongwith the benefits of the said Agreement dated 02-04-1987 & Agreement dated 19-08-1987 to the Builders on the terms and conditions therein contained.

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4. Trustees of Diwalibai Mohanlal Charitable Trust claimed to be the Owners of about 7 acres and 13 gunthas out of the said Larger Property and have agreed to give the same on lease to the Society for Helpers of Mary and Ma Niketan on the terms and conditions contained in the Agreement dated 19-02-1972.

5. Trustees of Diwalibai Mohanlal Charitable Trust and The Society of Helpers of Mary and Ma Niketan filed a Suit being Special Civil Suit No.212 of 1987 against M/s. Arkay Land Development Corporation & Others inter alia for Declaration that they are owners of the portion of the said Larger Property admeasuring 7 acres and 13 gunthas. The said Suit was dismissed and Appeal came to be filed by them in the Hon'ble High Court of Judicature at Bombay being First Appeal No.985 of 1989.

6. Disputes and differences between the Trustees of Diwalibai Mohanlal Charitable Trust and Ma Niketan of the One Part and M/s. Arkay Land Development Corporation and others of the Other Part were mutually settled and Consent Terms came to be filed in the First Appeal No.985 of 1989 whereby Arkay Land Development Corporation and others with the consent of the said Vasudev Balwant Mane and Uday Gopal Dalvi and the Builders herein have conveyed part of the said Larger Property admeasuring 20,234.34 sq. mts or thereabout to Diwalibai Mohanlal Charitable Trust and accordingly the said area was recorded on the 7/12 extract of land bearing Survey No.280/1A (P) admeasuring 1546.68 sq. mtrs Survey No.415/P admeasuring 18260.84 sq. mtrs and Survey No.289/2A admeasuring 426.48 sq. mtrs and thus M/s. Arkay Land Development Corporation was left with the remaining portion of the said Larger Property admeasuring 34,392 sq. mts or thereabouts hereinafter referred to as the **"Balance Property"** as more particularly described in the Second Schedule hereunder written and shown on the Plan thereof hereto annexed surrounded by boundary line.

7. Certain disputes and differences had arisen between M/s. Arkay Land Development Corporation of the One Part and the said Vasudev Balwant Mane and Uday Gopal Dalvi and the Builders herein of the other part. The Builders herein alongwith the said Vasudev Balwant Mane and Uday Gopal Dalvi filed a Suit for specific performance against M/s. Arkay Land Development Corporation being Special Civil Suit No.403 of 1994 in the Court of Civil Judge, Senior DivisionThane which came to be settled and Consent Terms came to be filed therein on 24-06-1994 whereby the said M/s. Arkay Land Development Corporation agreed to specifically perform the said Agreements dated 2-04-1987 and 19-08-1987 in respect of the said Balance Property more particularly described in the Second Schedule hereunder written and at the request of the said Vasudev Balwant Mane and Uday Gopal Dalvi agreed to convey the said Balance Property in favour of the Builders. The said Consent Terms further provided that Decree be treated as Conveyance of the Balance Property in favour of the Builders herein.

8. As the said Consent Terms dated 24-06-1994 provided that Decree be treated as Conveyance, the Builders filed a Declaration along with certified copy of the Decree and paid the requisite stamp duty required to be paid therein as Conveyance and the said Declaration along with copy of the Decree was registered with the Office of the Sub Registrar of Assurance at Thane under serial no. TNN2-9577 of 2004.

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9. The Collector has by an Order dated 17-08-1964 and by Order dated 17-08-2004 converted the part of area from agricultural to non-agricultural on the terms and conditions therein contained. The said N.A. Permission dated 17-08-1964 and 17-08-2004 are annexed hereto and marked as Annexure "1" and Annexure "2" respectively. The permission for conversion of the balance property will be obtained prior to the occupation certificate.

10. By Deed of Rectification dated 30-11-2016 read with Deed of Rectification dated 08-02-2017 registered with the Sub Registrar of Assurances Thane under serial No. TNN-9/10349 of 2017 and TNN-9/844 of 2017 respectively the Builders and then trustees of Ma Niketan Society have rectified the area of the Balance Property. As per the said Deed of Rectifications area of the said Balance Property was rectified as 33,386 sq. mtrs. hereinafter referred to as the '**Vinayak Developers Property**' from 34,392 sq. mts. or thereabout which is more particularly described in the Second Schedule hereunder written and shown on the Plan thereof hereto annexed surrounded by boundary line. Accordingly the rectified area in aggregate admeasuring 33,386 sq. mts came to be recorded on the 7/12 extract in the manner i.e land bearing Survey No.280/1A (P) admeasuring 3353.32 sq. mtrs Survey No.280/1B admeasuring 700 sq. mtrs Survey No.415/P admeasuring 8069.16 sq. mtrs and Survey No.289/2A admeasuring 17123.52 sq. mtrs Survey No.289/2B admeasuring 3640 sq. mtrs and Survey No.280/4 admeasuring 500 sq.mtrs.

11. The Builders have developed and constructed a project known as "Mahavir Millennium" comprising of three buildings known as buildings 'Isra', 'Ivana' and 'Imperia' on portion of the Vinayak Devleopers Property admeasuring 8773.43 sq. mts as per the sanctioned plan and now no FSI is remained to be consumed on the said project known as Mahavir Millennium. The Thane Municipal Corporation (hereinafter referred to as "**the said Corporation**") has issued Occupation Certificate in respect of all the three buildings in the project known as Mahavir Millennium.

12. A portion admeasuring 325 sq. mtrs is reserved for 40 mtrs. D.P. Road out of Survey No.280/4; portion admeasuring 760 sq. mtrs is reserved for 20 mtrs. D.P. Road out of Survey No.289/2A(P) and Survey No. 415 respectively; portion admeasuring 2625 sq. mtrs is reserved for 20 mtrs. D.P. Road out of Survey No.289/2A(P) and Survey No. 289/2B (P) respectively; and portion admeasuring 8754.90 sq. mtrs is reserved for Playground Reservation out of the Survey No.280/1A and Survey No. 289/2B respectively (hereinafter collectively referred to as '**Reservations**') and as per the schedule "W" of the Development Control Rules in force for Thane Municipal Corporation (hereinafter referred to as 'the said Corporation') the Builders respective areas falling under the said Reservations to the said Corporation.

13. By an Indenture of Transfer dated 28/06/2019 registered with the Office of Sub-Registrar of Assurances, Thane under Sr.No.10778/2019, the Builders have surrendered the said Reservations in favour of the said Corporation upon the terms and conditions therein contained and accordingly Sub division carried out by the TILR Department of the said property and the said Reservation area was recorded in the name of said Corporation on the 7/12 extract of said property.

14. Thus after developing project known as Mahavir Millenium on area of plot admeasuring 8773.43 sq.mts and Reservations in aggregate admeasuring

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12464.90 sq. mts on the Vinayak Developers Property there is a natural sub-division and an area admeasuring 12147.68 sq.mts hereinafter referred to as "the said **Property**" more particularly described in the Third Schedule hereunder written and shown on the Plan thereof hereto annexed surrounded by boundary line available for development and construction of building/s

15. The Builders intend to construct two buildings on the said Property more particularly described in the Third Schedule hereunder written which is naturally sub-divided. The Builders have submitted building plans on portion of the said Property more particularly described in the Third Schedule hereunder written and shown on the Plan thereof hereto annexed surrounded by boundary line for construction of Building No. 1 namely Daffodils comprising of Basement plus Lower Ground plus Upper Ground A plus Upper Ground B plus Upper Stilt plus one to fifty (50) upper floors and Building No. 2 namely Tulip comprising of Basement plus Lower Ground plus Upper Ground A plus Upper Ground B plus Upper Stilt plus one to forty-two (42) upper floors on the property more particularly described in the Third Schedule hereunder written.

16. The Builders are negotiating with the owners of adjoining plots/properties for purchasing and/or acquiring development rights in respect of the adjoining plots/ properties. The Builders shall after such adjoining plots/properties being purchased and/or acquired for development amalgamate such purchased and/or acquired adjoining plots/properties and shall construct portion of the building/wings on such amalgamated adjoining property by utilizing any balance potential under Unified Development Control and Promotion Regulations for Maharashtra State (hereinafter referred to as the 'UDCPR') in respect of the said property. In case the Builders are unable to acquire development rights in respect of the adjoining plots/properties than the Builders shall construct the building on its own plot.

17. The Builders have appointed 10 FOLDS Architects & Consultants as Architects for development of the said Property. The Builders have also appointed R. H. Mahimtura, as RCC Structural Engineers. The Builders have entered into requisite Agreements with the said Architects and Structural Engineers. The Builders shall avail the services of the said Architects and Structural Engineers or such other qualified Architects and Structural Engineers as the Builders may deem fit till completion of the development of the said Property.

18. The Builders have obtained the Environment clearance for the said Property from the State Level Environment Impact Assessment Authority under their letter dated 28th May, 2019 on the terms and conditions therein contained and will obtain the revised Environment clearance for the project from the Authorities for construction of upper floors from time to time. The Builders are developing the said Property in a phased manner comprising of three (3) or more phases and will deal with and dispose of the Premises in the proposed buildings in the complex to be known as 'Mahavir Spring' to be constructed on the said Property more particularly mentioned in the schedule hereunder written, on Ownership basis to the Purchasers thereof. At present the Builders are constructing Building No. 2 to be known as 'Tulip' in phase I and Shops in the Building No. 1 to be known as 'Daffodils' in phase II and the habitable floors of Building No. 1 for residential purposes from 1st upper floor to 50th upper floors in phase III hereinafter referred to as "the said **Project**" on the said Property more particularly described in the Third Schedule hereunder written.

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At The Thane Municipal Corporation has granted the sanction of Development Permission and Permission/Commencement Certificate dated 05-08-2017, revised Sanction of Development Permission and Commencement Certificate dated 24-06-2019 for development work for Building No.2 and Building No.1. The Thane Municipal Corporation has granted further Sanction of Development Commencement Certificate (CC) dated 9.2.2021 upto 17 upper floors for Building No. 1 and Building No. 2, further revised Sanction of Development Permission and Commencement Certificate (CC) dated 17/03/2023 has granted for development work up to 37th floor for Building No.1 and up to 42nd floor for Building No.2. Copies of the Sanction of Development Permission and the revised Sanction of Development Permission and Commencement Certificate are annexed hereto as **Annexure "3","4" , "4A" and 4B**"respectively.

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19. As per the present sanction Thane Municipal Corporation sanctioned of Development amended Permission/ Commencement Certificate (CC) dated 25/08/2023 for Building No.1 comprising of Basement + lower Ground + Upper Ground –A+ Upper Ground – B + Upper Stilt/ (Fitness Centre) /Podium + 1st to 42nd Floors and Building No. 2 Basement + lower Ground + Upper Ground –A+ Upper Ground – B + Upper Stilt/ (Fitness Centre) /Podium + 1st to 42nd Floors. Copy of revised Sanction of Development Permission and Commencement Certificate are annexed hereto as **Annexure "4C"**

20. In the said Project the Builders propose to utilize FSI and TDR as well as 0.50 premium FSI and ancillary uses benefits advantages by paying premium admeasuring approximately 100822 sq. mts to construct Building No. 1 namely Daffodils and Building No. 2 namely Tulip. If any additional/extra/beneficial Floor Space Index, by whatever name or form is increased (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or 0.50 additional premium FSI and ancillary uses by paying premium to the Corporation/Competent Authority (or in any other similar manner) and ancillary uses available for being utilised or otherwise as per the New UDCPR and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors, then in such event, the Builders shall be entitled to construct such additional wings/floors as per the revised building/s plans or additional building/s on the property more particularly described in the Third Schedule. The Purchasers expressly consents to the same as long as the total area of the said Premises is not reduced and the structure of the building is not changed.

21. The Builders are desirous of and entitled to develop the Reservation under accommodation reservation policy or any other policy under UDCPR and avail advantages benefit of FSI + TDR under sanctioned revised Development Plan for construction of additional floors and building /wing.

22. The Purchasers/s has/have prior to the execution of these presents taken inspection of all the Title Deeds/Documents pertaining to the said Property, Revenue Records, relevant orders, approved Plans and Specifications, Approvals, Permissions and Sanctions, given by various Authorities as well as all the other documents as specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said Act) and the Rules made there under and have accepted the same.

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23. The Builders have represented to the Purchaser/s that the Builders have availed loan for development of the said project named "Mahavir Spring" and have mortgaged of the said Property and its development rights in respect of the said Property on the terms and conditions contained therein to Piramal Trusteeship Services Private Limited, a Company established under the Companies Act 1956 and having its registered office at 4th floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013 and the said project is financed by Piramal Capital and Housing Finance Limited.. The Builders are solely responsible and liable for repayment of the loan to Piramal Trusteeship Services Private Limited and obtaining a release/ reconveyance of the said land and the development rights thereof from Piramal Trusteeship Services Private Limited. The Builders may avail loan from any other bank or financial institution in future by repaying the current loan and thereafter mortgage the said Property in respect thereof with such bank or financial institution.

24. The Builders have registered the phase I phase II and Phase III of the project under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the `Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agreements, Rates of Interest and Disclosure on Web site) Rules 2017 made thereunder (hereinafter referred to as the `Rules') with the Real Estate Regulatory Authority for Phase I under no. P51700022994 on 08/11/2019 further extended on 08/09/2021, Phase II under no.P51700022995 on 08/11/2019 further extended on 08/09/2021 and Phase III under no. P51700045504 on 24/05/2022 the authenticated photocopies whereof are annexed hereto as **Annexure "5", "6"and Annexure "7"** respectively.

25. The Purchaser has/have, on or before the execution of this agreement, independently satisfied herself/ himself/themselves/itself as to the Builder's marketability and title to the said Property and the authority of the Builders herein, to develop the said Property. The authenticated copies of the Certificate of Title issued by the Attorney at Law or Advocate of the Builders, authenticated copies of 7/12 extract or any other relevant revenue record showing the nature of the title of the Builders on which the said Buildings are to be constructed and copies of the floor plans and specifications of the Premises agreed to be purchased by the Purchaser have been annexed hereto and marked as **Annexures "8","9"** and**"10"**respectively. The Purchaser hereafter shall not be entitled to make any requisition or call for any further documents of title of the Builders to the said Property and Builders' right of development.

26. The Builders have at present got approvals from the Thane Municipal Corporation to the plans, specifications, sanctions for 37th upper floors for Building No. 1 and propose to construct up to 50 upper floors and shall obtain the balance approvals from the various authorities including the Thane Municipal Corporation for upper floor for Building No.1 and also got the approvals and sanctioned for 42ndUpper floors for Building No. 2 as well as Builders will obtain the Occupancy Certificate for Building No. 1, Building No. 2 and shops of Building no. 1 from time to time respectively from the various authorities including the Thane Municipal Corporation.

27. The Builders have reserved fifty-nine (59) residential Premises under affordable housing scheme in the Building No. 2 for Economically Weaker Section (EWS) and Lower Income Group (LIG) and upon completion of the construction of the same will hand over the same to Maharashtra Housing and Area

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Development Authority (**'MHADA'**, for short). These fifty-nine (59) premises will be sold/allotted by MHADA in the manner and on terms and conditions as MHADA may frame from time to time. The Purchasers of these Premises and their family members shall be entitled to use and enjoy all the common amenities and facilities which shall be provided by the Builders in the project at par with the other purchasers in the Building No. 1, Building No. 2.

28. The Builders hereby declare that the Floor Space Index approved as on 25/08/2023 in respect of the Property is about 82,353.44 sq. mts.. The Builders will in due course of time submit revised plan to the concerned authorities so that ultimately the full potential FSI and the TDR and 0.50 FSI and ancillary uses against Government premium of the said Property admeasuring about 1,00,822 sq.mts is consumed by the Builders in Buildings No. 1, Building No. 2 as per the provisions of the new UDCPR.

29. The Premises situated in complex known as 'MAHAVIR SPRING' for allotting on ownership basis at or for the consideration, on the terms and conditions as set out hereinafter (hereinafter referred to as the **'Premises'**).

30. The carpet area of the said Flat premises for the purposes of this Agreement (i) **"Carpet Area"** means RERA Carpet Area which includes the net usable floor area of a Flat premises including Cupboard Area , excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat Premises appurtenant to the said Flat premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls, Column of the Flat Premises and (ii) "**Attached Areas**" means exclusive service area and/or deck area and/or balcony appurtenant to the said carpet area attached to the Flat premises, which are included in FSI for exclusive use of the Purchaser and area appurtenant to the Flat premises for exclusive use of the Purchaser. Iii) **'Total Carpet Area'** means aggregating of the said Carpet Area and Attached Area of the Flat premises for exclusive use of the Purchaser.

31. The Purchaser has approached the Builders, for the allotment of the Flat/~~Shop~~ Premises No. **4008** situated on the **40th** Floor in **Building No.1** namely ~~**Tulip**~~**/ Daffodils** of the Real Estate Project namely **"MAHAVIR SPRING"** admeasuring about **59.57** sq. mtrs.(equivalent to **641** sq. ft.) **RERA Carpet Area,** in addition thereto, the said Carpet Area also has an **Attached Area** admeasuring **13.71** sq. mtrs (equivalent to **148** Sq. ft.), aggregating to admeasuring about **73.28** sq. mtrs. (equivalent to **789** sq. ft.) **Total Carpet Area** (hereinafter collectively referred to as **'said Premises'**) for the consideration and, on the terms and conditions as set out hereinafter. The Premises agreed to be purchased by the Purchaser is shown on typical floor plan by shaded cross lines and is annexed hereto as **Annexure "10"**

32. The Purchaser has submitted duly filled booking form with all information as required therein and has represented to the Builders that all the information submitted therein is true and correct and also accepts the terms and conditions as contained therein.

33. The Builders has given an undertaking to Piramal Trusteeship Services Private Limited to the effect that the Builders shall not sell the said Premises in the project building without the consent of the Piramal Trusteeship Services

Builder **Purchasers**

Private Limited and that the entire sale proceeds of the said Premises shall be deposited with and credited to the Account as mentioned below:

A) **Tulip- Building No.2- (Phase -1)- Flat Premises**
Name :- Vinayak Developers Tulip Master Collection Escrow Account
A/C No: 57500000472830

B) **Daffodils- Building No.1- (Phase-2)- SHOP Premises**
Name :- Vinayak Developers Daffodils Master Collection Escrow Account
A/C NO: 57500000471952

C) **Daffodils- Building No.1- (Phase -3)- Flat Premises**
Name :- Vinayak Developers Daffodils P-3 Collection Escrow Account
A/C No: 57500001155239

(hereinafter referred to as **"the said Account"**) in , H.D.F.C. Bank, Ghatkopar (East) branch with IFSC - HDFC0000118 (hereinafter referred to as **"the said Bank"**). The Purchaser/s shall make all payments towards the Total Consideration in favour of the said Account. The Builders have obtained No- objection Certificate ("the **said NOC** ") dated _____ from Piramal Trusteeship Services Private Limited for selling the said Premises to the Purchaser/s herein. The said NOC issued by Piramal Trusteeship Services Private Limited is annexed hereto and marked as **Annexure "11"**. The amounts deposited by the Purchaser/s towards the Total Consideration in the said Account will be dealt by the Builders in the accordance with RERA read with the RERA Rules. The Builders shall ensure that upon payment of the entire consideration by the Purchaser, the Premises agreed to be purchased by the Purchaser shall stand released from the charge created by the Builders under section 13 of the Real Estate (Regulation and Development) Act, 2016 (herein referred to as "the said Act"). The Builders are required to execute a written Agreement for sale of the said Premises to the Purchaser being these presents and is required to be registered under the Registration Act.

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

35. Prior to the execution of these presents the Purchaser has paid to the Builders a sum of **Rs. 8,06,250/- (Rupees Eight Lakhs Six Thousand Two Hundred & Fifty only)**, being part payment of the sale consideration of the said Premises agreed to be sold by the Builders to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Builders doth hereby admit and acknowledge) and the Purchaser has agreed to pay to the Builders the balance of the sale consideration in the manner as more particularly mentioned in the **Fifth** schedule hereunder written.

36. The Builders have issued the Purchaser a booking form / Letter of Allotment in respect of the Premises agreed to be purchased by the Purchaser and the Purchaser fully accepts all the terms and conditions therein as well as herein. 3In case of any conflict between the terms and conditions of the booking form/ Letter of Allotment and the terms and conditions herein the terms and conditions of this Agreement shall prevail.

Builder

Purchasers

37. Under section 13 of the said Act the Builders are required to execute a written Agreement for sale of said Premises to the Purchaser, ~~being in fact these~~ presents and also to register said Agreement under the Registration Act, 1908.

38. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties hereto as well as relying upon the said application made by the Purchaser, the Builders hereby agree to sell and the Purchaser hereby agrees to purchase the said Premises along with **01 (One)** no. of covered car parking in the said project. The covered car parking will be provided in the ~~basement~~/**lower ground**/ ~~upper ground~~ level in Building No. 1 Building No. 2 and under the podium and in parking tower, which are mechanical puzzle parking and stack parking meant for the premises. Further the covered car parking space being mechanical in nature no specific allotment shall be made nor shall any purchaser have a fix location of car parking space and availability of covered car parking space shall be on a first come first use basis. Save and except car parking space, if any, allotted to the Purchaser all other car parking spaces belongs to the Builders and Builders alone are entitled to allot the same to the other purchasers of the premises at their own discretion. Availability of open parking space shall be on a first come first basis. No permanent allotment shall be made for open parking space. The Builders have right to and shall be entitled to nominate any one or more person/company as Valet Parking Manager/s for managing/ handling car parking mechanism. The Builders have the authority and discretion to negotiate with such Valet Parking Manager/s and to enter into and execute formal agreement/s for operating car parking mechanism / management, the cost incurred in appointing the Valet Parking Managers shall be borne and paid by the Purchaser/s in the manner as may be determined by the Builders and the Purchaser/s agrees that he/she/they shall not raise any dispute regarding the appointment of any such Valet Parking Manager/s by the Builders or towards charges payable to Valet Parking Manager/s as determined by the builders. The cost of maintenance / management of the valet parking system shall be borne and paid by the Purchaser/s of the Premises alone.

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

The foregoing recitals shall be treated as forming an integral part of the operative portion of this Agreement for Sale and this Agreement for Sale shall be read, understood and construed accordingly.

1. The Builders are developing the said Property by constructing a project to be known as **"MAHAVIR SPRING"** (herein after referred to as the 'said complex') in phased manner. At present in phase I the Builders are constructing Building No. 2 namely 'Tulip' comprising of basement + lower ground + upper ground A + upper ground B+ upper stilt + 1st to 42nd th upper floors and in phase II Shops in Building No. 1 namely 'Daffodils' and in Phase III 1st upper floor to 50 th upper floors of Building No. 1 namely 'Daffodils' on the said Property more particularly described in the Third Schedule hereunder written and shown on the Plan thereof hereto annexed. As per the present sanction Thane Municipal Corporation has sanctioned of Development Permission and Commencement Certificate dated 25/08/2023 the Builders are constructing Fitness Centre and Club House on the said property in a phase manner. The portion of the Fitness Centre to be constructed in Building No. 2 shall be provided in phase I and the

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balance portion of the Fitness Centre in Building No. 1 shall be provided in phase III. The Club house on the ground + 1st floor on the elevated RG of the said property shall be provided in phase III.

2. The Builders shall obtain the prior consent in writing of the Purchaser contemplated under RERA in respect of variations or modifications which may adversely affect the Premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

3. The Purchaser has inspected presently revised sanctioned plan of the said Building No. 1 and 2 sanctioned by Thane Municipal Corporation and the Purchaser is fully satisfied with the same.

4. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agree to sell to the Purchaser, Flat/ ~~Shop~~ Premises bearing No. **4008** situated on the **40th** Floor, in **building No.1** to be known as **DAFFODILS/~~TULIP~~** under construction in our complex to be known as **'Mahavir Spring'** admeasuring about **59.57** sq. mtrs. (equivalent to **641** sq. ft.) RERA **Carpet Area** in addition, attached to the said Carpet Area admeasuring **13.71** sq. mtrs (equivalent to **148** Sq. ft.) **Attached Area,** which is included in FSI, is aggregating to admeasuring about **73.28** sq. mtrs. (equivalent to **789** sq. ft.)**Total Carpet Area** along with **01 (one)** nos the covered car parking will be provided in the ~~basement~~/**lower ground/** ~~upper ground~~ level in Building No. 1 Building No. 2 and under the podium and in parking tower, which are mechanical puzzle parking and stack parking meant for the Building and shops at or for the consideration of **Rs. 1,61,25,000/- (Rupees One Crore Sixty One Lakhs Twenty Five Thousand Only)** which consideration includes the proportionate price of the common areas and facilities appurtenant to the Flats, the nature, extent and description of the common areas and facilities which are more particularly described in the Fourth Schedule hereunder written. The fixtures, fittings, amenities and common amenities to be provided by the Builders in the said Project, Building and the Premises are more particularly set out in **Annexure "12"** annexed hereto.

4 (A) The said consideration of **Rs. 1,61,25,000/- (Rupees One Crore Sixty One Lakhs Twenty Five Thousand only)** shall be paid by the Purchaser to the Builders in the manner as more particularly mentioned in the **Fifth** schedule hereunder written or in any other manner as may be decided and agreed upon between the Builders and the Purchaser:

4(B) The full consideration of the said Premises hereinabove stated is exclusive of Taxes consisting of tax paid or payable by way of Goods and Service Tax and Cess or any other taxes which may be levied by the Central Government and/or State Government and/or any local, public or statutory authorities / bodies, in connection with the construction of the Building and the sale of the said premises shall be borne and paid by the Purchaser/s alone in accordance with the applicable law, as may be prevailing from time to time upto the date of handing over the possession of the premises and the Builder shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

4(C) The full consideration 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

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imposed by the competent authority Local Bodies/Government from time to time. The Builders undertake and agree that while raising a demand on the Purchaser for increases in development charges, cost or levies imposed by the competent authorities etc, the Builders shall enclose the notification/order/rule/regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Purchaser which shall only be applicable on subsequent payments.

4(D) The Builders shall confirm the Total carpet area that has been sold to the Purchaser after the construction of the Building is complete and the Occupation Certificate is granted by the Thane Municipal Corporation (hereinafter referred to as the '**TMC**'), by furnishing details of the changes, if any, in the total carpet area. Provided however, the total carpet area of the said Premises may increase/decrease to a maximum extent of 3% of the total carpet area thereof as herein setout. The consideration payable for the said Premises shall be recalculated upon confirmation by the Builders. If there is any reduction/decrease in the total carpet area of the said Premises beyond 3% then the Builders shall refund the proportionate excess consideration to the Purchaser within forty – five days with annual interest at the rate specified in the Rules, from the date when such an excess consideration was paid by the Purchaser. If there is any increase in the total carpet area of the said Premises beyond 3% the Builders shall demand additional amount from the Purchaser as per the next instalment of the consideration as per schedule **Fifth** herein below. All these monetary adjustments shall be made at the same rate per square meter as agreed in schedule **Fifth** herein below of this Agreement and in Disclaimer of allotment letter / booking form.

4(E) The Purchasers unconditionally agree, accept and confirm that (a) all images and elevation shown are for representation purposes only (b) The Builders are offering unfurnished Premises which do not include add-ons such as furniture and fixtures unless requested by the Purchasers for additional price and unless the same are specifically contained in this Agreement (c) all electric points shown in the floor layout may differ from the actual provided (d) maximum variance of (+/-) 3% in the RERA carpet area may occur on account of planning constraints / site conditions / columns / furnishings (e) all the dimensions are unfurnished structural dimensions (f) the carpet area of toilets includes ledge walls (g) RERA carpet area is inclusive of Cupboard area and enclosed balcony. (h) E.P area or service slab area if any are subject to approval by Thane Municipal Corporation (i) The plans shown are for space planning purposes only (j) the Builders shall be entitled to all benefits that may be available under the Unified Development Control And Promotion Regulations (UDCPR) from time to time and will be entitled to changes in the building plan, elevation due to revision or amendment and/or some additional floors or additional building/s are likely to be constructed, RG area location is likely to be changed or there may be an increase / decrease in the RG Area, DG set and other amenities nature and locations may change. Further the Purchaser hereby gives his consent for obtaining all the benefit of UDCPR. While availing the benefits of UDCPR, the said latest approved plan shall undergo revision, amendment and due to such amendment, the location of amenities like Club House, internal road/s, RG area, location of STP, elevation, location of transformer, location of overhead and underground tank, E.P. area etc. as shown in the latest approved plans may or shall be relocated and/or its size may increase or decrease in which case the Builder will not be held responsible or liable for any breach or violation

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of the terms and conditions of booking form/ Letter of Allotment or this Agreement. Terrace elevation may be change as per RCC Consultant. The Purchaser shall never raise any objection about the size and location of these amenities in future. The Builders has specifically inform that as per proposed amended/revision to the presently approved plan, the floors or parking towers may get increase. The Builders shall use the ancillary area which his available as per UDCPR.

4(F) The Purchaser does hereby irrevocably authorize the Builders to adjust/appropriate all the payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Builders may in their sole and absolute discretion deem fit. The Purchaser agrees and undertakes not to object obstruct question or challenge the Builders adjustments/appropriations of his/her/their payments in any manner and under any circumstances whatsoever.

4(G) The Purchaser declares and confirms that all the payments under this Agreement made by the Purchaser shall always be from the bank account of the Purchaser/Joint Purchaser only. In the event of any payment being made by the Purchaser, from any other person's account (excluding Joint Purchaser) then the same shall be at the Purchaser risks and consequences and shall be deemed to have been made by such other person at the request and behest of the Purchaser/Joint Purchaser. It is agreed between the parties hereto that any payment made by any person other than the Purchaser will not create any right, title or interest in the said Premises in favour of such other person. The Purchaser if a resident outside India shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder from time to time as well as all other prevailing law concerning the same or which may be introduced from time to time.

5. The time for payment of aforesaid amounts shall be essence of the contract. The Builders will inform the Purchaser about completion of each stage of work and the Purchaser is bound to pay the amounts due for each instalment within 7 (seven) days of Builders dispatching such intimation at the address of the Purchaser or by email on ID given in these presents by account payee cheque/demand draft. The Builders will keep Certificate of their Architects certifying that the Builders have carried out given item of work and such certificate will be open for inspection by the Purchaser at the office of the Builders and such certificate shall be valid and binding upon the Purchaser and the Purchaser agrees not to dispute the same in any manner whatsoever.

6. The builders herein have specifically informed the Purchaser/s that if in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or any agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the purchaser/s to the Builders, the Purchaser/s alone shall be liable to provide the source of the amount paid by the Purchaser/s to the satisfaction of such authorities or agency as the case may be. In case, the Purchaser/s fails to provide information to the satisfaction of the concerned authorities and consequently any action is initiated by them, the Purchaser/s alone shall be liable for all costs and consequences thereof.

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7. The Purchaser hereby confirms that the consideration mentioned hereinabove is net amount. In addition to the aforesaid consideration, the Purchaser shall also pay to the Builders amount of GST or any other charges, taxes or levies, by whatever name it may be called and whether payable by Builders and/or Purchaser for sale of said Premises to the Builders herein. The Purchaser shall also pay all kinds of statutory payments and liabilities (whether payable as per present Law(s) and/or as per future Law(s) including any judicial view, review, interpretation and for reason(s) whatsoever) for sale of the said Premises to the builders herein. The same shall be paid and/or settled by the Purchaser immediately without making the Builders herein liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards any and/or all charges, taxes, duties, levies, cess etc. whether direct or indirect by the Purchaser, the Purchaser shall be liable to pay any/all penalty, interest etc. that may be levied by such Authority along with interest at the rate specified in the Rules, on the delayed payment to the Builders.

8. The Purchaser is aware that in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 1% of the consideration or such other rate as may be prescribed by Income Tax Authorities from time to time including the amount of taxes, if any, while making any payment to/crediting the account of the Builders under this Agreement. The amount so deducted by the Purchaser is required to be paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Purchaser electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Builders, only upon the Purchaser submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Builders in the prescribed Form No. 26AS of the Builders. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Purchaser alone shall be deemed to be an Assesse in default in respect of such tax and the Builders shall not be liable for any statutory obligations/liability for nonpayment of such TDS.

9. It is clarified that the Purchaser accords his/her/their irrevocable consent to the Builders to appropriate any payment made by him/her/them, notwithstanding any communication to the contrary, in the following manner:

i) Firstly towards cheque bounce charges amounting to Rs.250/- in case of dishonour of cheque.

ii) Secondly, towards interest, if any, payable by the Purchaser for delayed payments;

iii) Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and taxes payable in respect of the said Premises.

iv) Fourthly, towards outstanding dues including Total Consideration in respect of the said Premises or under the Agreement.

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On the Purchaser committing any three (3) defaults in payment of the consideration or any other amount along with the interest accrued thereon, remaining due and payable by the Purchaser to the Builders under this agreement (including proportionate share of taxes and/or increases levied by the concerned local authority maintenance charges and any other outgoings) or a breach of any of the terms and conditions herein contained, the Builders shall be entitled at their sole option to unilaterally terminate cancel and revoke this Agreement. Provided that the Builders shall give a prior notice of fifteen (15) days in writing to the Purchaser by Registered Post AD at the address provided by the Purchaser and email at the email address provided by the Purchaser of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Builders within the period of notice then at the end of such notice period the Builders shall be entitled to terminate this Agreement. The termination of this Agreement by the Builders will be binding on the Purchaser and the Purchaser will not raise any objections in that behalf in any manner whatsoever. Upon termination of this Agreement by the Builders:

(a) the Builders will be entitled and authorized to unilaterally forfeit 20% (Twenty per centum) of Premises consideration. ;

(b) In case of any brokerage being paid with respect to the booking or allotment of the Premises agreed to be sold to the Purchaser an amount equivalent to brokerage paid with applicable taxes to the channel partner and incidental costs shall also be deducted;

(c) the amount so forfeited by the Builders will be appropriated by the Builders as they may deem fit;

(d) the Purchaser will not be entitled to remain in the use occupation enjoyment or possession of the Premises and the Builders will be authorized to enter upon and resume the possession of the said Premises;

(e) the Builders will be entitled and authorized to sell and transfer the said Premises and assign the car parking space, if any, to any other person or persons for such consideration and upon such terms and conditions as they may deem fit and proper and the Purchaser will not object and question the same;
and

(f) the Purchaser shall have no right to claim any repayment of the earnest money deposit upon termination and cancellation of this foregoing agreement. The Builders shall not be liable to pay to the Purchaser any interest on the amounts or any accretion so refunded or any other amounts/payments whatsoever. Provided however the power of unilateral termination as hereinabove contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser a fifteen (15) days prior notice in writing of their intention to so terminate this Agreement mentioning therein the specific default or breach on which such notice may have been founded.

(g) Without prejudice to rights and remedies available to the Builder, Under this Agreement and under the law, the Builders agree that if the purchasers has taken a loan from any bank/ financial institution against the security of the said

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Premises with NOC of the Builders and this Agreement is terminated by either Party then in that case Purchasers hereby undertakes to clear the entire mortgage, debt, or any other outstanding amount and obtain necessary letter/ confirmation from such bank/financial institution inter alia stating therein that the bank/financial institution has released its mortgage/ charge on the said Premises and that the bank/financial institution shall have no recourse against the Builders or the said Premises.

(h) Notwithstanding anything contained, herein, in case, upon either of the Party cancelling the allotment of the said Premises and termination of this Agreement, the Builders shall after deducting all the costs set out in this Agreement, first offer the balance amount, if any, to the bankers/financial institutions who had disbursed the amount from the sanctioned limit against return of the original of this Agreement and only thereafter the balance, if any, shall be refunded to the purchaser only on the registration of a Deed of Cancellation of this Agreement.

(i) The Purchasers shall execute and register the Cancellation Deeds within 15 days of the receipt of intimation from the Builders.

(j) The Parties further confirm that any delay or default in execution / registration of the cancellation deeds shall not prejudice the cancellation, the Builders right to terminate this Agreement and / or forfeiture deductions (as set out above) and refund the balance amount to the Purchaser and the Builders right to sell or transfer the said Premises including but not limited to Car Parking Space (if any) to any third party.

(k) The Purchaser/s agrees that in the event of termination and/or determination of this Agreement, it will be obligation of the Purchaser/s to claim the refund of TDS amount, if any, from the Income Tax Department and the Builders shall not be responsible for the same.

(l) The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Builders or its representatives. In the event, the Purchaser does or omits to do any such act, deed or thing then the Builders shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to the terminate this Agreement by sending the Notice of Termination.

(m) The Purchaser/s waives his/her right to raise any objection to the said deduction or adjustment or appropriation of the said deductions and acknowledges that the amount of the said Deduction is reasonable, considering the consequent hardship and inconvenience that would caused to the builders. The understanding arrived at in this clause forms the material and fundamental basis on which the builders have agreed to sell the said Premises to the Purchaser/s.

11. The Builders hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning of the plans of the said Building or may be imposed any time thereafter before completion of entire development. The Builders shall before handing over possession of the

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Premises to the Purchaser, obtain from the concerned local authority occupation certificate in respect of the said Premises.

12. The Purchaser has been informed and is aware that the building plans are sanctioned for the said Property as a whole. The Purchaser is/are aware that Builders are developing the said Property as one property or through their nominees or assigns and as such will utilize entire FSI, additional FSI, 0.50 FSI and ancillary uses by payment of Government Premium, TDR or any other benefits or potential that may be available in respect of the said Property in such a manner as Builders may deem fit and proper in its sole, absolute and unfettered discretion. Consequent to the aforesaid, it is hereby expressly clarified, agreed and understood that Builders shall always and at all times have exclusive, absolute, irrevocable, unconditional and unrestricted right and shall be entitled to do and carry out, the following:-

a) The entire FSI and TDR, including unutilized, unconsumed and residual FSI, 0.50 premium FSI by payment of Government Premium and TDR, originating from or arising out of or available in respect of the said Property and/or the contiguous, adjacent or adjoining lands and/or any other lands and/or properties whatsoever and the entire increased, additional and extra FSI, 0.50 premium FSI and ancillary uses benefits advantages by payment of Government Premium and/or TDR which are now available and which may be available or granted and/or sanctioned at any time hereafter but before completion of entire development in respect of said Property on any account or due to any reason whatsoever, including on account of handing over to the Corporation and/or any other Government or local body or authority, any part/s thereof affected by setback and/or regulations and/or affected by any reservation, acquisition and/or requisition and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the Builders. The Purchaser herein, the Society/s of the Purchaser which may be formed as envisaged in this Agreement shall not have or claim any rights, benefits or interests whatsoever in respect thereof;

b) The Builders shall have the absolute, exclusive and full right, authority and unfettered discretion to use, utilize and consume the aforesaid FSI and/or TDR for construction on any part of said Property thereon and/or on the contiguous, adjacent or adjoining lands and/or on any other land and/or property, as may be permitted by law and as the Builders may desire and deem fit and proper in their sole and unfettered discretion and Purchaser will not object to such development of construction on any grounds whatsoever;

c) The Builders shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign all or any of such FSI and/or TDR originating from or arising out of the said Property or any part/s thereof, to or in favour of any person/s whatsoever, for such consideration and on such terms, conditions and provisions as may be desired and deemed fit by the Builders in their sole and unfettered discretion and as may be permitted by law;

d) Builders alone are entitled to acquire Transferable Development Right/s (TDR) in respect of land and/or properties other than the said Property and make additional construction on the said Property and/or any part thereof and/or the said building/s by utilizing such development rights. The Builders shall, at all times hereafter including before or after execution and registration of the Deed/s

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of Transfer have unfettered unrestricted right to avail of the FSI and 0.50 premium FSI and ancillary uses by payment of Government Premium or TDR as may be permissible under the Development Control Regulations, and other prevalent rules, regulations or law that may be in force from time to time and to utilize such FSI and 0.50 premium FSI and ancillary uses benefits advantages by payment of Government Premium or TDR in any portion of the said Property including by raising additional storey/s on the said Building; and/or any other building or by constructing new building on any part of the said Property;

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e) The entire construction carried out by the Builders by utilizing and consuming the FSI and 0.50 premium FSI and ancillary uses by payment of Government Premium or TDR as aforesaid, shall be the absolute property and shall exclusively belong to the Builders, who shall have full right and be absolutely entitled to sell, transfer and/or dispose of the same in any manner whatsoever, to any person/s whomsoever, for such consideration and on such terms, conditions and provisions as the Builders may deem fit and proper in their sole and unfettered discretion.

f) The Builders have provided a 12 mtr fire way on the podium level of the buildings. The Builders shall use portion of this 12 mtr fire way as green area and keep temporary furniture so remove the same in case of the fire way required for maneuvering

g) The basement, lower ground of the building could be affected by water logging due to heavy rains and natural calamities and in such a situation the Purchaser shall not hold the Builder liable for the same.

h) If in case Thane Municipal water is not available then the Builder shall not be held responsible, in any case or circumstances .

13. The Builders have informed the Purchaser that as per the development of the said Property envisaged by the Builders:-

(i) The Builders alone are entitled to utilize entire FSI as well as transferable Development Right (TDR) generated from the said Property and/or generated from any other property as permitted to be utilized on the said Property in accordance with Development Control Regulations as modified from time to time as the Builders may in their absolute discretion deem fit and proper.

14. The covered car parking will be provided in the basement/lower ground/ upper ground level in Building No. 1 and Building No. 2 and under the podium and in parking tower, which are mechanical puzzle parking and stack parking, parking Tower meant for the Building and shops. Further the covered car parking space being mechanical in nature no specific allotment shall be made nor shall any purchaser have a fix location of car parking space and availability of covered car parking space shall be on a first come first use basis. Save and except car parking space, if any, allotted to the Purchaser all other car parking spaces belongs to the Builders and Builders alone are entitled to allot the same to the other Premises purchasers at their own discretion. Availability of open parking space shall be on a first come first basis. No permanent allotment shall be made for open parking space. All un-allotted covered car parking spaces in the project shall belong to the Builders and will be dealt with by the Builders in the manner it deems fit and the Builders alone will be entitled to the use and dispose of the same in the manner they deem fit and proper. The Purchaser agrees and

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undertakes that he shall not be entitled to raise any objections towards the location of car parking space at any time and shall not challenge the same in future. The Builders have right to and shall be entitled to nominate any one or more person/company as Valet Parking Manager/s for managing/ handling car parking mechanism. The Builders have the authority and discretion to negotiate with such Valet Parking Manager/s and to enter into and execute formal agreement/s for operating car parking mechanism / management, the cost incurred in appointing the Valet Parking Managers shall be borne and paid by the Purchaser/s in the manner as may be determined by the Builders and the Purchaser/s agrees that he/she/they shall not raise any dispute regarding the appointment of any such Valet Parking Manager/s by the Builders or towards charges payable to Valet Parking Manager/s as determined by the builders. The cost of maintenance / management of the valet parking system shall be borne and paid by the Purchaser/s of the Premises alone.

(ii) The Builders are providing parking spaces for two-wheeler vehicles in the buildings meant for parking two-wheel vehicles. The numbers of such two-wheeler parking spaces are likely to decrease due to change in the norms by the Thane Municipal Corporation which is the planning authority or due to changes in the UDCPR from time to time. In case of decrease in such two-wheeler parking spaces the spaces available resulting thereof shall be used by the Builders for converting the same into four wheeler parking spaces and the Builders reserve their unfetter unobstructed and unconditional right to allot such available spaces as four wheeler parking space to such purchasers desirous of availing four wheeler parking spaces on first come first serve basis for consideration and on the terms and conditions as the Builders may deem fit and proper. The Builders reserve their unfettered rights to convert such available two-wheeler parking spaces to four wheeler parking spaces and allot the same to intending purchasers of Premises in the Complex due to changes in the norms of the Planning Authority of UDCPR from time to time till the receipt of occupation certificate for all the buildings intended to be constructed in the complex and the Purchaser undertakes not to object to the conversion of available spaces due to reduction in two wheeler parking spaces to four wheeler parking spaces nor shall the Purchaser demand or be entitled to any adjustment in the price consideration of the Premises agreed to be purchased by him nor demand any re-imbursement / refund in the same or any part thereof.

(iii) The Builders reserve the right to submit further revised / modified plans from time to time as they may in their absolute discretion deem fit and proper.

(iv) The Club House and Fitness Centre and all other amenities in the buildings shall be for the use and enjoyment exclusively of Purchasers of Flat Premises of all the Building No. 1, Building No. 2 and not permissible for the Shop premises. The Builders shall issue Membership Pass for Club House and Fitness Centre to the Purchaser for use of his family members only. Purchaser's guest will be permitted the use of Club House and Fitness Centre only against extra charges as may be fixed by the Builders from time to time.

(v) Guest Rooms provided by the Builders will be available for bonafide guests of the Purchasers of Flat Premises in the project and its use, charges and terms and conditions shall be such as may be decided by the Builders from time to time.

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(vi) The Builders, at their option may either form separate society for each Building No. 1, Building No. 2 or may form common society for both the Buildings being constructed on the said Property. However the society of the shop owners of building no. 1 will be form separately.

(vii) The Builders propose to execute lease of the land beneath building; and lease/conveyance in respect of balance area in favour of Federal Society/Apex body. In such an event, all the common amenities including Club House, Fitness Centre etc. are to be maintained by the Federal society/Apex body and shall be liable to pay for the same in proportion to constructed area of their respective building.

15 The Purchaser is/are aware that the building plans, elevations, layout plans, amenities and garden layout shown in the brochure, catalogue and elsewhere are subject to change as per the discretion of the Builders and the Builders reserve the right to make alterations and amendments from time to time in accordance with law and subject to the approval by concerned Authorities.

16 The Purchaser/s has/have seen and understood that the pictures, layout themes, project landscape, amenities, Sample flat, etc. shown in the marketing collaterals are artistic inspiration/imagination and tentative in nature. All locations and/or to dimensions depicted in the drawings of the layout and/or landscape may vary/differ due to construction contingencies, construction variances and site conditions. Actual product/development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be required by the competent regulatory authority, site conditions and final plans. The Purchaser/s hereby give (s) his/her/its/their unconditional express consent to the Builder in this regard.

17 The amenities and sample flat shown and/or mentioned and the image renders used herein are purely indicative, artistic inspiration/imagination and promotional and may differ the actuals. The amenities and sample flat shown and/or mentioned in the video/ brochure/ booklet/ prospectus/ advertisement website is to indicate to the Purchaser/s the extent of the amenities and facility that may come up in the Real Estate Project and/or the Whole Project, subject to approval from competent authorities. The Real Estate Project is a phase of the Whole Project. The Builder proposes to deliver certain amenities upon completion of each phase of the Whole Project and certain common layout amenities to be delivered upon completion of the entire Whole Project in all respects. The Builder expressly clarifies and makes it abundantly clear that the finalized details, specifications and particulars with respect to amenities of the Real Estate Project and/or the Whole Project shall be as indicated in the rest agreement for sale that may be executed by the Builder and as disclosed by the Builder, and not otherwise. The Purchaser/s hereby gives his/her/it/their unconditional express consent to the Builder in this regard.

18 The photographs, images, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, sample flat, other information contained in the video are typical stock/standard photography and of imagination and are intended to indicate a conceptual and aspirational lifestyle. None of the aforementioned are indicative of how the Whole Project or any part thereof looks at present and/or may eventually look in future and/or may be

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designed, constructed and or completed. Fixtures and furnishings shown in sample flat are only for indicative purpose and shall not be provided in the apartment and/or Project. The Builder expressly clarifies and makes it abundantly clear that the finalized details, specifications and particulars with respect to internal amenities of the Real Estate Project shall be as indicated in the rest agreement for sale that may be executed by the Builder and as disclosed by the Builder, and not otherwise. The Purchaser/s hereby gives his/her/it/their unconditional express consent to the Builder in this regard.

19. The Purchaser is/are aware that certain common areas and common amenities and facilities may not be available to the Purchaser of Premise in the building till the entire project is complete in all respect. For this reason, the Purchaser shall not be entitled to any compensation or reduction in the agreed consideration for the said Premises.

20 Subject to the Purchaser making payment of full purchase price, applicable taxes, maintenance and other charges in respect of the said Premises, the Builders propose to give possession of the said Premises to the Purchaser on or before **December 2027** (hereinafter referred as "**Possession date**"). However that the Builders shall be entitled to a reasonable extension of 12 months for giving delivery of the said Premises on the aforesaid date, if completion of the said **Building No.1** namely ~~**Tulip/**~~ **Daffodils** in which the said Premises is to be situated is delayed on account of:

(i) force majeure, policy of Government/local Authorities as well as any other circumstances beyond the control of Builders, which shall be inclusive of any war, civil commotion or act of God such as earthquake, flood or other natural calamities;

(ii) any enemy action, war, strike or any notice, order, rule, notification or restriction by the Government and/or by any court;

(iii) subject to availability of steel, cement and other building materials, grant of necessary electric and water connections by concerned Authorities and/or any change in D.C. Rules and any other circumstances beyond the control of Builders;

(iv) any pandemic or any widely spread disease which makes the execution / construction activities or work difficult.

(v) any force majeure of procedural delay in obtaining the amended plan, further Commencement Certificate, Occupation Certificate, the Building Completion Certificate from the concerned authorities or for any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by Builders which may prevent restrict interrupt or interfere with or delay the construction of the said Building on the said Property. However, under no circumstances shall the Purchaser be entitled to possession of the said Premises without first paying to Builders all the amounts, including interest if any, due under this Agreement, maintenance deposit including interest, if any, due thereon. G.S.T. or any other taxes/charges (statutory or otherwise, current or future), if applicable, shall be borne and paid by the Purchaser alone.

21. If the Builder is unable to or fails to give possession of the said Premises to the Purchaser on account of reasons beyond the control of or unforeseen by

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Builders then the Builders shall be liable on demand, to refund to the Purchaser the amounts already received by it in respect of the said Premises (save and except the amount of interest which may have been paid or become payable by the Purchaser for late payment of instalments) with interest at the same rate as provided in rules from the date, the Builders received the sum till the date the said amounts along with interest thereon is repaid. Simultaneously, Purchaser shall execute requisite deed of cancellation and register the same. It is agreed that upon refund of the said amounts together with interest as stated hereinabove, the Purchaser shall have no right title interest claim demand and/or dispute of any nature whatsoever under this Agreement either against Builders or against the said Premises in any manner whatsoever and Builders shall then be entitled to sell and dispose of the said Premises to any other person or party as the Builders may desire in its absolute discretion without any reference or recourse or notice whatsoever to the Purchaser.

22. The Purchaser shall, within 15 (fifteen) days of the Builders giving written notice to the Purchaser intimating that the said Premises is ready for use and occupation, pay balance consideration under this Agreement if any along with interest if any and take possession of the Premises. In case the Purchaser fails to take possession of the said Premises on or before the Possession notice period then in such an event the Purchaser shall be entitled to charge holding charges at the rate of Rs.10/- per square feet per month which the Purchaser shall be liable to pay simultaneously against taking possession or prior thereto.

23. The Purchaser shall be entitled to take possession of the said Premises only if the Purchaser has duly observed and performed all the obligations and stipulations contained in this Agreement and have duly paid all the instalments of the consideration, applicable taxes, maintenance and other charges payable by the Purchaser under this Agreement.

24. If within a period of 5 years from the date on which the said Premises is offered for possession by Builders to the Purchaser (irrespective of whether possession of the said Premises is actually taken or not by the Purchaser) the Purchaser brings to the notice of the Builders in writing any structural defect in the said Premises or the said Building in which the said Premises is situated then, wherever possible, such defects shall be rectified by Builders at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from Builders reasonable compensation for such defect or change. However, if the Purchasers carries out any alteration or addition or change in the said Premises without obtaining prior written permission of the Builders and of the concerned authorities wherever required, then, in that case the liability of the Builders shall come to an end and the Purchaser alone shall be responsible to rectify such defect or change at his/her/their own cost.

25. The Purchaser shall ensure while, carrying out any work in the said Premises that the water proofing treatment given by the Builders in the toilet, kitchen or any other area is not damaged. If while carrying out the work, the water proof base coat is damaged or any defect occurs and as a result thereof water is leaked into the Premises adjoining or below the Purchaser's said Premises and/or in any other Premises, then the Purchaser alone shall be responsible to rectify such defects at his/her/their own cost immediately after receiving communication from the Builders and/or from the Purchaser of the Premises in whose Premises

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there is leakage. If the Purchaser fails to carry out the said work within a period of seven days from the date of receiving communication about the leakage, the Builders and/or purchaser of the Premises in whose Premises there is a leakage shall be entitled to enter the said Premises of the Purchaser and rectify the defect entirely at the costs of the Purchaser. The Purchaser is also prohibited from installing pumps to boost water supply in the Premises.

26. At the time of taking possession of the said Premises and in any event within fifteen days of the receipt of the written notice from Builders referred to above the Purchaser shall fully satisfy himself/herself/themselves/it with regard to the plumbing electric sanitary water fixtures and fittings locking devices, doors, windows, tiles and other items and fixtures in the said Premises and acknowledge in writing to that effect to Builders and the Purchaser shall not at any time thereafter raise any dispute objection or contention whatsoever in that behalf nor shall have any claim whatsoever against Builders save and except as stated in clause hereinabove. If any damage is caused to the said Premises after the date on which the Purchaser has/have taken possession of the said Premises, Builders will not be held responsible for the cost of reinstating or repairing the same and the Purchaser alone will be responsible for the same.

27. The Purchaser hereby agrees that in the event the Purchaser instructs Builders in writing not to execute any works inside the said Premises then the Purchaser shall not be given any rebate for works not done by Builders in the said Premises on instruction of the Purchaser. The Purchaser shall also be required to sign the handing over checklists before taking possession of the said Premises and for carrying out the work as required by him/her/them/it.

28. The Purchaser hereby agrees that 15 days after notice in writing is given by Builders to the Purchaser that the said Premises is ready for use and occupation, the Purchaser shall be liable to bear and pay proportionate share of outgoings from the date of possession or from the expiry of 15 days notice as above whichever is earlier in respect of and pertaining to the said Premises including local taxes, betterment charges, development charges (by whatever name it is called) or such other levies like car park tax levied by the concerned local authority and/or government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Premises and the said Building. The Purchaser shall also be liable to bear and pay proportionate share of maintenance and other outgoings in respect of all common areas.

29. The Purchaser shall pay to the Builders their proportionate share of outgoings as may be determined. The Purchaser further agree that till the Purchaser share is so determined, the Purchaser shall pay to the Builders provisional monthly contribution as stated in this Agreement towards the outgoings. In case, if there is any increase in the taxes levied by the Local Authorities i.e. Thane Municipal Corporation, such as Property tax, water charges, or any increase in the actual cost of maintenance charges and any other outgoings, then whatever difference amount to be paid shall be borne and paid by the Purchaser only and the Builders will not be held liable/responsible for such increase in any manner whatsoever. The Builders shall be entitled to utilize such amounts for the aforesaid purpose and balance, if any, shall remain with the Builders until Conveyance/ Lease is executed in favour of the Society. The

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Purchaser undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. On the share of the Purchaser in the outgoings on the basis of the assessment of the building for municipal taxes, water taxes etc. being finally determined and such determined share of Purchaser is more than the proportionate share of outgoings paid by the Purchaser under this agreement then the Purchaser shall be liable to bear such loss/deficit and on demand make good the same to the Builder from the date of the Purchaser liability to pay the outgoings, municipal taxes, water charges etc.

30. The Purchaser shall use the Premises or any part thereof only for the purpose of residence and shall not use the same for any objectionable, illegal or immoral purpose. Nor the Purchaser shall be a cause of nuisance to the other residents of the said Building.

31. The Builder shall be entitled to negotiate and enter into appropriate arrangement/ agreement with the utility providers ("Utility Providers") i.e. entities providing gas, water, electricity, telephone, cable television, internet services and such other service of mass consumption, etc., ("Utilities") for supplying of these utilities to the Purchasers in the Whole Project including the Purchaser/s herein. Upon arriving at such arrangement, the Purchaser/s agrees to avail these or any of these utilities from the Utility Providers nominated by the Builders and pay such amount as may be fixed by the concerned Utility Providers. This Clause shall not be interpreted / construed to mean that the Builders are obligated / liable to provide all or any of the Utilities whether or not the Builder have entered into agreements / arrangements with any person, or otherwise the Builder is in a position to provide all Utilities or any of them.

32. The Builders shall have the right to undertake upkeep and maintenance of the Whole Project including for the Whole Project's Amenties and in this regard shall have the right to enter into contract, agreement with any third party / vendors / agency for the purpose of maintenance and upkeep of the Whole Project including for the Whole Project's Amenities ("Services") in full or in part and such decision shall be final and binding upon the Purchasers ("Facility Manager/s'). Tenure of Facility Manager/s shall be until the Builders offer to hand over the management and maintenance of the Whole Project to the Society / the said Societies and/or until such other period as may be decided by the Builder. Upon handing over management and maintenance of the Whole Project to the Society / the said Societies, the Society /the said Societies shall be entitled to undertake the management and maintenance of the Whole Project including the Whole Project's Amenities. The Builders may also formulate the rules and regulations for the maintenance and upkeep of the Whole Project including the Whole Project's Amenities and the Purchaser/s hereby agrees and undertakes to abide and follow and not to commit breach of any of the provisions of such rules, regulations and bye-laws.

33. The Builders shall have the right to designate any space in the Whole Project or any part thereof to the Utility Provider/s and the Facility Manager/s for the purpose of facilitating the provision and proper maintenance of Utilities and Services to be availed by the Purchaser/s of the Whole Project. The Builders shall also be entitled to designate any space in the Whole Project to Utility Provider/s and the Facility Manager/s either on leave and license or leasehold basis or in any

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other manner acceptable to Utility Provider/s or the Facility Manager/s for the purposes of providing the Utilities and the Services in the Whole Project.

34. Notwithstanding any other provision of this Agreement, the Builders have right to and shall be entitled to nominate any one or more person/company as Facility Manager/s and the Utility Provider/s. The Builders have the authority and discretion to negotiate with such Facility Manager/s and/or the Utility Provider/s and to enter into and execute formal agreement/s for maintenance and management of infrastructure with the Facility Manager/s and the Utility Provider/s. The cost incurred in appointing the Facility Managers and the Utility Provider/s shall be borne and paid by the Purchaser/s in the manner as may be determined by the Builders. Such charges would be levied on the basis of the carpet area of the said Premises and the Purchaser/s agrees that he/she/they shall not raise any dispute regarding the appointment of any such Facility Manager/s and the Utility Provider/s by the Builders or towards charges payable to Facility Manager/s and the Utility Provider/s as determined by the builders. The cost of maintenance and management of the Whole Project shall be borne and paid by the Purchaser/s of the Premises in the Whole Project alone.

35. The Purchasers agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Builders and/or the Facility Manager/s including without limitation, payment of the Purchasers share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Whole Project and the Whole Project's Amenities.

36. Upon formation of the Society / the said Societies and handing over of the management of the operation and maintenance of the Whole Project to the Society / the said Societies, the Builders shall novate and assign the agreements executed with the Facility Manager/s and the Utility Provider/s in this regard to the Society / the said Societies by executing requisite deeds and documents with the Society / the said Societies. The Builders shall have right to terminate and/or replace the Facility Manager/s and/or the Utility Provider/s in its sole discretion.

37. Any management fees / service charges payable to the Facility Manager/s and the Utility Manager/s in terms of the service agreements stated above shall be proportionately borne and paid by the Purchaser/s and other Purchaser/s of the Whole Project.

38. The builders have not given and shall not give any representation and or warranty with respect to quality, sufficiency and / or adequacy of the Services and Utilities availed from the Facility Manager/s and/or the Utility Manager/s and that the Builders shall not in any manner be liable for any claim of any nature whatsoever, for any defects and / or any deficiency in the services provided or rendered by them under the agreements executed with the Facility Manager/s and/or the Utility Manager/s in this regard or even otherwise with respect to the services and/or utilities provided by them. Further, the Builders shall not be liable for any warranty or guarantee offered by such the Facility Manager/s and the Utility Manager/s providers for any Services and Utilities, and it will be strictly between the Purchaser/s and such Facility Manager/s and/or the Utility Manager/s..

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39. The Purchaser(s) along with other Purchaser(s) of Premises in the said Building shall join in forming and registering the Society to be known by such name as the Builders may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Builders within seven days of the same being forwarded by the Builders to the Purchasers, so as to enable the Builders to register the common organization of Purchasers. No objection shall be taken by the Purchasers if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

40. The Builders shall, within three months of completion of the said Building, registration of the Society or Association or Limited Company and sale of all Premises therein execute lease of the land beneath building, and lease/ conveyance in respect of balance area in favour of Federal Society/Apex body. It is clarified that the conveyance shall not include the 3 Guest Room and in the buildings.

41. In the event of the society being formed and registered before the sale and disposal by the Builders of all the Premises in such building, the power and authority of the society so formed or of the Purchaser and other Purchaser shall be subject to the overall authority and control of the Builders over all or any of the matters concerning the said development and completion thereof and all facilities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold/un-allotted Premises, Parking spaces & open parking space (open to sky) and all other Premises and areas out of their respective shares and the disposal thereof. The Builders may in their absolute discretion give unsold Premises and Parking spaces on leave and license basis and earn rent/profit in respect thereof.

42. The Purchaser and/or the society shall bear and pay the municipal taxes, maintenance charges and all other outgoings in respect of the said Building. In addition thereto the common expenses in respect of maintenance of recreation ground, internal roads, pathways, open spaces, common passages and other facilities that may be provided for benefit of residents of said Buildings shall be shared by the Purchaser herein along with other purchaser in the said Project in proportion of their respective area.

43. The Purchaser shall simultaneously against execution of this Agreement shall pay to the Builders the amounts as stated herein below. The amount so paid by the Purchaser to the Builders shall be utilized by the Builders for the purposes for which these amounts have been received. The Builders shall not be liable to give any account in respect thereof to the Purchaser.

44. The Purchaser shall before taking possession of the said Premises pay / **Deposit** / keep deposited with Builders the following amounts or any increase thereto. The Builders shall be accountable for these receipts to the registered Society which will be formed and registered.

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Amount (Rs.)	Particulars
[illegible]	Advance maintenance charges for approx. 18 (eighteen) months.
1,000/-	Towards Share Money and Entrance Fee
10,000/-	Towards formation and registration of the Society
63,120/-	Corpus fund for maintenance of Club House
1,87,736/-	**(Total Rupees One Lakhs Eighty Seven Thousand Seven Hundred & Thirty Six only)**

Note: The Purchaser shall pay GST or taxes as applicable on above charges at a time of possession.

45. The Builders shall deposit the said amount contained in clause hereinabove in any bank. If Builders find that the amount of the said maintenance charges / Corpus fund is not sufficient for the maintenance of the said project, the Builders shall raise monthly/quarterly bills towards Purchaser's share towards maintenance and other outgoings in respect of all common areas, facilities of the Building, and said Project. The Purchaser shall pay amount of monthly/quarterly bills within two weeks of receipt of such bill and shall not withhold the same for any reason whatsoever. In case of delay, the Purchaser shall pay interest at the @18% per annum from the due date mentioned therein till the date of actual realization of the payment. All taxes such as Municipal Property Taxes etc, as applicable, would be payable by the Purchaser to the relevant authorities and would be a part of overall maintenance of the said Building. Builders shall utilize the corpus fund for maintenance of club house. Balance of the corpus fund for maintenance of the club house if any shall be utilized by the Builders for other maintenance charges in case the Premises Purchaser/other purchasers fail to pay their share of maintenance charges or in case of exigencies.

It is further agreed between the Builders and the Purchasers that corpus fund for maintenance of club house if any shall be used for the purpose as mentioned and the balance amount if any there from, shall be handed over to the individual Society after deducting there from all the expenses as well as any unpaid dues receivable by the Builders from the Purchasers of the building towards maintenance.

46. The Purchaser does hereby expressly agree that the current charges of maintenance, property tax (exclusive of GST or any other applicable taxes) are based on assumptions and are tentative and provisional. It is specifically agreed that in future any increase in the maintenance charges and Property Tax charges as aforesaid, same shall be borne and paid by the Purchaser alone without making the Builders herein liable/responsible for the same in any manner whatsoever.

47. The purchaser and/or the society shall bear and pay the municipal taxes, maintenance charges and all other outgoings in respect of the said Building. In addition thereto the common expenses in respect of maintenance of recreation

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ground, internal roads, pathways, open spaces, common passages and other facilities that may be provided for benefit of residents of "**Mahavir Spring**" shall be shared by the Purchaser herein along with other purchaser in the said project in proportion of their respective area.

45. The purchaser shall bear and pay the proportionate costs of the annual maintenance contract and all other charges towards the services provided by the Builders viz. Sewerage Treatment Plant (STP), mechanical car parking spaces, Club House, Solar Heating, Generator, Lift, Fire Fighting equipments, EPABX Sets, CC TV, Garden any other electronic items and any other charges towards any other facilities/services provided by Builders from time to time. The Purchaser herein along with other purchaser in the said Project shall on demand and in any event within a period of seven days make the payment of the amount proportion of their respective areas to the Builders. The Builders shall not be liable to bear or pay any amount by way of contribution, out goings, deposits, transfer fees, non occupancy charges, donation, premium or otherwise howsoever to the society/s in respect of any unsold/un-allotted Premises or parking spaces in the said project, save and except the rents, rates, taxes, cess and assessments payable to the Corporation and other Government, local or public or private bodies and authorities in respect thereof. The Builders will be entitled to apply for and obtain reduction in and the refund of the municipal and other taxes, cess, assessments and levies on account of the vacancy of the un-allotted/unsold Premises /unsold shops, Premises and parking spaces, if the Builders are liable to pay or have paid the same in respect of the Premises and/or parking spaces which are not allotted, sold and disposed of. If any refund of any such taxes, cess, assessments or other levies made by the Corporation or any other Government, local or public body or authority is received by the society/s in respect of such unsold or un-allotted Premises and/or parking spaces, then the Society/s (as the case may be) shall forthwith and without making any claim or demand or raising any objection or dispute whatsoever in respect thereof, pay over the same to the Builders, whether the Builders have demanded the same or not.

48. It is specifically and clearly agreed between the Builders and the Purchaser that within 15 days after notice in writing is given by the Builders to the Purchasers that the Premises is ready for use and occupation or the day the Purchaser takes possession whichever is earlier the Purchasers shall be liable to pay the maintenance charges, property tax and other outgoings in respect of the Premises agreed to be purchased by him from the date the Builders intimate the Purchaser to take possession of the said Premises and not from the date the Purchaser takes the actual possession of the Premises agreed to be purchased by him. It is clearly agreed and understood by the Purchaser that even if the Purchaser commits a delay in obtaining the possession of the Premises agreed to be purchased by him on the date intimated to him by the Builders in writing the Purchaser shall be liable to pay the maintenance, outgoings and property tax in respect of the Premises agreed to be purchased by him and for the common amenities in the project from the date the Builders intimate him in writing to obtain possession.

49. It is further clearly understood and specifically agreed by the Purchaser that as the amounts collected from the Purchasers towards the maintenance and other outgoings as well as property tax being tentative / provisional in nature if the Builders incur more costs towards maintenance, other outgoings and / or

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property tax the above has been collected from the Purchaser and other Premises Purchasers towards maintenance, outgoings and property tax then the Purchaser herein and all other Premises Purchasers shall be bound and liable to pay their proportionate share towards such increase and the entire responsibility of payment of any such upward difference in payment of maintenance, other outgoings or property tax, as the case may be in respect of the Premises agreed to be purchased by the Purchaser due to increase in the cost of maintenance, any other outgoings or upward revision in property tax shall be entirely of the Purchasers and shall be borne and paid by the Purchaser and the Builders shall not be liable for the same. In the event the Purchaser or any other Purchaser of other Premises in the building denies/refuses/avoids/fails to pay the proportionate increase to the Builders on demand then the Purchaser irrevocably consents and authorizes the Builders to utilize/appropriate the deficit amount from the corpus fund for maintenance of club house or any other amount lying with the Builders and at the time of handing over the accounts and management to the Society which may be formed hand over the balance out of the refundable corpus to such Society which may be formed and registered after adjusting the difference amount borne by the Builders and the Purchaser as a member of the Society shall not object to the same.

50. It is further agreed between Builders and the Purchaser that if at the time of handing over charge any IOD deposits and any other refundable deposits paid by Builders in respect of the said Building are not received back from the Corporation or any amount payable to the Builders is not paid by any of the member then the Builders are entitled to adjust the same, out of the amounts, if any, payable by Builders to Ad-hoc Committee and/or Society and Society will be entitled to receive refund of deposit or recover such amount from its members.

51. The Builders are using new technology namely Aluminium Formwork system for concreting/ forming cast of the building. The Purchasers will not carry out any repairs or modifications or alterations to the building or to the Premises agreed to be purchased by them.

52. The Purchaser with intention to bind and bring in all persons into whosoever hands the Premises may come, both hereby covenants with Builders as follows:

a) Not to carry out any chipping work, repairs modifications or alterations to the Premises in any manner as the same will damage the Aluminium Formwork system of concreting work carried out by the Builders.

b) To maintain the said Premises at Purchasers own cost in good habitable repair and condition from the date of possession of the said Premises is taken. The Purchaser shall not do or suffer to be done anything in or to the building in which the said Premises is situated nor to alter or make additions in or to the building in which the said Premises is situated, which may be against the rules, regulations or bye laws of concerned local or any other authority or change.

c) To maintain the said Premises in the condition, state and order in which it was delivered by Builders to the Purchaser and shall not do or suffer to be done anything in or to the said Premises which may be against the rules and regulations and bye laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above

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provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) To observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Premises, the said Building and other building and the Premises therein and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Premises and the common areas and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

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e) Not to change the user of the said Premises without previous written consent of Builders and/or Society.

f) Not to store in the Premises any goods, which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building in which the said Premises is situated or to store goods which is objected by the concerned local or other authority and not to carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the said Building including entrances of the building and in case any damage is caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

g) Not to demolish or cause to demolish the Premises or any part thereof, nor at any time make or cause to be made any addition or alterations, of whatever nature in or to the Premises or any part thereof and to keep the portion, sewers, drains, pipes in the Premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the said Building in which the Premises is situated and not to chisel or in any other manner damage columns, beams, walls, slabs or RCC, walls or other structural members in the Premises without the prior written permission of Builders and/or the Society.

h) Not to shift or alter the position of the kitchen or the piped gas system or the toilets in the Premises which would affect the drainage system of the said Premises / Building in any manner whatsoever.

i) The Purchaser/s shall not be strictly allowed to place/stick/hang any kind of signage, hoarding, and all other forms of signage whatsoever on the glass façade of the Whole Project and / or within any portion of the Free Sale Land. This condition is binding on the Purchaser /s to adhere to at all times and is a material condition to this Agreement and in the event the Purchaser /s breaches the same, subject to the other rights and remedies available to the Builders under law, the Builders shall be entitled to terminate this Agreement. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the building in which the said Premises is situated.

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i) Not to change and/or alter the elevation and the colour scheme of the said buildings/s.

k) Not to enclose and/or undertake and do any construction in the Basement + lower ground + /Podium upper ground A + upper ground B and upper stilt + Podium of the said Building/s.

l) Not to enclose and/or cover balcony / deck attached to the Flat Premises area and the common terrace of the building.

m) Not to make any additions or any alteration in the architectural elevation of the said Building and not to change the outside colour scheme or coating of the said Building.

n) Not to make any change in any of the external windows or doors of the said Premises in the Building by way of shifting, altering, changing the colour or any other way whatsoever from its original place nor do any fixing of tiles beyond the original windows/sliding windows.

o) Not to keep any plants in pots or any other objects on the outside of the windows or on the parapets or balcony and not to do anything which may cause discoloration or disfiguration or any damage to the said Buildings.

p) Not to cover any deck/balconies or construct any structure or poles or pergolas or trellis on the balconies.

q) Not to erect or fix grills to windows, balconies, other openings in the said Premise otherwise than the design and specifications finalized by the Builder which have been made known to the Purchaser.

r) Not to chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. pardis or other structural members in the said Buildings or on the pardis/parapets/railings provided in the said Buildings.

s) Not to enclose duct, service areas or elevation projections.

t) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the said Building in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

u) Not to transfer, assign, give on leave and license, caretaker, paying guest or tenancy basis or induct any person/s into or part with the said Premises and/or the Purchaser's right, interest or benefit under this Agreement or part with the possession of the said Premises without the prior written consent of Builders until the execution of the Lease Deed . The Builders shall grant such consent to the Purchaser only if the Purchaser has not committed any breach or violation of any of the terms, conditions, covenants, stipulations or provisions of this Agreement. Such consent shall be subject to the terms and conditions imposed and stipulated by Builders in this regard, including payment of transfer fees and/or other amounts payable by the Purchaser to Builders under this Agreement.

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v) The Purchaser hereby agree/s that in the event any amount by way of deposit or premium or betterment charges or development charges or any tax or levies of payment of a similar nature becoming payable by Builders to the Municipal Corporation or to any other authority or any other in respect of development of the said Property or in respect of the said Building and/or other building constructed and/or being constructed thereon the same shall be reimbursed to Builders in proportion to the area of the said Premises agreed to be purchased by the Purchaser bears to the area of the Premises and/or all other Premises in the said building/Wing and/or in the said Project as the case may be and in determining such amount the decision of Builders shall be conclusive and binding upon the Purchaser.

w) The Purchasers hereby agree that in case of any conflict between the terms and conditions of the Letter of Allotment or booking form issued by the Builders in favour of the Purchasers and the terms and conditions herein the terms and conditions hereof shall prevail.

x) Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchasers in Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the Premises in the Project.

y) The Purchaser/s hereby agrees that they have understood the layout of the Whole Project. There will be three entry/ exit points accessing to the said project. The Purchaser/s shall duly abide by the rules relating to the entry/exit points as shall be stipulated by the Builders for the purchaser of the Premises portion respectively, the vehicular movement and the pedestrian movement of the Purchaser of the shops Portion and the Premises Portion respectively and shall always abide by the rules and regulations laid down by the Builder in this regard and modified from time to time, the authenticated photocopies whereof is annexed hereto as **Annexure "10A"**.

z) Till a lease of the building in which the Premises is situated is executed in favour of the Society the Purchaser shall permit Builders and their surveyors and agents with or without workmen at all reasonable times, to enter into and upon the said Premises and the said Building or any part thereof to view and examine the state and condition thereof;

(aa) The Builders shall be entitled to construct site office / sales lounges in the project or any part thereof and shall have the right to access the same at any time, without any restriction whatsoever irrespective of whether any building in the project or part thereof is transferred to the Society until the entire development of the project is fully complete.

bb) The Purchaser shall permit the Builders and their surveyors and agents with or without workmen at all reasonable times, to enter into and upon the said Premises and the said building or any part thereof to view and examine the state and condition thereof with prior intimation to the Purchaser;

cc) The Purchaser in his individual capacity or as members of the Organisation along with other purchasers of other Premises will not call upon or require the Builders to contribute any amount towards payment of proportionate rents rates and taxes outgoings maintenance charges and repairs of unsold Premises or the plot or the building including common area restricted areas.

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dd) Not to visit the construction site without the Builders prior written permission to ensure the safety of person visiting construction sites.

53. The Purchaser further covenants with the Builders as follows:

(a) That the Purchaser shall not do or carry out any work of interior decoration, renovation, furniture making or any other allied work between 7.00 PM to 9.00 AM in the said Premises and nuisance shall not be caused at any time to the occupiers of the other Premises in the said Buildings. The Purchaser shall also ensure that workmen carrying out such work shall leave the said Buildings at 7.00 PM every day.

(b) That the Purchaser shall hereby agree and undertake that in case the Purchaser intends to carry out any work of interior decoration, renovation the Purchaser shall be liable to deposit an interest free amount of Rs.50,000/- (rupees fifty thousand only) with the Builders towards guarantee money which shall be refunded by the Builders to the Purchasers only after all the debris are removed and area neatly cleaned. The Purchasers shall make suitable arrangements for removals of debris and clean the area of operation. In the event the Purchaser fail to remove the debris or clean the area of work or damage any part or portion thereof the Builders shall from the amount of guarantee money lying with them make the arrangements for removal of debris or clearing the common areas or restoring or repairing such area if any and shall be entitled to utilize the money for such works in which case the Purchaser shall not be entitled to ask for any accounts of the money appropriated /adjusted from the guarantee money. The Purchaser further agree and undertake not to commence any work of interior decoration, renovation without paying the deposit towards guarantee money to the Builders;

(c) The Purchaser hereby agrees and undertakes that he shall not make any structural changes or other changes to the Premises and will be fully responsible for the consequences resulting out of all acts of omissions or commissions in respect thereof and shall keep the Builders indemnified in that behalf;

(d) The Purchaser hereby agree and undertake that he/she shall not use the lift to transport any heavy material/article nor shall he/she store any heavy material or carpentry material in the building Premises or in the corridor of the floor on which the said Premises is situated. Further the Purchaser shall not hold the Builders liable or responsible for any theft or loss to construction materials.

(e) The Purchaser shall not keep or fix footwear unit/box or cupboard nor fix any foot wear rack for storing/keeping footwear in the corridor of the floor on which said Premises is situated.

(f) All the terms and conditions contained in diverse agreements made or to be made between Purchaser and the Builders and other purchasers of the other Premises and other Premises comprised in the said Project shall be binding on the Purchaser and the Purchaser will not raise any objection to the same.

(g) The Purchaser agrees and undertakes to pay the proportionate share in the taxes ground rent (if any), water taxes, electricity charges, all expenses for maintenance of the said Premises and all outgoings whatever as may be

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determined by the Builders until the Apex Body takes charge and control of management of the said Building. The Builders shall be liable to render any account of such amounts and corpus funds only to the Apex Body and not individually at any time. The Purchaser agrees and undertakes to bear and pay regularly every month maintenance charges and other outgoings.

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(h) The Purchaser agrees to bear and pay the cost of the Manager appointed or as may be appointed by the Builders to manage and look after the affairs of the building / project and the common amenities.

(i) The Purchaser agrees to if the Thane Municipal Corporation or any other authority requires any further agreement or writings the Purchaser hereby give their deemed consent to the Builders and/or its constituted attorneys to do and execute such further deed, documents and writings as may be necessary or required by them.

(j) The Purchaser agrees and undertakes to bear and pay the GST or any other tax or taxes dues statutory duties and other payments dues on the construction sale or otherwise that are payable on the date of execution of this Agreement or that may be introduced by the State or Central Government or local authorities or competent authorities from time to time in respect of the said Premises or otherwise directly or indirectly relating to the said Agreement and that the Builders shall not be responsible in that behalf under any circumstances whatsoever. In the event of the aforesaid liability or any increases in the GST being due, then the Purchaser does hereby expressly authorize the Builders to pay the same without any approval consent from the Purchaser. In the event of any shortfall/deficit in the GST amount paid by the Purchaser, then the Purchaser does hereby agree and undertake to immediately bear and pay and reimburse the same to the Builders.

(k) The Purchaser agrees that pending the due and full payment of such aforesaid liabilities or any of them the Purchaser shall be deemed to have created a first charge and lien on the Premises agree to be purchased by him to the extent of such payments, in favour of the Builders. Upon the due full and complete payment of the aforesaid liabilities along with the interest penalties and increases therein such lien and charge shall automatically stand cancelled. Otherwise in the event of default to make the payments or the interest or any increases therein, then the Builders will be entitled to enforce the charge/lien and be further entitled to recover such amounts receivable by them together with interests thereon.

(l) That it shall be the responsibility of the Purchaser to maintain his Premises in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Premises are regularly filled with white cement/epoxy to prevent water seepage.

(m)That the Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the Premises/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

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(n) That the Builder shall not be responsible for any damage caused to the said Premises on account of delay in taking over possession by the Purchaser and in such an event the Purchaser will have to take possession of his Premises on as is where is basis, provided that the Purchaser shall continue to be liable to pay maintenance charges from the date of offer of possession.

(o) The Purchaser represents that he is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months.

(p) The Purchaser is aware and fully agrees that the Builders may acquire adjoining plots/properties and/or acquire development rights in respect of the adjoining plots/ properties which shall after being purchased and/or acquired for development be amalgamated with the Property and more building/s may be constructed thereon in Phases. The Purchaser shall not object or demand any compensation or adjustment in the price consideration against the same.

54. The Builder shall by Deed of Lease or any other document surrender the said part of the said property for sub-station in favour of Maharashtra State Electricity Distribution Co. Ltd upon the terms and conditions mentioned therein as per the rules and regulations that shall be laid down by Maharashtra State Electricity Distribution Co. Ltd from time to time.

55. At the time of execution of Lease Deed/ Conveyance the Purchaser shall pay to Builders, Purchaser's share of stamp duty and registration charges payable, if any, by the Society on the lease/conveyance or any document or instrument of transfer in respect of the said Building and/or the said Property. The Stamp duty and Registration charges incidental to this Agreement shall also be borne and paid by the Purchaser. The share of the Purchaser of such cost, charges and expenses shall be paid by him/her/them/it immediately on demand.

56. The name of the said Project shall forever be "**Mahavir Spring**".

57. The said Flat /Shop premises as the case may be is intended and shall be respectively used for residential/ Commercial purpose only and the Purchaser shall not be entitled to and shall not change the user of the said premises. The Purchaser shall use the car parking space allotted to him/her/them only for the purpose of keeping or parking his/her/their own vehicles and for no other purpose.

58. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Premises or of the said Building or of the said Property or any part hereof. The Purchaser shall have no claim of any nature whatsoever save and except in respect of the Premises hereby agreed to be sold to him/her/them/it and all open spaces, parking spaces, lobbies, staircases, terraces, lifts, recreation grounds and any Common Facilities etc. will remain the property of Builders until the said Property and the said Building is transferred/ conveyed to the Society.

59. The Builders shall by utilizing part terrace of building no.1 and / or Building No.2 and /or club house, develop any other amenities for the exclusive use of purchasers of Residential Premises and their family members, such as may

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be deemed fit by the Builder by obtaining requisite approvals from the various authorities and the Purchasers expressly hereby consents to the same.

60. By Indenture of Mortgage Builders have availed loan from Piramal Trusteeship Services Private Limited against security of the said Property. It is hereby expressly agreed, clarified and understood that so long as it does not prejudice the rights created in favour of the Purchaser under this Agreement in respect of the said Premises, Builders shall be absolutely, irrevocably and unconditionally entitled to and have the right to create charges or liens on, encumber, mortgage, sell, assign, transfer, dispose off, or otherwise deal with in any manner howsoever all or any of their rights, benefits, interest, title, privileges, and/or claims including development rights in respect of the said Property and/or the construction thereon or any part or parts thereof, including the said Building without any notice to the Purchaser and the Purchaser has given and granted his/her/their/its specific, full free, unqualified and irrevocable consent to Builders to do so. As part of any such arrangement by Builders all or any of the responsibilities and/or obligations of Builders may be shifted or transferred to any other person or persons. All such arrangements by Builders shall be binding on the Purchaser. Builders undertake to clear the aforesaid encumbrances, if any, in respect of the said Premises or building in which same is situated prior to the execution and registration of the Deed of Conveyance/lease in favour of the Society and Builders shall indemnify and keep the Purchaser fully indemnified against all claims of any nature whatsoever that may be made against the Purchaser in respect of the said Premises by virtue of any encumbrances created as aforesaid.

61. Any delay, tolerance or indulgence shown by Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by Builders shall not be construed as a waiver of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of Builders.

62. Builders shall be at liberty to sell assign or otherwise deal with or dispose of their right, title and interest in the said Property or any party thereof PROVIDED that Builders do not in any way affect or prejudice the right hereby granted in respect of the said Premises in favour of the Purchaser.

63. The Builders hereby represents and warrants to the Purchasers as follows:

i. Subject to mortgage in favour of Piramal Trusteeship Services Private Limited, or such other Bank/s to which the Builders will switch loan, the Builders have clear and marketable title with respect to the said Property as declared in the title report annexed to this agreement and has the requisite right to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the Project;

ii. The Builders have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. Except Mortgage in favour of Piramal Trusteeship Services Private Limited., or such other Bank/s to which the Builders may switch the Piramal Trusteeship Services Private Limited., loan there are no encumbrances upon the said Property or the Project;

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iv. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Property and said Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Property and the said Building shall be obtained by following due process of law and the Builders have and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Property, Building and common areas;

v. The Builders have the right to enter into this Agreement and has not committed or omitted to person any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vi. The Builders have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Property, including the Project and the said Premises which will, in any manner, affect the rights of the Purchaser under this Agreement;

vii. The Builders confirms that the Builders is not restricted in any manner whatsoever from selling the said Premises to the Purchaser in the manner contemplated in this Agreement;

viii. At the time of execution of the lease/conveyance in favour of Apex Body/Federal Society the Builders shall handover lawful, vacant, peaceful, physical possession of the common areas to the Federal Society of Apex Body;

ix. The Builders have duly paid and shall continue to pay and discharge governmental dues, rates, charges and taxes and other monies, levies, premiums, damages, and/or penalties and other outgoings with respect to the said Project to the competent authorities till offering possession of the Premises in the said wings to the Purchaser;

x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Builders in respect of the said Property and/or the Project.

64. Builders have brought to the notice of the Purchaser that if there exist any public drainage line below the ground level on a portion of the said Property, Municipal Corporation and other authorities shall always and forever have right of access on the said Property to carry out repairs and maintenance of the said drainage line.

65. The lease Deed/s Conveyance/ and all other deeds, documents and writings relating or incidental to this Agreement, or to be executed pursuant to the same shall be prepared by the Advocates of Builders and the same shall be in accordance with the terms, conditions, covenants, stipulations and provisions of this Agreement and shall be in such form and shall contain such terms, conditions, covenants, stipulations and provisions including those contained in this

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Agreement as may be decided and determined by Builders in their sole, absolute and unfettered discretion, including the following :

(i) Covenants which shall run with the land and which shall be binding upon, the Purchaser and his/her/their/its heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, and on the Society.

(ii) Covenant/s for right of way/access, if any, given and granted or to be given and granted to and in favour of Builders of any contiguous or adjacent or adjoining lands and properties and/or any other person/s, over or through the said Property or any part thereof.

(iii) Declaration/s and confirmation/s of and from the Purchaser, the Society that they shall not be entitled to or claim any easement of right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said Property by Builders, for the purpose of development thereof and/or any other lawful purpose;

(iv) Declaration/s and confirmation/s of and from the Purchaser, the Society in respect of the sole and absolute authority of Builders regarding sale, transfer, assignment and/or disposal of unsold Premises and parking spaces, including additional construction, carried out on the said Scheme by utilizing and consuming the FSI, FAR and TDR or sale, transfer, assignment and/or disposal thereof and Builders sole right to enjoy and appropriate the revenue, income and benefits thereof; and

(v) Declaration/s and confirmation/s of and from the Purchaser, the Society in respect of the sole and absolute authority of Builders regarding any contracts, arrangements, memorandums and/or writings executed for the said Project including appointment of any agency, firm or corporate body or person or any other organization or association to maintain and manage, control and regulate the said Building and/or the said Project and/or the said Scheme and/or the facilities including power and authority to collect the entire outgoings, provisional charges and other amounts for such consideration and on such terms and conditions as Builders may deem fit.

(vi) So far as the Purchaser's rights, interest and benefits are concerned, the nature and scope of this agreement is limited to the said Premises agreed to be purchased by the Purchaser. The Purchaser shall not have any claim, right or interest in respect of any common areas, common facilities whatsoever in the said Building and the said Project and/or said Scheme including the open spaces, lobbies, staircases, lifts, common entrances, common passages, corridors, terraces, recreation areas and club house and garden (hereinafter referred to as the said "**Common facilities**") save and except the right of user, limited or otherwise, thereof hereby expressly given to the Purchaser in respect thereof and all such Common facilities shall remain the property of Builders until the Deed/s of Lease / Conveyance/ is/are executed and registered. After execution and registration of the Deed/s of Lease /Conveyance, the society/s as the case may be will hold all such Common facilities expressly subject to the rights, interests and

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benefits of and/or reserved by Builders herein and therein, or otherwise in respect thereof.

66. The said Common facilities in the said Project shall be used in a reasonable manner and only for the purposes for which the same are intended and provided and the same shall be used in accordance with the rules and regulations as may be framed in this regard by Builders, the society/s and subject to the payment of the prescribed charges, if any and/or Maintenance Charges, as agreed upon.

67. It is also understood and agreed by and between the Parties hereto that all the Purchasers of the Premises in the said Project '**Mahavir Spring**' including the Purchaser herein shall be entitled to use and have ingress and/or egress through all the internal roads and pathways including such internal roads and pathways on the podium level and/or on the ground level (i.e. below the podium) provided on the said Property.

68. The Builders have informed the Purchaser that as per requisite of the few shops purchasers, the builder will provide fire exit door and space for DG set, A.C unit to such shops and the purchaser of Premises hereby gives consent in that regards.

69. All the Machinery/equipments viz STP, Generator system, lift, Fire Prevention System, parking system, or any electric items etc provided in the Project are manufactured by some known brand having good reputation in the industry. They also come with Warranty/Guarantee period and after the period of Warranty/Guarantee, the organization of the Purchasers in the Project will be bound to award maintenance contract to well known and reputed authorized service provider of the manufacturer. All machinery/equipment in spite of all precautionary measures may occasionally malfunction which cannot be avoided. The Purchaser/s or its organization will not make any grievances about malfunctioning and will not hold Builders responsible for such malfunctioning and any incidental loss or damages to the Purchaser/s or anyone claiming through, by or under him.

70. Some of the equipments/amenities/facilities require regular maintenance service through authorized service provider to maintain it in proper condition. The organization of the Purchasers in the Project will be responsible to award Annual Maintenance contract (AMC) to well known reputed authorized service provider of the equipment and to ensure that all consumable and spare parts of original equipments Manufacturer (OEM) are used and not any other substitute. If the organization of the Purchasers in the Project fail to make AMC and/or replace spare with other than OEM and said equipment get damaged, the Builders will not be held responsible and liable for any damages to those equipments. Similarly, some of the equipments require regular operation maintenance and usage and if are left un-operated/unused for long time it may start rusting and may become redundant and unusable, therefore the organization of the Purchaser in the Project will have to ensure that it is regularly used inspected and serviced. If the organization of the Purchaser in the Project fails to maintain the same as per maintenance manual, the Builders will not be responsible or liable for non functioning and any loss or damages due to such non functioning. If such equipments remain unused and get damaged, defect liability of such equipments will become automatically null and avoid. All that is provided hereinabove is

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applicable with respect to equipments and amenities provided in the Project such as Fire Prevention System, STP, DG Sets, etc.

71. The organization of the Purchasers in the Project shall at its own cost renew and maintain all Annual maintenance Contract (AMC) of all equipments viz. Lift, STP, Fire Prevention System, OWC, parking system etc. and all other amenities provided to the Project from the well known reputed authorized service providers. If the organization of the Purchasers in the Project fails to renew the AMC and those equipments suffer damages the Builders shall not be held responsible for any loss of life of property or damage or any untoward incident ensuing there from and it will be only the Purchasers in the Project and/or the organization shall be responsible and liable for the same and the Builders shall have absolutely no liability whatsoever in that behalf.

72. The Builders have informed the Purchaser that supply of water, drainage and sewerage facilities to the Proposed Building and the Premises therein is dependent upon the provisions presently made and/or which may be made in future in respect thereof by TMC and/or other Local Authorities and hence the Purchaser shall not be entitled to demand from the Builders and the Builders shall not be liable to make any provision in these regards beyond provisions presently made and/or which may be made in future by TMC and/or other Local Authorities. Likewise the Builders have informed the Purchaser that supply of electricity facilities to the Proposed Building and the Premises therein is dependent upon the provisions presently made and/or which may be made in future in respect thereof by the Electricity supplying Companies and hence the Purchaser shall not be entitled to demand from the Builders and the Builders shall not be liable to make any provision in these regards beyond provisions presently made and/or which may be made in future by such Electricity supplying Companies.

73. The Builders shall only facilitate obtaining water and electricity supply and other utilities but do not guarantee the availability of the same and the same shall be dependent on the local conditions and availability of the same as per the Authorities concerned.

74. **IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO** that till execution of Deed of Lease/Conveyance the terrace of the said building shall always belong to Builders. Builders shall make joint terrace garden on the terrace of Building No. 1 and 2 for the common use of all purchasers of Premises of Building No. 1 and 2 respectively. The Purchasers of Premises of Building No. 1 and 2 shall allow put up hoardings, display of advertisements on the terrace of the said Building or any part thereof and to commercially exploit the aforesaid rights for their own benefit.

75. All the notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the parties by or under Registered Post (Acknowledgement Due) at their respective addresses specified hereinabove.

76. This Agreement alongwith its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, booking form, correspondences, arrangements, whether written or oral, if any

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between the Parties in regard to the said Premises /plot/building as the case may be.

77. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMININE and vice versa.

78. This Agreement may only be amended through written consent of the Parties.

79. – Forwarding this Agreement to the Purchaser by the Builder does not create a binding obligation on the part of the Builders or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment schedule and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Builders. If the Purchaser fails to execute and deliver to the Builders this Agreement within 15 (fifteen) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Builders , then the Builders shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums paid by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever after deducting the charges as contained in this Agreement.

80. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Premises shall equally be applicable to and enforceable against any subsequent purchasers being the nominees/assignees of the Purchaser or the Purchaser's heirs/executors/assigns/successors in title as the said obligations go alongwith the Premises for all intents and purposes.

81. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

83. The execution of this Agreement shall be completed only upon its execution by the Builders through their partner/authorized signatory at the Builders Office, or at some other place which may be mutually agreed between the Builders and the Purchaser. The Purchaser and/or Builders shall present this

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Agreement at the office of the Competent Sub Registrar within the time limit prescribed by the Registration Act 1908 and the parties hereto will attend such office and admit execution thereof.

84. Any dispute between the parties hereto relating to the Premises or the Building shall be settled amicably. In case of failure to settle the dispute amicably the same shall be referred to the Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016 Rules and Regulations thereunder.

85. The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Mumbai alone will have the jurisdiction for this Agreement.

86. Provided and Always that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives in respect of the meaning and interpretation of these presents or concerning anything herein contained hereto shall be finally settled under Indian Arbitration and Conciliation Act, 1996 in effect on date hereof, The agreement shall be governed by, construed and interpreted in accordance with the Laws in India. The venue of Arbitration shall be at Mumbai, India only. The Arbitration shall be held in English language and the award of Arbitration shall be final and binding on both the parties.

87. That in case there are Joint Purchasers all communications shall be sent by the Builders to the Purchaser whose name appears first and at the address given by him which shall for all intents and purposes be considered as properly served on all such Joint Purchasers.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day and the year first hereinabove written,

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcels of land bearing Survey No.280, Hissa No.1 (part), Survey No.280, Hissa No.1 (part), Survey No. 280, Hissa No. 4, Survey No.289, Hissa No.2 (part), Survey No. 289, Hisa No. 2 (part), Survey No. 415 (part) and Survey No. 415 (part) collectively admeasuring 54,392 sq. mtrs. or thereabouts, situated at Majiwada, Taluka and District Thane, and in the Registration District and Sub-District of Thane and within the limits of the Thane Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land hereditament and plot bearing S. No. 280 Hissa No. 1(A), S. No. 280 Hissa No. 1(B), S. No. 280 Hissa No.4., Survey No.289 Hissa No. 2 (A), Survey No.289 Hissa No. 2 (B), and Survey No. 415 admeasuring in all 33386 sq. mtrs. or thereabouts situated at Majiwada, Taluka and District Thane, and in the Registration District and Sub-District of Thane and within the limits of the Thane Municipal Corporation.

Builder

Purchasers

दस्त क्र. ७८८८/२०२४

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT portion admeasuring 12147.68 sq.mtrs. bearing S. No. 280 H. No.4/1, Survey No.289 H. No. 2 /2/4, Survey No.289 H. No. 2/4/2 , Survey No. 4/5 H. No 1/4 and 415 H. No 1/5 situate, lying and being at village Majiwada, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of the Thane Municipal Corporation.

THE FOURTH SCHEDULE:

(Description of Common Areas)

1 Common passages and lobbies
2 Water tanks and pump rooms
3 Lifts
4 Staircases
5 Lobbies
6 Landings

THE FIFTH SCHEDULE:

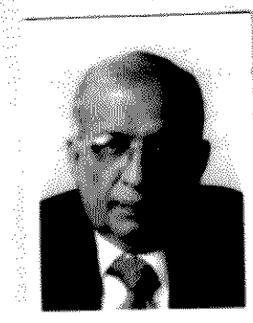
Payment Schedule for Consideration for the allotment of the Flat/ ~~Shop~~ Premises in ~~Tulip~~/ **Daffodils** of the Real Estate Project namely **"MAHAVIR SPRING"**

%	Payment Schedule	AMOUNT (In Rs.)
5%	24-Dec-2024	8,06,250/-
15%	14-Jan-2025	24,18,750/-
20%	25-Feb-2025	32,25,000/-
20%	25-Mar-2025	32,25,000/-
20%	1-Oct-2025	32,25,000/-
10%	1-Mar-2026	16,12,500/-
10%	On Possession	16,12,500/-
100%	**TOTAL**	**1,61,25,000/-**

Builder

Purchasers

SIGNED, SEALED AND DELIVERED]
by the withinnamed **"BUILDERS"**]
Vinayak Developers through its Partner]
Mr. Vasantlal D. Shah]



For VINAYAK DEVELOPERS

PARTNER

Signature

Rjkshirsagar in the presence of … … …

1. Mr. Rajendra Kshirsagar
2. Mrs Neera Kshirsagar.

Mrs. N R Kshirsagar

SIGNED, SEALED AND DELIVERED
by the withinnamed **"PURCHASER/S"**
MR./MRS./M/S Rohit Rajendra Kshirsagar

Rjkshirsagar in the presence of witness

1. Mr. Rajendra Kshirsagar
2. Mrs. Neera Kshirsagar

Signature

Mrs. N R Kshirsagar

SIGNED, SEALED AND DELIVERED
by the withinnamed **"PURCHASER/S"**
MR./MRS./M/S Trupti Rohit Kshirsagar

Rjkshirsagar in the presence of witness

1. Mr. Rajendra Kshirsagar.
2. Mrs Neera Kshirsagar.

Signature
(JRBhandare...)

Mrs. N R Kshirsagar

उ.क्र. - २
क्र. ४०६००/२०२०
४४ / ९८

THE SEAL OF THE SUB REGISTRAR
सह दुय्यम निबंधक, ठाणे-२
ठाणे -- २
THANE-2

JRBhandare...

Builder

Purchasers

दस्त क्र. १०६०/२०२५

RECEIPT

RECEIVED of and from the withinnamed Purchaser/s, **MR./MRS./M/S Rohit Rajendra Kshirsagar & MR./MRS./M/S Trupti Rohit Kshirsagar** a sum of **Rs. 2,00,000/- (Rupees Two Lakhs only)** in through Cheque vide transaction id. - **170585** dated: **14-Dec-2024** being the Amount of earnest money paid on or before execution hereof.

WE SAY RECEIVED

Vinayak Developers
Builder

1) Rkshirsagar

2) Mrs. Mkshirsagar

MS/final/18092023

Builder

Purchasers

D-4008

ANNEXURE-1

Annexure- III

No. RB/IV NAP.S.R. 368(2)
Collector office,
Thane.
Date :- 17.08.1964

Grant of N.A. permission under section 65 of and Revenue Code

READ : 1) Application from Shri. Govindbhai Govardhandas Patel of village Thana town dated 22.07.64 for grant of N.A. permission.
2) Case papers including with City Survey officer.
3) Thana's endt. No. CTS 541/64 , dt.

ORDER :

In exercise of the power vested in him under section 65 read with section 67 of Land Revenue Code, the Collector of Thana is hereby pleased to grant permission to Shri Govindbhai Govardhandas Patel to convert this agricultural land of S.No. 280 289, Hiss No. 1 Pt, 2 Pt, admeasuring 23216/30.96 village Maglwade Taluka Thana for residential/commercial purpose only subject to the relevant provisions of the Land Revenue Code and of the Rules framed thereunder and of the B.T. and A.L. Act . The applicant will pay from the date of commencement of N.A. use a revised assessment on the land admeasuring 23216 sq.yds. under section 48 of Land Revenue Code at the rate of Rs. 3+2 per sq.yds. which is guaranted upto 31-7-67. The area and assessment mentioned above will be liable to alteration in accordance with the survey corrections issued by the survey department.

Approval is hereby given to the construction of a bldg. in accordance with the sanctioned plan attached herewith. The applicant is advised to carefully note the margin spaces and the distance from the roads and strictly confirm to the approved plan in every respect. He shall not make any addition or alterations to the structure, as approved now, without prior approval of the Collector. The Applicant shall not violate any building regulations prescribed for Thana District and will take particular area to maintain the surroundings clean and ordrely. The privy shall be innocuous to the neighbour and screened from piblicview and it shall not be within 35 feet from a well similarly no cattle shall be kept in a residential building. In case the use of the land causes a public nuisance or creates atmosphere injurious to public health, the applicant will be liable to any of the penalties mentioned hereafter.

The plot holder shall provide a suitable access to the plot within a period of six months from the date of this order.

The plot holder is specifically prohibited under section 48 from putting the land to any use other than the on mentioned in paral above.

He shall built on an area measuring 7738.6 sq.yds. as shown in the approved plan & shall leave remaining area viz. 15477.4 sq.yds. open ..2/

ल - २
दस. ४०६० / २०२५
४७ / ९८

The N.A.use of the land and of each plot in it must begin within a period of six months from the date of this order and the structure must be completed within a period of three years. If the N.A. use does not commence within six months the N.A. permission will lapse unless the land holder applies to the Collector for extension of period before the expiry of six months and the Collector grants further time.

The occupant of land shall inform the Mamlatdar/Collector as well as village officer in writing of the Commencement of N.A. use within a period of one month from the dat of such use in default of which he shall be liable to pay, in addition to the non-agricultural assessment, such fine as the Collector may direct.

The construction of the building on the land must be completed in three years. In the areas where there is a town planning scheme, this period is reduced to or years. Provided that this period may be extended by Collector on an applicati by the occupant.

The land will be regarded as agricultural till it is used for non-agricultural purpose permitted above and its sale, lease exchange or transfer till then will be invalid under section 63 of the Tenancy Act, in areas where that act applies. In addition, the occupant will also be liable to the imposition of any penalty attached to the grant of N.A. permission for breach of conditions.

Sanad in form ...M.&.M... in confirmation of the acceptance of the above conditions shall be executed by the occupant within one month from the date of commencement of N.A. use.

If the applicant contravence any of the foregoing conditions the Collector may without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupanition of the applicant on payment of such fine and/or assessment as he may direct.

Notwithstanding anything contained in para above, It shall be lawful for the Collector to direct th e removal or alterations of any building or structre erected or used contrary to the provisions of this grant within a time prescribed in that behalf by the Collector and on such removal or alteration not being carried out within the prescribed period, he may be caused the same to be carried out and recover the cost of carrying out the same from the applicant as an arrear of land revenue.

...3/-

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क्र. ४०६०/२०११
२८/१८

(35)

The occupant may note that the permission granted by this order does not exempt him from obtaining such permission as he may required to take before the commencement of N.A. use under the Town Planning Act or Municipal Acts or village Panchayat Act or the Bombay Highway Act, 1955 or the National Highway Act, 1956.

Collector, Thane.

To,

Shri./Smt. Govindbhai Govardhandas Patel.
Village Majiwade, Tal. Thane.

Collector, Thane.

नमुना - २

क्र. ००६० /२०२५

४९ / ९८

ANNEXURE-2

क्र.महसुल/क-१/टे.१/एनएपी/एसआर-४०/२००४

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 17. AUG 2004.

प्रति,

१) मे.आर.के. लँड डेव्हलपर्स कॉर्पोरेशन यांचे कुळमुखत्यारी श्री. जयेश सी शहा रा. ३०१, भावेश्वर मार्केट, एम जी रोड, घाटकोपर, मुंबई ७७ यांचा दि. २६/५/२००४ रोजीचा अर्ज.

२) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र. जमिनबाब/२/वशी ८७/०४ दिनांक २८/६/२००४

३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. (१) क्र.युएलसी/टीए/माजीवडे/एसआर-२१६ दि.१०/२/१९८९ २)युएलसी/टीए/टे नं.१/मजिवडे/एसआर-२१६दि.१५/२/२००२(३)क्र.युएलसी/टीए/सेक्शन-२२/एसआर-३१५दिनांक २१/१२/०२ (४) क्र. युएलसी/टीए/टे-१/ठाणे/एसआर-२१६ दि.१५/१/२००३ (५) क्र. युएलसी/ठाणे/ टे नं. १/वशी-७२ दि.५/७/२००४

४) ठाणे महानगरपालिका, यांचे कडील बांधकाम परवानगी क्र.डीपी नं.२००१/८५/टीएमसी/टीडीडी/१६ दि. १/४/२००४.

५) इकडील कार्यालयाकडील आदेश क्र. आरबी/४/एनएपी/एसआर-३६८ दि.१७/८/१९६४

६) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि-८७८ दि.२९/६/०४

७) दि. ३०/५/२००४ रोजीच्या दैनिक 'कोकण सकाळ ' मधील जाहीरनामा

८) अर्जदार यांचे दि. ४/६/२००४ रोजीचे हमीपत्र

आदेश :-

ज्या अर्थी, मे.आर.के. लँड डेव्हलपर्स कॉर्पोरेशन यांचे कुळमुखत्यारी श्री. जयेश सी शहा रा. ३०१, भावेश्वर मार्केट, एम जी रोड, घाटकोपर, मुंबई ७७ यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे- माजिवडे ता. ठाणे येथील स.नं. २८०/४,२८०/१पै,२८०/१पै.४१५ पैकी. ४१५पै. २८९/२पै, २८९/२ पै आपल्या मालकीच्या जमीनीतील क्षेत्र ५४३९२-०० चौ.मी. पैकी ४४३९-८० चौ.मी. एवढया जागेचा रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळेण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दि. ३०/५/२००४ रोजी अर्जदार यांनी दैनिक 'कोकण सकाळ' या वृतपत्रात जाहिरनामा प्रसिध्द करणेत आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी याद्वारे, मे.आर.के. लँड डेव्हलपर्स कॉर्पोरेशन यांचे भागीदार श्री. रमणीकभाई गोवर्धनभाई पटेल, श्रीमती लिनीमा वसंतभाई कुलुभगर रा. माजीवडे ता.जि. ठाणे यांना स.नं. २८०/४,२८०/१पै,२८०/१पै,४१५ पैकी ४१५पै,२८९/२पै, २८९/२ पै क्षेत्र ५४३९२-०० चौ.मी. मधील प्लॉट अ चे क्षेत्र ८७७३-४२ चौ.मी.पैकी ४४३९-८० चौ.मी. एवढया जमीनीची रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून, ठाणे महानगर पालिकेकडील मंजुर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही

१) ताब्यात नसलेले क्षेत्र	२५४-७५ चौ.मी.
२) डी पी रोड	६१९-७५ चौ.मी.
३) आर.जी.	८९२-८६ चौ.मी.
४) अतिरिक्त मोकळे क्षेत्र	२५६६-२६ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

२. अनुज्ञप्तीधारक व्यक्तीने (प्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतींच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी

२/-

दस्त न - २
४०६०/२०२५
५०/९८

देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशा इमारत याचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरुन जमिनीचा वापर ठरविण्यांत येईल.

३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते,गटारे वगैरे बांधून आणि (ब) उपभूखंड विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करुन ती जमीन या आदेशाच्या तारखे पासुन एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित करणे पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कांणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करुनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असु नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रँटीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्या विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रदद करण्यांत आली असल्याचे समजण्यात येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यांस ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्यांने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यांस चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यांस असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने मौजे- माजिवडे येथील जमीनीच्या संबंधात दर चौ.मी. मागे १-६३-२ दराने बिगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अमलात

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राहील. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विशेष देणे, विनशर्ती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळया दराने बिगर शेतकी आकारणीच्या हप्त्याची वसुली अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यात येणार नाही.

१२. सदर जमीनची अंती तातडीची मोजणी फी रक्कम रु.१०५००/- (अक्षरी रु दहा हजार पांचशे मात्र) चलन क्र. ३८१/२००४ दिनांक १६/८/२००४ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्यांच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्रीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रदद समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशाबरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करुन घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठयाची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७.जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करुन देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केलयास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुदध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुदध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसुल करुन घेण्याचा अधिकार असेल.

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१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०.अनुज्ञाप्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु ३६,२२९/- (अक्षरी छत्तीस हजार दोनशे एकोणतीस मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) तहसिलदार ठाणे यांचे कडील पावती क्र. १९८५११२ दि. १६/८/२००४ अन्वये सरकारे जमा केली आहे.

२१.अनुज्ञाप्राही यांनी ठाणे महानगरपालिका यांचे कडील मंजूर नकाशाबरहुकूमचे बांधकाम केले पाहिजे.

२२. कंपनीचे कब्जेदार संदर्भात किंवा कामगारांची देणे संदर्भात, भविष्यात काही वाद निर्माण झाल्यास त्याची जबाबदारी मालक/विकास कर्ते यांची राहील. तसेच औद्योगिक न्यायालयाचा आदेश विकासकर्ते यांचेवर बंधनकारक राहील.

२३. अनुज्ञाप्राही यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करुन जादा चटईक्षेत्र निदेशांक वापरल्यास अनुज्ञाप्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहील. तसेच सदनिका शासनास देणे बंधनकारक राहील

सही/-
(आर.एस.चव्हाण)
जिल्हाधिकारी ठाणे

प्रति,
मे.आर के. लँड डेव्हलपर्स कॉर्पोरेशन यांचे भागीदार
श्री. रमणीकभाई गोवर्धनभाई पटेल, श्रीमती लिनीमा वसंतभाई कुसुमगर
रा. माजीवडे ता.जि. ठाणे

निर्गमित केले

१५/८/०४
जिल्हाधिकारी ठाणे करिता

SUB REGISTRAR ठाणे - २ THANE-2

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ANNEXURE-3

Certificate No. 3412

THANE MUNICIPAL CORPORATION, THANE

(~~Registration~~ Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / ~~COMMENCEMENT~~ CERTIFICATE

इमारत टाईप A : Lower Ground + Upper Ground + Upper Stilt + १ ते ८ मजले,

इमारत टाईप B : Lower Ground + Upper Ground + Upper Stilt + १ मजला,

इमारत टाईप C : Lower Ground + Upper Ground + Upper Stilt + १ मजला,

इमारत टाईप D : Lower Ground + Upper Ground + Upper Stilt + १ ते २९ मजले.

V. P. No. S04/0100/16 (2002/81) TMC / TDD / 2271 / 17 Date : 05/08/2017

To, Shri / Smt. १० फोल्डस् आर्किटेक्टस् अँण्ड कन्सल्टंटस् (Architect)

Shri मे.आर.के. लॅण्ड डेव्हलपमेंट कॉर्पोरेशन (मालक) (Owners)

मे. विनायक डेव्हलपर्सचे भागीदार श्री. जयेश चंद्रकांत शहा व इतर २ (कुलमुखत्याधारक)

With reference to your application No. १२७०० dated २१/०१/२०१७ for development permission / grant of ~~Commencement~~ certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village माजिवडे Sector No. ४ Situated at Road / Street ——— S. No. / C.S.T. No. / F. P. No. खालील प्रमाणे

The development permission / the ~~commencement~~ certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / ~~Commencement~~ Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

स.क्र.२८०/१अे, २८०/१बी, २८०/४, २८९/२अे, २८९/२बी व ४१५.

५) सी.सी. पुर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक.

६) सी.सी. पुर्वी पर्यावरण विभागाचा नाहरकत दाखला सादर करणे आवश्यक.

७) सी.सी. पुर्वी L.B.T. चा भरणा करणे बाबत विकासकांचे हमीपत्र तसेच वार्षिक उलाढाल ५० कोटीपेक्षा कमी असल्याबाबत सनदी लेखापाल यांचे प्रमाणपत्र सादर करणे आवश्यक.

८) सी.सी. पुर्वी आर.सी.सी. तज्ञांचे स्वाक्षरीसह नकाशे व प्रमाणपत्र सादर करणे आवश्यक.

९) सी.सी. पुर्वी जागेवरील महिला कामगारांच्या संख्येबाबत व पाळणाघराबाबत हमीपत्र सादर करणे तसेच कामगारांकरीता स्वच्छतागृह बांधणे आवश्यक.

१०) सी.सी. पुर्वी प्रस्तावांतर्गत भुखंडाकरीता भोगवटा व भार विनिश्चिती बाबत दाखला सादर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

आ.उ./ल.न.पा./श.वि.-वि. था वि./न.र.यो. ५१ दि. ०४/१०/२०१८

Office No. नूतनीकरण दिनांक ५-८-२०२८ फाल्गुन

Office Stamp दिनांक ५-८-२०२८ चैत्र

Date

Issued

सहायक संचालक नगर रचना
शहर विकास विभाग योजना
ठाणे महानगरपालिका, ठाणे

(P.T.O.)

न न - २
क्र. ४०७०/२०२५
५४/९६

११) सी.सी. पुर्वी मुख्य अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.

१२) सी.सी. पुर्वी मा.आयुक्त सो. यांनी Ease Of Doing Business संदर्भात दि.०३/११/२०१५ ठाणे यांनी पारित केलेल्या परिपत्रकानुसार स्टॉम वॉटर ड्रेन बाबतचे कन्सलटंटचे नकाशे सादर करणे आवश्यक. त्यानुसार सरफेस ड्रेनचे काम जोत्यापुर्वी पुर्ण करणे आवश्यक.

१३) सी.सी. पुर्वी रस्त्याखालील व खेळाचे मैदान आरक्षणाखालील क्षेत्र ठामपाकडे हस्तांतरीत करणेबाबतचे नोंदणीकृत घोषणापत्र व ताबा पावती सादर करणे आवश्यक. तसेच शासनाकडे MRTP अंतर्गत ४७ अन्वये दाखल केलेल्या अपीलाबाबत जोपर्यंत अंतिम निर्णय होत नाही तोपर्यंत इमारत क्र. सी.व सी.सी. जारी करता येणार नाही.

१४) सी.सी. पुर्वी ४०.०० मी. डी.पी. रस्त्यापासुन नकाशात दर्शविलेला अंतर्गत ४०.०० मी. डी.पी. रस्तापासुन १२.०० मी. अंतर्गत रस्ता तयार करणे आवश्यक राहील.

१५) सी.एन. पुर्वी व तद्नंतर दर तीन महिन्यांनी जागेवरील कामा बाबतचे विकासक व वा.वि. यांचे हमीपत्र सादर करणे आवश्यक.

१६) काम सुरु करण्यापुर्वी नियोजित इमारतींची सविस्तर माहिती दर्शविणारी माहिती फलक भुखंडावर लावणे आवश्यक व तो अंतिम वापर परवाना प्रदान करेपर्यंत कायम ठेवणे आवश्यक.

१७) काम सुरु करणेपुर्वी मोकळया जागेचा कर भरणे आवश्यक.

१८) जोत्यापुर्वी रस्त्याखालील व खेळाचे मैदान आरक्षणाखालील क्षेत्र ठामपाच्या नावे केल्याचे स्वतंत्र ७/१२ उतारा सादर करणे आवश्यक.

१९) जोत्यापुर्वी विषयांकीत भुखंडाकरीता उपअधिक्षक भुमि अभिलेख कार्यालयाकडील हद्द कायम मोजणी नकाशा सादर करणे आवश्यक व त्यानुसार सुधारीत ७/१२ उतारे सादर करणे आवश्यक तसेच सदर मोजणी नकाशानुसार हद्दीत काही बदल असल्यास त्यानुसार सुधारीत नकाशे मंजुर करुन घेणे आवश्यक.

२०) जोता प्रमाणपत्रापुर्वी नगर भुमापन कार्यालयाकडील मोजणी नकाशानुसार भुखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक.

२१) जोत्यापुर्वी स्टॉर्म वॉटर ड्रेनेज पुर्णत्वाचा दाखला सादर करणे आवश्यक.

२२) जोत्यापुर्वी व वापर परवान्यापुर्वी नियोजीत इमारतीची संरचना IC Code १८९३ व ४३६२ मधील भुकंपरोधक तरतुदींनुसार केली असल्याबाबतचे आर.सी.सी.तज्ञांचे स्टॅबिलीटी प्रमाणपत्र सादर करणे आवश्यक.

२३) वापर परवान्यापुर्वी सोलार वॉटर हिटींग व रेन वॉटर हार्वेस्टींग सिस्टीम कार्यान्वीत करणे आवश्यक राहील.

२४) म्हाडा इमारतीना हस्तांतरीत करुन वापर परवाना घेतल्याशिवाय विकासकाचे इतर इमारतीना वापर परवाना देता येणार नाही.

२५) वापर परवान्यापुर्वी वृक्ष, पाणी, स्ट्राम वॉटर ड्रेन व मल:निसारण विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहील.

२६) वापर परवान्यापुर्वी उद्वाहन बाबत संबंधित विभागाकडील अनुशाप्ती प्रमाणपत्र सादर करणे आवश्यक.

२७) वापर परवान्यापुर्वी इमारतींच्या आतील बाजुस तसेच रस्त्याकडील बाजुस सी.सी. टिव्ही यंत्रणा बसविणे व कार्यान्वित करणे आवश्यक.

२८) भुखंडाचे मालकी हक्काबाबत/हद्दीबाबत काही वाद निर्माण झाल्यास त्यास विकास कर्ते पुर्णपणे जबाबदार राहतील. ठामपा त्यास जबाबदार राहणार नाही.

२९) बांधकामास ठामपा पाणी पुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.

३०) नियमानुसार आवश्यक ती शुल्के वेळोवेळी भरणे आवश्यक.

३१) भुखंडाचे मालकीबाबत/हद्दीबाबत तसेच प्रवेश मार्गाबाबत काही वाद निर्माण झाल्यास त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही. त्याचे निराकरण करणेची जबाबदारी भुखंडधारक/ विकासकर्ते यांची राहील.

३२) जाहीर सुचना क्र.ठामपा/शविवि/वियोअंक/७३९ दि.०५/०७/२०१६ मधील Organic Waste Disposal करीताचे प्रारुप नियमावलीनुसार वापर परवान्यापुर्वी पुर्तता करणे आवश्यक राहील.

Your's faithfully,

कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation of
The City of Thane.

सावधान

मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्याराठी जास्तीत जास्त ५०००/- दंड तरतुद आहे."

टनम - २

दुरुस्त क्र. ९०६० /२०२५

सुधारीत परवानगी - / CC

इमारत क्र.१- बेसमेंट+ लोअर ग्राऊंड+ अप्पर ग्राऊंड १ + अप्पर ग्राऊंड २ +अप्पर स्टिल्ट + १ ते १९ मजले

ANNEXURE-4

Certificate No. 4269

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT / COMMENCEMENT CERTIFICATE

इमारत क्र.१- बेसमेंट+ लोअर ग्राऊंड+ अप्पर ग्राऊंड १+ अप्पर ग्राऊंड २ +अप्पर स्टिल्ट + १ ते ३८ मजले

फिटनेस सेंटर : इमारत क्र.१ व २ च्या अप्पर स्टिल्ट मजल्यावर, क्लब हाऊस : तळ + १ मजला (एलिव्हेटेड आर.जी.मध्ये)

सी.सी.:- इमारत क्र.१ व २- बेसमेंट+ लोअर ग्राऊंड+अप्पर ग्राऊंड १+अप्पर ग्राऊंड २ +अप्पर स्टिल्ट +१ ते ३ मजले करीता फक्त फिटनेस सेंटर : इमारत क्र.१ व २ च्या अप्पर स्टिल्ट मजल्यावर, क्लब हाऊस : तळ + १ मजला (एलिव्हेटेड आर.जी. मध्ये)

V. P. No. S04/0100/16 (2002/81) TMC / TDD / 3111 / 19 Date : 24/08/2019

To, Shri / Smt. १०फोल्डस आर्किटेक्टस् अँण्ड कन्सल्टंटस्(Architect)

Shri मे. आर. के. लण्ड डेव्हलपमेंट कॉर्पोरेशन (Owners)
मे.विनायक डेव्हलपर्सचे भागिदार श्री. जयेश चंद्रकांत शहा व इतर २ (कुलमुखत्यारपत्रधारक)

With reference to your application No. १४८९६ dated १८/०३/२०१९ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village माजिवडे Sector No. ४ Situated at Road / Street S.No. / C.S.T.No. / F.P.No. ~~वरील प्रमाणे~~

The development permission / the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall, remain valid for a period of one year Commenceing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

स. क्र. २८०/१अे, २८०/१वी, २८०/४, २८९/२अे, २८९/२वी व स. क्र. ४१५ मौजे माजिवडे

५) टामपा/शविवि/२२७१/१७दि.०५/०८/२०१७ रोजीच्या सुधारीत परवानगी मधील सर्व संबंधित अटी बंधनकारक राहतील.

६) उर्वरीत सी.सी. पुर्वी नोंदणीकृत Transfer Deed व [illegible]

७) इमारत क्र.१ व २ च्या १८व्या [illegible] High Rise Committee कडील नाहरकत दाखला सादर करणे आवश्यक.

८) काम सुरु करणेपुर्वी वृक्ष [illegible] नाहरकत दाखला घेणे आवश्यक राहील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of the city of Thane

P.T.O.

टनन - २

दस्त क्र. ४०६० /२०२५

५६/९८

९) शासनाकडे MRTP अंतर्गत कलम ४७ अन्वये दाखल केलेल्या अपिलाबाबत शासन स्तरावर अंतिम निर्णय प्राप्त झाल्यानंतर उर्वरीत सी.सी. अदा करण्यात येईल.

१०) २०००० चौ.मी. वरील बांधकामाचे सी.सी. पूर्वी पर्यावरण विभागाचा ना हरकत दाखला सादर करणे आवश्यक.

Your's faithfully,

कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation of
The City of Thane.

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम यापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार गुन्हा आहे. त्यासाठी जास्तीत जास्त २ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

नं - २
दस्त क्र. ४०७० /२०२५
५७ / EC

ANNEXURE-4 (A)

Certificate No. 4510

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE-2

THANE MUNICIPAL CORPORATION, THANE

(~~Registration~~ Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

COMMENCEMENT CERTIFICATE

इमारत क्र.१ चे ४ ते १७ मजले व इमारत क्र.२ चे ४ ते १७ मजले करीता फक्त

V. P. No.S04/0100/16 (2002/81) TMC / TDD/3552/21 Date : 9/2/2021

To, Shri / Smt. १०फोल्डस् आर्किटेक्टस् अँण्ड कन्सल्टंट(Architect)

मे. आर के लँण्ड डेव्हलपर्स कॉर्पोरेशन (मालक)

Shri _____ (Owners)

मे. विनायक डेव्हलपर्स चे भागीदार श्री.जयेश चंद्रकांत शहा व इतर२ (कुलमुखत्यारधारक)

With reference to your application No. ४७२१ dated २२/०८/२०१९ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village माजिवडे Sector No. ४ Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. खालील प्रमाणे

The development permission / the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

स.क्र.२८०/१अे, २८०/१बी, २८०/४, २८९/२अे, २८९/२बी व स.क्र.४१५

५) परवानगी क्र. ठामपा/शविवि/३१११/१९ दि.२४/०६/२०१९ मधील सर्व संबंधित अटी विकासकांवर बंधनकारक राहतील.

६) शासनाकडे दाखल अपिलासंदर्भात जो काही निर्णय लागेल तो विकासकांवर बंधनकारक राहील. तोपर्यंत इमारत क्र.२ च्या वरील ३५ ते ३८ व्या मजल्याची सी.सी. राखुन ठेवणे आवश्यक राहील.

७) इमारत क्र.१ व २ च्या १७व्या मजल्याचे वरील मजल्याचे काम सुरु करणेपुर्वी High Rise Committee (HRC) कडील नाहरकत दाखला सादर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक ठरत असलेल्या ना-हरकत दाखल्याशिवाय बांधकाम करणे, महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त १ वर्ष कैद व रु. ५०००/- दंड होऊ शकतो."

Office Stamp

Issued

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

Yours faithfully,

कार्यकारी अभियंता,
Municipal Corporation of the city of, Thane.

Scanned with CamScanner

ANNEXURE-4(B)

Amend. Permission: - Building No.1 :- Base. + Lw. Ground + Upp. Ground - A+ Upp.Gr. - B + Upper Stilt/(Fitness Centre) / Podium + 1st to 37th
Building No.2 :- Base. + Lw. Gr. + Upp.Gr. - A+ Upp.Gr.- B + Upper Stilt/(Fitness Centre) / Podium + 1st to 42nd fl

ठाणे - २
Certificate No. 5262
दस्त क्र. ४०७०० /२०२३
५८ / ९९

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Amended C.C. :- Building No.1:- Base. + Lw.Gr. + Upp.Gr.- A+ Upp.Gr.- B + Upper Stilt/(Fitness Centre)/Podium + 1st to 5th floors.
Building No.2 :- Base. + Lw.Gr. + Upp.Gr.- A+ Upp.Gr. - B + Upper Stilt/(Fitness Centre)/Podium + 1st to 30th floors

V. P. No. ~~S04/0100/16 (2002/81)~~ TMC / TDD / 4332/23 Date : 17/03/2023
To, Shri / Smt. ~~10फोल्डस् आर्किटेक्ट्स् अँण्ड कन्सल्टंट्स्~~ (Architect)
Shri ~~मे. विनायक डेव्हलपर्स (मालक)~~ (Owners)

With reference to your application No. 2325 dated 13/06/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. ~~वरीलप्रमाणे~~ in village ~~माजिवडे, ठाणे~~ Sector No. 4 Situated at Road / Street ~~40.00 mt. wide Road~~ S. No. / C.S.T. No. / F. P. No. ~~खालील प्रमाणे~~

The development permission / the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
स.क्र. 280/1/2/2, 280/1/3/1, 280/4/1, 280/4/2, 289/2/2/2, 289/2/2/3, 289/2/2/4, 289/2/2/5, 289/2/4/1, 289/2/4/2, 415/1/1, 415/1/2, 415/1/3, 415/1/4 & स.क्र.415/1/5.
5. This permission is being issued as per the provisions of sanctioned Development Plan and UDCPR. If any other statutory permission, as required to be obtained from any department of the State or Central Govt. Departments/undertakings under the provisions of any other laws/rules, it shall be binding on the owner/developer to be obtain such permission from the concerned authority. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

P.T.O.

भाग - २

दस्त क्र. ४०६०/२०२५

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7. If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority before issue of commencement certificate & Separate 7/12 extract/PR Card for area shall be submitted within 6 month from C.C. If required.

8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.

9. Permission for recycling of Gray water, where ever applicable shall be completed of the project before the completion of the building and documents to that if at shall be submitted along with the application form of occupancy.

10. NOC Certificate from PWD should be submitted before Occupation Certificate, if applicable.

11. Permission for cutting tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.

12. Authority will not supply water for construction.

13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement Certificate and completion certificate of the consultant & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.

14. The owner / developer shall submit the completion certificate from the service consultant, the authority for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).

15. ठामपा/शविवि/3552/21 दि.09/02/2021 रोजीच्या सुधारीत परवानगीमधील सर्व संबंधित अटी बंधनकारक राहतील.

16. वापर परवान्यापुर्वी सी.सी.टिव्ही यंत्रणा कार्यान्वित करणेची जबाबदारी विकासकावर तद्नंतर सोसायटीची राहील.

17. वापर परवान्यापुर्वी रेन वॉटर हार्वेस्टिंग व सोलार वॉटर हिटींग यंत्रणा कार्यान्वित करणेची जबाबदारी विकासकावर तद्नंतर सोसायटीची राहील.

18. वापर परवान्यापुर्वी आर.सी.सी. तज्ञांकडील स्टॅबिलीटी प्रमाणपत्र सादर करणे आवश्यक राहील.

19. वापर परवान्यापुर्वी पाणी, ड्रेनेज व वृक्ष विभागाकडील अंतिम नाहरकत दाखला सादर करणे आवश्यक राहील.

20. Mean Sea Level नुसार नियोजित इमारतीची उंची १५०.०० मी. पेक्षा जास्त असल्याने, १५०.०० मी. वरील मजल्यांच्या सी.सी. पुर्वी Airport Authority of India (AAI) यांचेकडील नाहरकत दाखला सादर करणे आवश्यक राहील.

21. सुविधा भुखंडाबाबत शासनाचे सुचना/निर्देश प्राप्त होईपर्यंत इमारत क्र.1 मधील ६ ते ८ पर्यंत मजल्याची सी.सी.राखुन ठेवण्यात येत आहे.

22. वापर परवान्यापुर्वी Premium FSI व Ancillary FSI करीताची रक्कम व्याजासह (8.5%) याप्रमाणे भरणा करणे आवश्यक राहील.

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच [illegible] न करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम [illegible] अनुसार [illegible] गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

Yours Faithfully,

Executive Engineer,
Town Development Department
Municipal Corporation of
The City of Thane.

ANNEXURE- 4(C)

DRC No. 71 (Const. Amenity)

जनन - २
क्र. ७७६० /२०२३
Certificate No. 5400
६० / ९८

THANE MUNICIPAL CORPORATION, THANE

Regulation No.2.6 & 2.7 of UDCPR 2020
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Building No.1 :- Basement + Lower Ground+Upper Ground A+Upper Ground-B+ Upper Stilt /(F.C.)/ Podium+ 1 to 41 Flrs,
Building No.2 :- Basement + Lower Ground+Upper Ground A+Upper Ground B+ Upper Stilt/ (F.C.)/ Podium + 1 to 42 Flrs.

THE SEAL OF THE SUB REGISTRAR उप निबंधक, ठाणे-२ THANE-2

V.P.No. S04/0100/16 (2002/81) TMC/TDD/4465/23 Date: 25/08/2023

To, Shri / Smt. 10 Folds Architects and Consultants. (Architect)

Shri M/s. Vinayak Developers (Owners)

With reference to your application No. 10720 dated 28/03/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Majiwade Sector No. 4 Situated at Road/ Street 20.00 mt. & 40.00 mt. wide Road S. No./ C.S.T. No. /F. P. No. As below

The development permission/ the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission/ Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.,

मौजे ••• •••• व• • • • • •••• •• •280/1/2/2, 280/1/3/1, 280/4/1, 28[illegible] 289/2/2/2, 289/2/2/3, •••••••••289/2/2/5, 289/2/4/1, 289/2/4/2, 415/1/1, 415/1/2, 415/1/3, 415/1/4 व 415/1/5.

••• ठामपा/शविवि/4332/23 दि.17/03/2023 • • • •••• • • • • • •••• •

6) Air Port Authority of India (AAI) • •अदा केलेल्या दि.30/03/2023 • •ना हरकत दाखल्यातील अटी बंधनकारक राहतील.
7) Mechanical Puzzle Parking, आरजी. संदर्भात तसेच त्रयस्थ हक्का संदर्भात विकासकांनी • •दि.19/06/2023 व दि.18/08/2023 रोजीची हमीपत्रे विकासकांवर बंधनकारक राहतील.
8) अग्निशमन विभागाकडील दि. 18/08/2023 • •सुधारीत नाहरकत दाखल्यातील अटी विकासक यांचेवर बंधनकारक राहतील.
9) • •••विभागाकडील दि.30/05/2023 • • • •नाहरकत दाखल्यातील अटी • • • • बंधनकारक राहतील.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

•• •• •••• • • • •

Office No.
Office Stamp
Date
Issued

Yours faithfully,

(A) Municipal Corporation of the city of, Thane.

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80660/2024
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ANNEXURE-5

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 : **P51700022994**

Project: ***Mahavir Spring - Tulip - Phase 1****, Plot Bearing / CTS / Survey / Final Plot No.:* ***S No 280/4/1,415/1/4,289/2/2/4,289/2/4/2,415/1/5*** *at* ***Thane (M Corp.), Thane, Thane, 400610;***

1. **Vinayak Developers** having its registered office / principal place of business at *Tehsil:* ***Kurla****, District:* ***Mumbai Suburban****, Pin:* ***400077***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **08/11/2019** and ending with **30/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:21-08-2023 17:39:50

Dated: **21/08/2023**
Place: **Mumbai**

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

जन - २
दस्त क्र. ४०६०/२०२५
ई २ / ९८

ANNEXURE-6

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 : **P51700022995**

Project: ***Mahavir Spring - Daffodils - Phase 2*** *Plot Bearing / CTS / Survey / Final Plot No.:* ***S No 280/4/1,415/1/4,289/2/2/4,289/2/4/2,415/1/5*** *at* ***Thane (M Corp.), Thane, Thane, 400610;***

1. **Vinayak Developers** having its registered office / principal place of business at *Tehsil:* ***Kurla***, *District:* ***Mumbai Suburban***, *Pin:* ***400077***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **08/11/2019** and ending with **30/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:22-11-2023 14:25:55

Dated: **22/11/2023**
Place **Mumbai**

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

ANNEXURE-7

दु. नि. - २
क्र. ४०६०/२०२५
E3 / EL

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 : **P51700040504**

Project: ***Mahavir Spring -Daffodils-P3*** *, Plot Bearing / CTS / Survey / Final Plot No.:* ***S No 280/1A, 280/1B, 280/4, 289/2A, 289/2B,415*** *at* ***Thane (M Corp.), Thane, Thane, 400610****;*

1. **Vinayak Developers** having its registered office / principal place of business at *Tehsil:* ***Kurla****, District:* ***Mumbai Suburban****, Pin:* ***400077****.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

     OR

     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **24/05/2022** and ending with **30/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:24-05-2022 11:04:30

Dated: **24/05/2022**
Place: **Mumbai**

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

ANNEXURE-8

SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)

Regn. No. 2957/2005

Thane & Mumbai

LEGAL TITLE REPORT

NOTARY S. H. RAO Dist. Mumbai Thane Reg. No. 2957 / 2005 GOVT. OF INDIA

To,

M/s Vinayak Developers

at Meghdoot, Vallabh Baug Lane,

Ghatkopar (East), Mumbai 400077

(I) I have investigated your title to the property bearing, 289/2/2/4, 289/2/4/2, 280/4/1, 415/1/4, 415/1/5 At Village –Majiwade Dist, Tal. & Dist. Thane within the limits of Thane Municipal Corporation (hereinafter referred to as "the said property")

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क्र. ४८६०/२०२५
ER / EL

(II) I have also perused the search report taken at the office of the Sub-Registrar of Assurances at Thane for last 30 years. I have perused the documents of title in respect of the said property.

(III) On perusal of the above, it appears that :

1. Originally M/s. Arkay Land Development Corporation was seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land, hereditaments and Plot situate lying and being at Village Majiwade, district Thane bearing Survey No.280, Hissa No.1 (part), Survey No.280, Hissa No.1 (part), Survey No. 280, Hissa No. 4, Survey No.289, Hissa No.2 (part), Survey No. 289, Hissa No. 2 (part), Survey No. 415 (part) and Survey No. 415 (part) admeasuring 54,392 sq. mts. (53620 sq. mts as per 7/12 extracts) alongwith buildings and structures standing thereon, hereinafter referred to as the said "Larger Property".

Off.: Rajveer Chambers, Shop No. 3, Kadwa Lane, Jambhli Naka, Thane (W) - 400 601.

SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai

2. By an Agreement dated 2-4-1987 as modified by Agreement dated 19-08-1987 the said M/s. Arkay Land Development Corporation agreed to sell the said Larger Property to one Vasudev Balwant Mane and Uday Gopal Dalvi at the price and on the terms and conditions therein mentioned.

3. By a Memorandum of Understanding dated 05-06-1987 made between Vasudev Balwant Mane and Uday Gopal Dalvi of the One Part and the M/s. Vinayak Developers of the Other Part, the said Vasudev Balwant Mane and Uday Gopal Dalvi agreed to sell and transfer the said Larger Property along with the benefits of the said Agreement dated 02-04-1987 & Agreement dated 19-08-1987 to M/s Vinayak Developers on the terms and conditions therein contained.

4. Trustees of Diwalibai Mohanlal Charitable Trust claimed to be the Owners of about 7 acres and 13 gunthas out of the said Larger Property and agreed to give the same on lease to the Society for Helpers of Mary and Ma Niketan on the terms and conditions contained in the Agreement dated 19-02-1972.

5. Trustees of Diwalibai Mohanlal Charitable Trust and The Society of Helpers of Mary and Ma Niketan filed a Suit being Special Civil Suit No.212 of 1987 against M/s. Arkay Land Development Corporation & Others inter alia for Declaration that they are owners of the portion of the said Larger Property admeasuring 7 acres and 13 gunthas. The said Suit was dismissed and First Appeal No. 985 of 1989 came to be filed by them in the Hon'ble High Court of Judicature at Bombay.

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Jambhli Naka, Thane (W) - 400 601.

SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai

6. Disputes and differences between the Trustees of Diwalibai Mohanlal Charitable Trust and Ma Niketan of the One Part and M/s. Arkay Land Development Corporation and others of the Other Part were mutually settled and Consent Terms came to be filed in the First Appeal No.985 of 1989 whereby Arkay Land Development Corporation and others with the consent of the said Vasudev Balwant Mane and Uday Gopal Dalvi and the you have conveyed part of the said Larger Property admeasuring 20,234.34 sq. mts or thereabout to Diwalibai Mohanlal Charitable Trust and accordingly the said area was recorded on the 7/12 extract of land bearing Survey No.280/1A (P) admeasuring 1546.68 sq. mtrs Survey No.415/P admeasuring 18260.84 sq. mtrs and Survey No.289/2A admeasuring 426.48 sq. mtrs and thus M/s. Arkay Land Development Corporation was left with the remaining portion of the said Larger Property admeasuring 34,392 sq. mts or thereabouts hereinafter referred as the "Balance Property".

7. Certain disputes and differences had arisen between M/s. Arkay Land Development Corporation of the One Part and the said Vasudev Balwant Mane and Uday Gopal Dalvi and the M/s. Vinayak Developers i.e you are the other part. You alongwith the said Vasudev Balwant Mane and Uday Gopal Dalvi filed a Suit for specific performance against M/s. Arkay Land Development Corporation being Special Civil Suit No.403 of 1994 in the Court of Civil Judge, Senior Division, Thane which came to be settled and Consent Terms came to be filed therein on 24-06-1994 whereby the said M/s. Arkay Land Development Corporation agreed to specifically perform the said Agreements dated 2-04-1987 and 19-08-1987 in respect of the said Balance Property and at the request of the said Vasudev Balwant Mane and Uday Gopal Dalvi agreed to convey the said Balance Property in your favour . The said Consent Terms further provided that Decree be treated as Conveyance of the Balance Property in your favour.

Off.: Rajveer Chambers, Shop No. 3, Kadwa Lane,
Jambhli Naka, Thane (W) - 400 601.

SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai

8. As the said Consent Terms dated 24-06-1994 provided that Decree be treated as Conveyance, you have filed a Declaration along with certified copy of the Decree and paid the requisite stamp duty required to be paid thereon as Conveyance and the said Declaration along with copy of the Decree was registered with the Office of the Sub Registrar of Assurance at Thane under serial no. TNN-2-9577 of 2004.

9. The Collector has by an Order dated 17-08-1964 and by Order dated 17-08-2004 converted the part of area from agricultural to non-agricultural on the terms and conditions therein contained.

10. By Deed of Rectification dated 30-11-2016 read with Deed of Rectification dated 08-02-2017 registered with the Sub Registrar of Assurances Thane under serial No. TNN-9/10349 of 2017 and TNN-9/844 of 2017 respectively You and then trustees of Ma Niketan Society have rectified the area of the Balance Property. As per the said Deed of Rectifications area of the said Balance Property was rectified as 33,386 sq. mtrs. hereinafter referred to as the 'Vinayak Developers Property' from 34,392 sq. mts. or thereabout. Accordingly the rectified area in aggregate admeasuring 33,386 sq. mts came to be recorded on the 7/12 extract in the manner i.e land bearing Survey No.280/1A (P) admeasuring 3353.32 sq. mtrs Survey No.280/1B admeasuring 700 sq. mtrs Survey No.415/P admeasuring 8069.16 sq. mtrs and Survey No.289/2A admeasuring 17123.52 sq. mtrs Survey No.289/2B admeasuring 3640 sq. mtrs and Survey No.280/4 admeasuring 500 sq. mtrs.

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Jambhli Naka, Thane (W) - 400 601.

SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)
Regn. No. 2957/2005
Thane & Mumbai

11. By an Indenture of Transfer dated 28/06/2019 registered with the Office of Sub-Registrar of Assurances, Thane under Sr.No.10778/2019 you have surrendered the Reserve area in favour of the Thane Municipal Corporation (hereinafter define as a said Corporation) upon the terms and conditions therein contained. Upon surrendering the reserve area to the said Corporation, survey of the said larger property was carried out by the TILR Department and the said larger property was sub-divided and accordingly hissa form No.12 came to be recorded vide Mutation Entry No. 3466 in the record of rights in respect of the said larger property and accordingly new hissa Nos. were recorded.

12. You have developed and constructed a project known as "Mahavir Millennium" comprising of three buildings known as buildings 'Isra', 'Ivana' and 'Imperia' on your portion of the said Property admeasuring 8773.43 sq.mts as per the sanctioned plan and now no FSI is remained to be consumed on the said project known as Mahavir Millennium. The said Corporation has issued Occupation Certificate in respect of all the three buildings in the project known as Mahavir Millennium. Thus after the sub division of the said larger property area of plot admeasuring 8773.43 sq.mts of Mahavir Millenium is recorded as survey no. 289/2/1,289/2/2/1, 280/1/1, 280/1/2/1.

13. A portion admeasuring 325 sq. mtrs is reserved for 40 mtrs. D.P. Road out of Survey No.280/4/2; portion admeasuring 760 sq. mtrs is reserved for 20 mtrs. D.P. Road out of Survey No.289/2/2/3 and Survey No. 415/1/1 respectively; portion admeasuring 2625 sq. mtrs is reserved for 20 mtrs. D.P. Road out of Survey No.289/2/2/5 and Survey No. 289/2/4/1 respectively; and portion admeasuring 8754.90 sq. mtrs is reserved for Playground Reservation out of the Survey No. 289/2/2/2, , 280/1/2/2, 280/1/3/1,415/1/3respectively (hereinafter collectively referred to as 'the said Reservations').

Off.: Rajveer Chambers, Shop No. 3, Kadwa Lane,
Jambhli Naka, Thane (W) - 400 601.

SURINDER KAUR RAO

B.A. LL.B.

Advocate High Court & Notary (Govt. of India)

Regn. No. 2957/2005

Thane & Mumbai

-२

14. An area admeasuring 12147.68 sq.mts out of the survey No. 289/2/2/4, 289/2/4/2, 280/A/1, 415/1/4, 415/1/5 is available to you for development and construction of building/s . And as you are handed over the said reservations in aggregate admeasuring 12464.90 sq. mts to the said corporation , you are entitled to use the benefit of FSI in respect thereof on the said property as per the norms of the UDCPR.

15. You are intending to construct three buildings on the said property admeasuring 12147.68 sq. mtrs . You have submitted building plans in respect of the said property for construction of two or more Building/s .

16. By Unilateral Indenture of Mortgage You had created a lien charge and mortgage in favour of Piramal Trusteeship Services Private Limited, interalia in respect of the premises to be sold in the Building/s in the complex to be known as Mahavir Spring under construction on the said Property on terms and conditions therein mentioned.

17. In view of the above, I hereby state and certify that subject to the Unilateral Indenture of Mortgage your title in respect of the said Property is clear, marketable and free from reasonable doubts.

Date 24/04/2023

NOTARY S. H. RAO Dist. Mumbai Thane Reg. No. 2957 / 2005 GOVT. OF INDIA

ADVOCATE

Surinder H. Rao
Advocate & Notary
Rajveer Chambers,
Shop No.2, Kadwa Lane,
Thane (W)- 400 601.

टनन - २
दस्त क्र. ४०६०/२०२२
६० / ९८

ANNEXURE-9

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE-2

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम आणि नोंदणीकृत (जमाबंदी व सुधिकरण केलेले) नियम, १९७१ व्यतिरिक्त नियम ६,७,८ आणि ११

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 280/4/1

भू-धारण पध्दती : भोगवटादार वर्ग -1 सेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	के.ख.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषिक क्षेत्र निव्वळ क्षेत्र 1.75.00 आकारणी 0.06	794	[illegible]	1.75.00	0.06		(3466)	कुळाचे नाव व क्षेत्र ..... इतर अधिकार ..... धारण प्रकार : नाही. फेरफार नोंदवल्याचा क्रमांक : 3466 व दिनांक : 27/04/2022

सुधारित फेरफार क्र. (262)(375)(748)(762)(841)(887)(1019)(1092)(1640)(1683)(1821)(1877)(1878)(2378)(2676)(3241)(3265)(3301)(3373)(3413)

शेरा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम आणि नोंदणीकृत (जमाबंदी व सुधिकरण केलेले) नियम,१९७१ व्यतिरिक्त नियम १२]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 280/4/1

			पिकाखालील क्षेत्राचा तपशील													
			मिश्र पिकाखालील क्षेत्र						निर्वळ पिकाखालील क्षेत्र			स्थानबद्दीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
						पटक पिके व प्रक्षेत्राखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या उताऱ्यास प्रतिस्वाक्षरी फी रुपये १५/- इतके विजारले."
दिनांक :- 27/04/2022
तारांकित क्रमांक :- 27210009421310070042022114 4

(नाव :- [illegible])
तलाठी सजा :- [illegible] तालुका :- ठाणे जिल्हा :- ठाणे

दुय्यम - २
७०६० /२०२५
६१ /EC

THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक, ठाणे-२

अहवाल दिनांक : 27/04/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (लागवडीचे व सुधिकीचे नियम) नियम, १९७१ चामील नियम ३,५,८ आणि ९]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक : 289/2/2/4

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
एकूण क्षेत्र आर.चौ.मी आकारणीचे क्षेत्र जिरायत 35.62.00 आकारणी 6.35	794	विजयाबाई [illegible]	35.62.00	6.35		(3466)	कुळाचे नाव व पत्ता इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 3466 व दिनांक : 27/04/2022
भू धारणा व (262) (375) (748) (762) (841) (887) (1019) (1092) (1648) (1683) (1821) (1877) (1878) (2270) (2676) (3241) (3266) (3301) (3373) (3413)							बोजा आणि गुंतवणूक दिनांक :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (लागवडीचे व सुधिकीचे नियम) नियम,१९७१ चामील नियम १९]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 289/2/2/4

			पिकाखालील क्षेत्राचा तपशील													
			पिक पिकाखालील क्षेत्र						निव्वळ पिकाखालील क्षेत्र			लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
						पोट हिशे व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्थानिक	क्षेत्र		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून (रु/- रुपये शिक्कामोर्तब."
दिनांक :- 27/04/2022
सांकेतिक क्रमांक :- 27210009421310070042022 1149

(नाव :- [illegible])
सरकारी वकील :- महाराष्ट्र :- ठाणे जि :-ठाणे

दुय्यम निबंधक ठाणे - २

दस्त क्र. ४०६०/२०२५

६२/९८

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE-2

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (जमा करणे व पुनर्लिखाण केलेले) नियम, १९८१ यातील नियम ३,५,६ अन्वये]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 289/2/4/2

भू-मापन पध्दती : भोगवटादार वर्ग -I

सेताचे स्थानिक नाव :

क्षेत्र, दुमाला व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार पै.इ.	के.पा.	कुळ, खंड व इतर अधिकार
क्षेत्रचे एकक आर.चौ.मी	794	[illegible]	35.15.00	6.26	(3466)	कुळाचे नाव व पत्ता .....
जमीनीचे क्षेत्र 35.15.00						इतर अधिकार .....
आकारणी 6.26						सार्वजनिक वहिवाट : नाही. .....
						फेरफार नोंदवल्याचा क्रमांक : 3466 व दिनांक 27/04/2022 .....
कुळ वहिवाट हि. (242)(375)(748)(763)(841)(887)(1019)(1092)(1640)(1683)(1821)(1877)(1878)(2270)(2676)(3241)(3265)(3301)(3373)(3413)						शेरा आणि भूमापन चिन्हे :

सत्य नमुना सात (निवडणूक नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (जमा करणे व पुनर्लिखाण केलेले) नियम,१९८१ यातील नियम ५५]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 289/2/4/2

			पिकाखालील क्षेत्राचा तपशील														
			मिश्र पिकाखालील क्षेत्र						निर्वळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
						पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
वर्ष	हंगाम	खाता क्रमांक													
(६)	(७)	(८)	[illegible]	[illegible]	[illegible]	(९)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून रु/- इतके चिकटले."
दिनांक :- 27/04/2022
सांकेतिक क्रमांक :- 27210009421310070042822115 2

(नाव :- [illegible])
जमाबंदी सहाय्यक :- माजिवडे :- ठाणे जि :-ठाणे

जळ - २
क्र. ४०६०/२०२५
63 / EC

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE

अहवाल दिनांक : 27/04/2022

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिनियम अधि नियम (कलम ८ व ९ पहिलीकडे) नियम, १९७१ कलम नियम १,२,३ अधि ७]
गाव :- मानिवडे तालुका :- ठाणे जिल्हा :- ठाणे
भूमापन क्रमांक व उपविभाग : 415/1/4

भू-धारण पध्दती : खोतवटादार वर्ग -1 गेलाचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	खातेदाराचे नाव	क्षेत्र	आकार	चौ.मी.	पै.पा.	कुळ, खंड व इतर अधिकार
जिरायत एकक : आर,चौ.मी आकारणीचा क्षेत्र विना शेती 1.43.00 आकारणी 0.14	794	निवासाचा उल्लेखनीय	1.43.00	0.14		(3466)	कुळाचे नाव व पत्ता ..... इतर अधिकार ..... प्रतिबंधित शेतजमीन : नाही. ..... फेरफार फेरफार क्रमांक : 3466 व दिनांक : 27/04/2022 .....
फेरफार क्र. (887) (1640) (1821) (1878) (2270) (3242) (3301) (3413)							शेरा आणि मुल्यांकन किंवा :

गाव नमुना सात (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिनियम अधि नियम (कलम ८ व ९ पहिलीकडे) नियम,१९७१ कलम नियम १५]
गाव :- मानिवडे तालुका :- ठाणे जिल्हा :- ठाणे
भूमापन क्रमांक व उपविभाग : 415/1/4

			पिकाखालील क्षेत्राचा तपशील													
			मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र			लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
						घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून रु./- इतके चिकटले."
दिनांक :- 27/04/2022
संकेतांक क्रमांक :- 27210009421310070042022115 6

(गाव :- तलाठी मानिवडे)
सजा :- मानिवडे तालुका :- ठाणे जि :-ठाणे

नमुना - २

क्र. ४०६०० / २०२५

६४ / ९८

THE SUB REGISTRAR ठाणे - २ THANE-2

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (तपशील ठेवणे व सुधारणा करणे) नियम, १९७१ चा नियम ५,६,९ अन्वये]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 415/1/5

भू-धारणा पध्दती : भोगवटादार वर्ग -I सेवेचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	चे.क्र.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक: आर,चौ.मी जमीनीचे क्षेत्र एकूण क्षेत्र 47.52.00 जिरायत 4.33	794	[illegible]	47.52.00	4.33		(3466)	कुळाचे नाव व पत्ता इतर अधिकार सवलीत क्षेत्राचे : चौ.मी. फेरफार नोंदवल्याचा तारीख : 3466 व दिनांक 27/04/2022 [illegible]
[illegible] क्र. (387) (1640) (1921) (1878) (2270) (3242) (3381) (3413)							

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (तपशील ठेवणे व सुधारणा करणे) नियम,१९७१ चा नियम १५]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 415/1/5

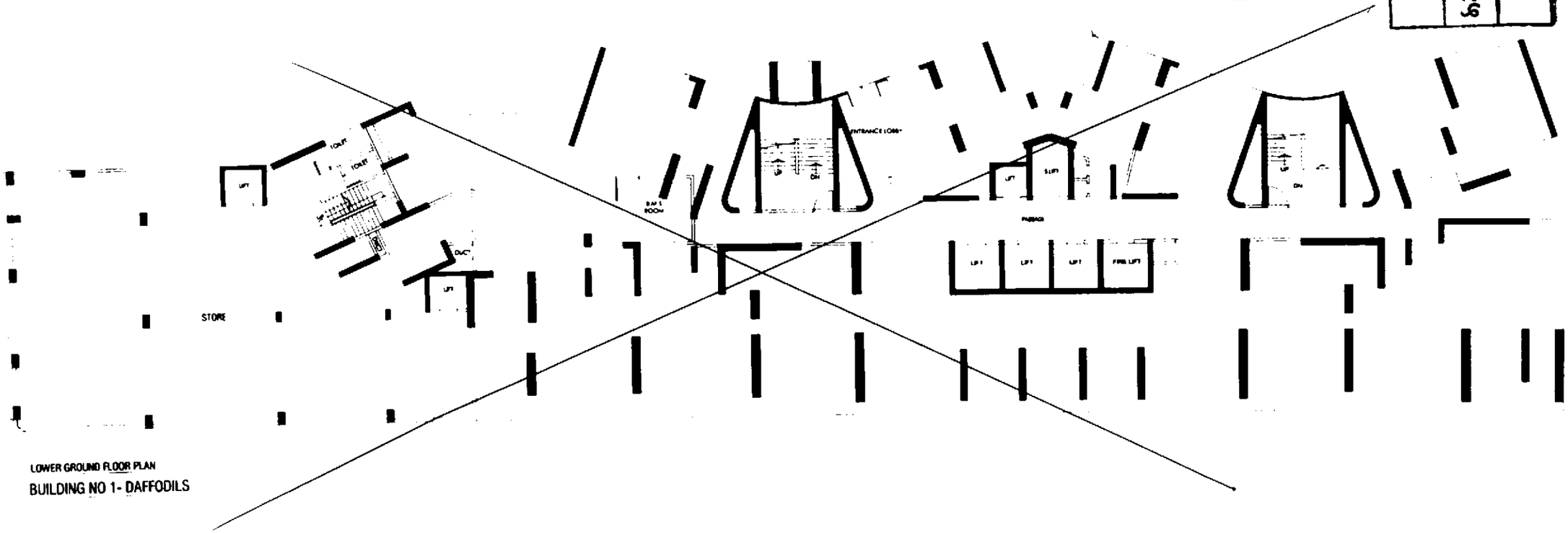
			पिकाखालील क्षेत्राचा तपशील													
			मिश्र पिकाखालील क्षेत्र						निर्वळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
						पटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून रु./- इतके चिकटले."
दिनांक :- 27/04/2022
प्रमाणित प्रमाणक :- 27210009421310070042022115 7

(नाव :- [illegible])
[illegible] :- [illegible] जि :-ठाणे

ANNEXURE-10



THE SEAL OF THE SUB REGISTRAR THANE-2

प्र-२
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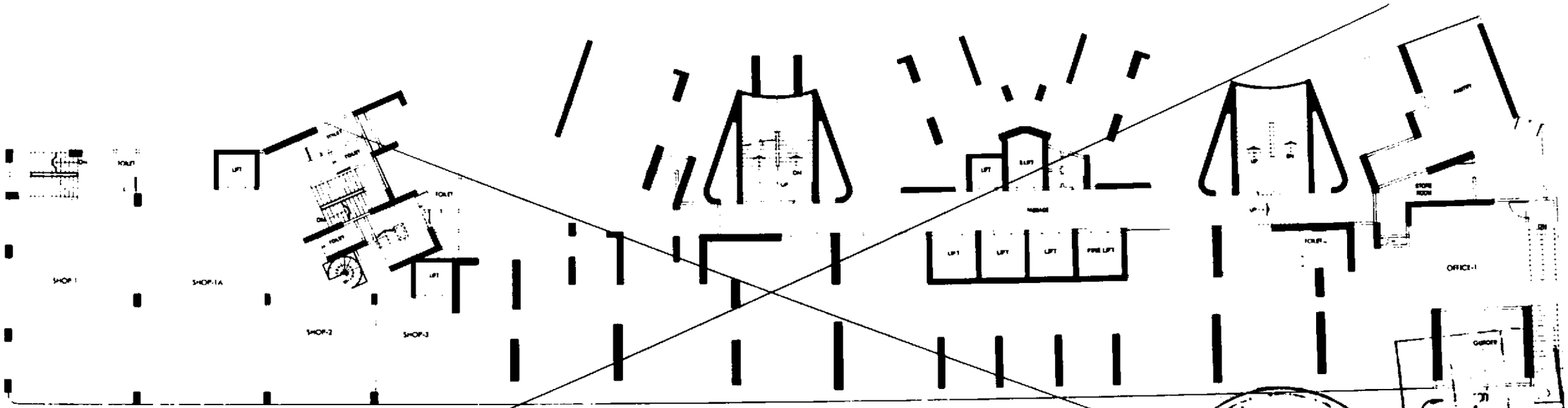
SHOP NO. .....ON LOWER GROUND FLOOR

))



UPPER GROUND B FLOOR PLAN

BUILDING NO 1- DAFFODILS

SUB REGISTRAR THANE-2

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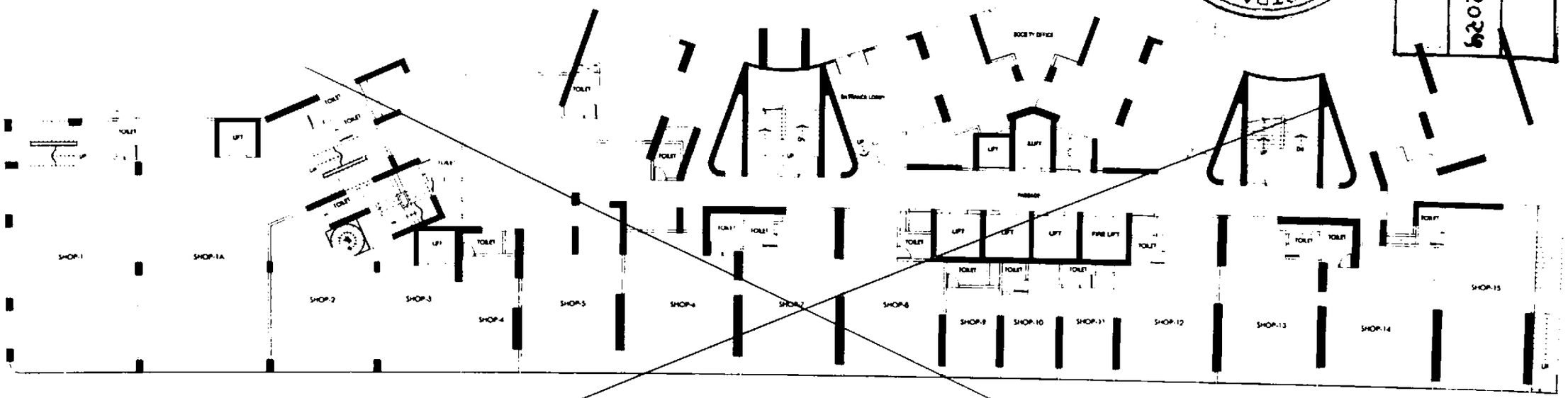
SHOP NO. .....ON UPPER GROUND -B FLOOR



UPPER GROUND-A FLOOR PLAN

BUILDING NO 1- DAFFODILS

THE SEAL OF THE SUB REGISTRAR THANE-2

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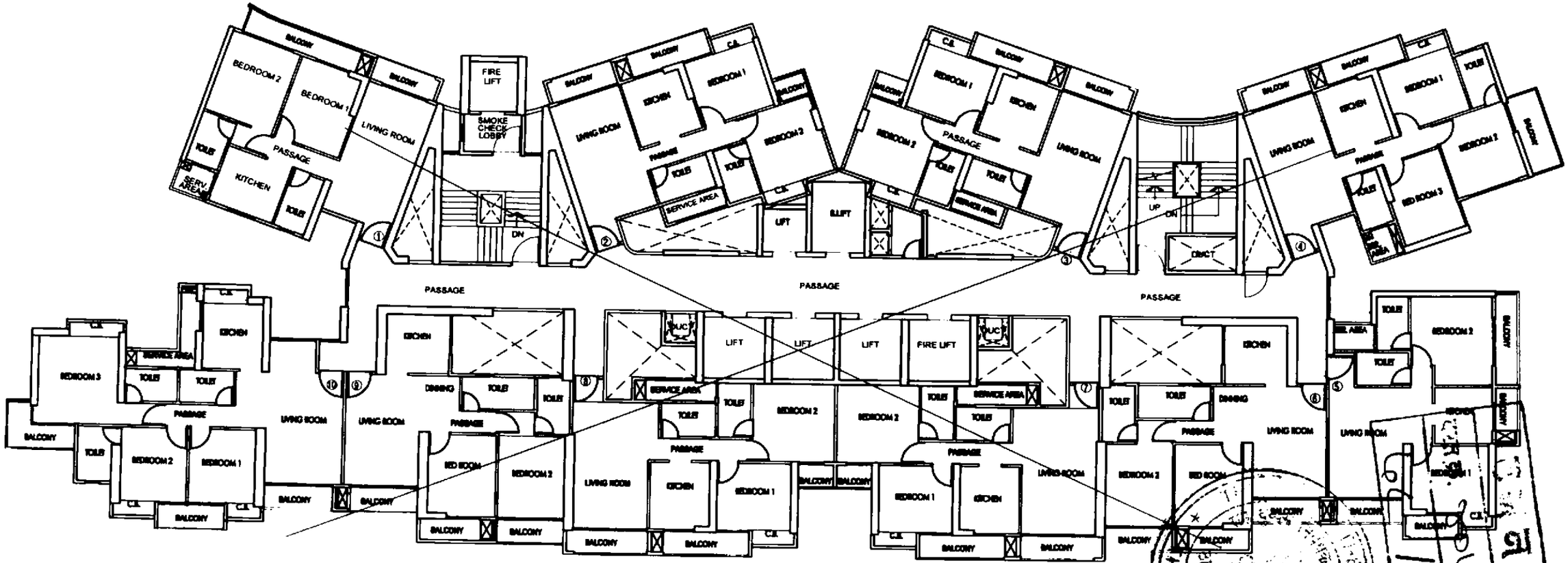
SHOP NO. .....ON UPPER GROUND -A FLOOR

))



TYPICAL FLOOR PLAN (1ST TO 3RD, 5TH TO 7TH, 9TH TO 12TH, 14TH TO 15TH FLOOR)
NOT TO SCALE

BUILDING NO 1- DAFFODILS

FLAT NO. .....FLOOR .....

SUB REGISTRAR THANE-2
प्र - २
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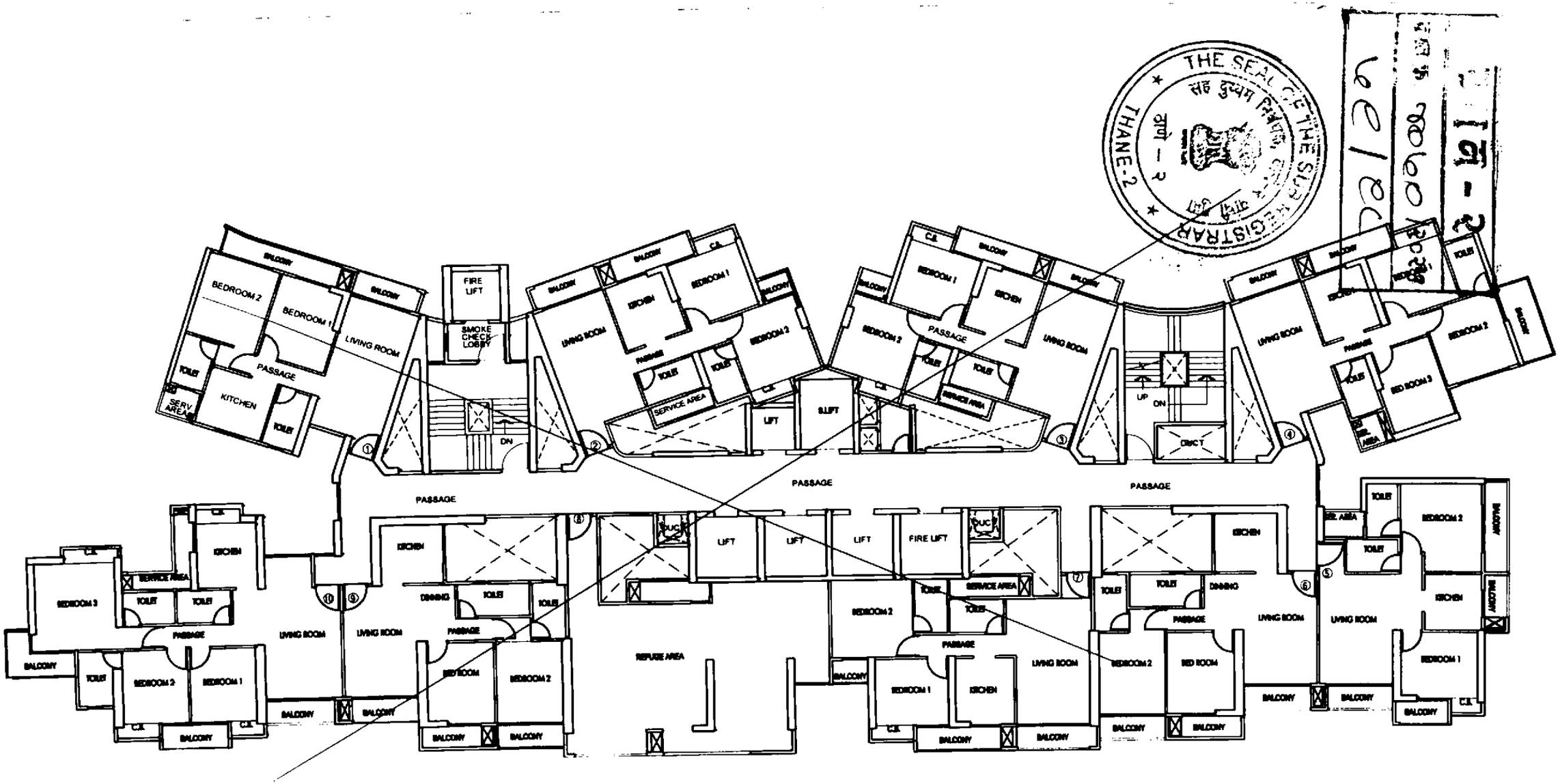

REFUGE FLOOR PLAN (4TH, 8TH, 13TH FLOOR)
NOT TO SCALE

BUILDING NO 1- DAFFODILS

FLAT NO. .....FLOOR .....

THE SEAL OF THE SUB REGISTRAR THANE-2

सह दुय्यम निबंधक ठाणे - २

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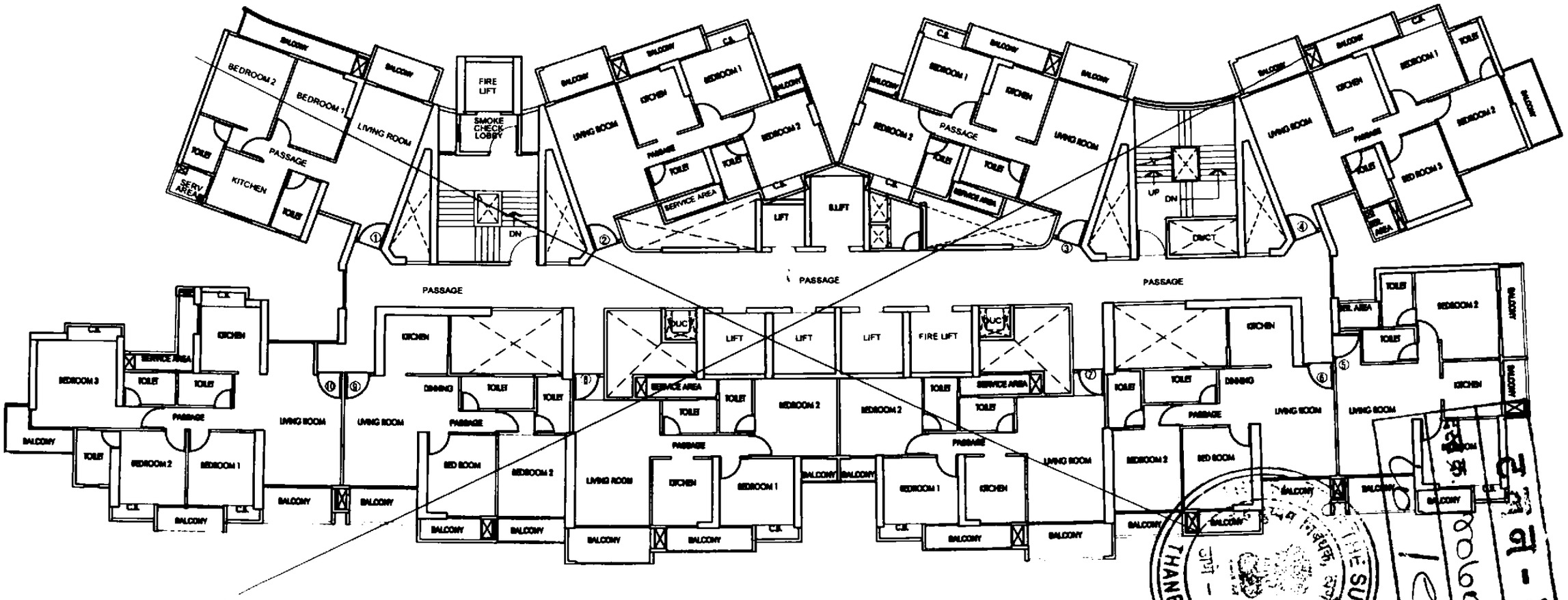

TYPICAL FLOOR PLAN (16TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND, 34TH FLOOR)
NOT TO SCALE

FLAT NO. .....FLOOR .....

BUILDING NO 1- DAFFODILS

THE SUB REGISTRAR THANE-2

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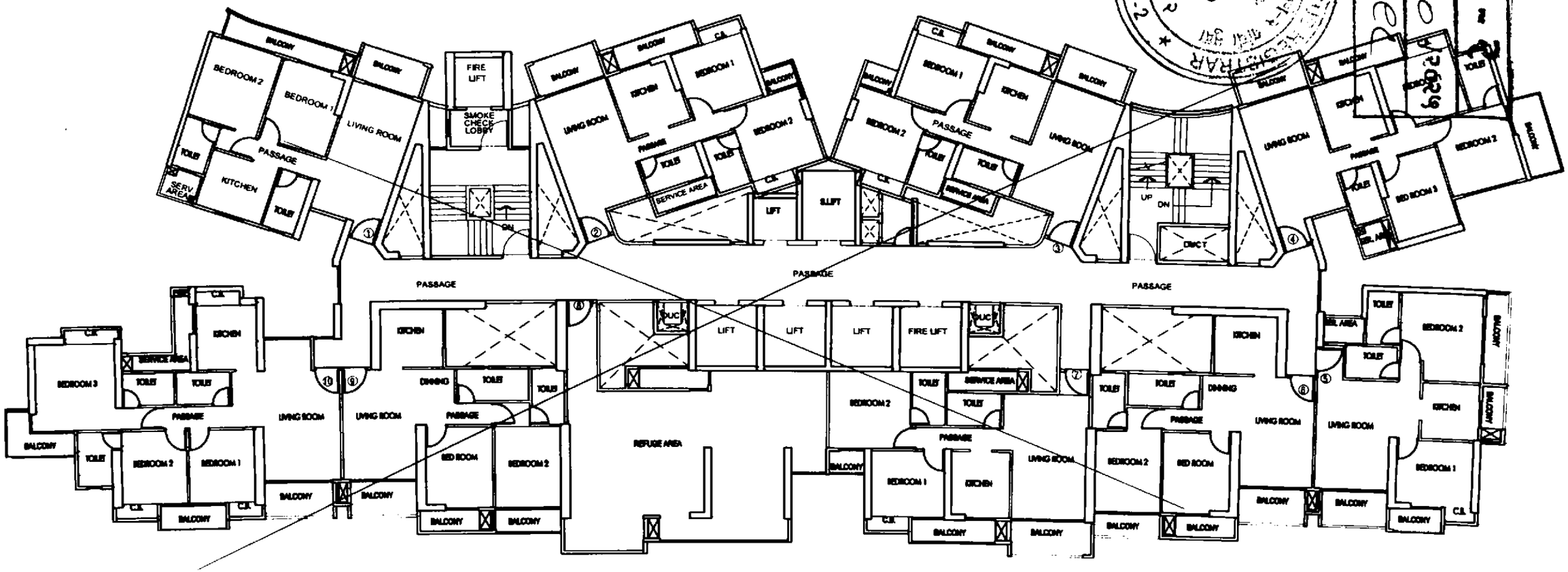

REFUGE FLOOR PLAN (18TH, 23RD, 28TH , 33RD FLOOR)
SCALE :- 1:100

BUILDING NO 1 DAFFODILS

FLAT NO. .....FLOOR .....

THE SEAL OF THE SUB-REGISTRAR THANE-2

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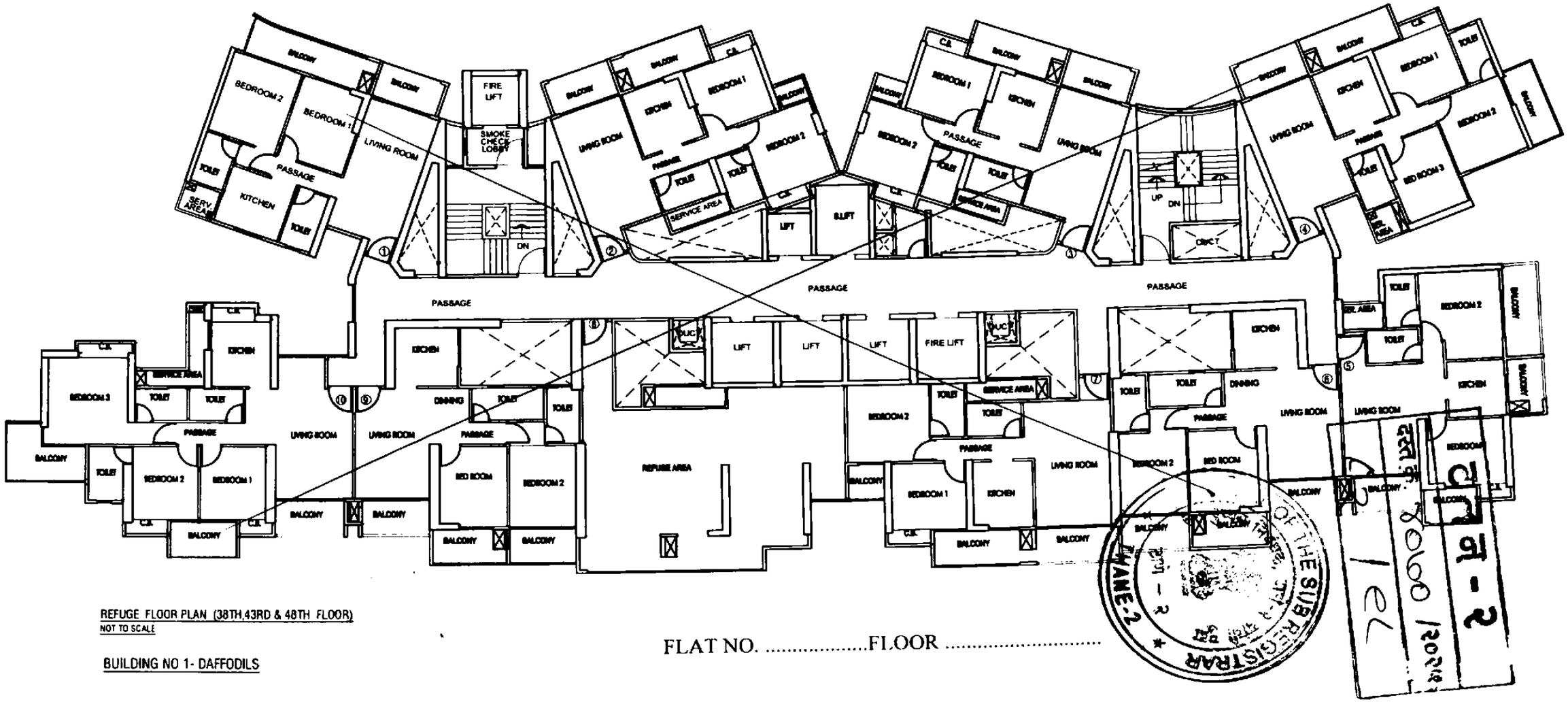

REFUGE FLOOR PLAN (38TH,43RD & 48TH FLOOR)
NOT TO SCALE

BUILDING NO 1- DAFFODILS

FLAT NO. .....FLOOR .....

THE SUB REGISTRAR OF THANE-2
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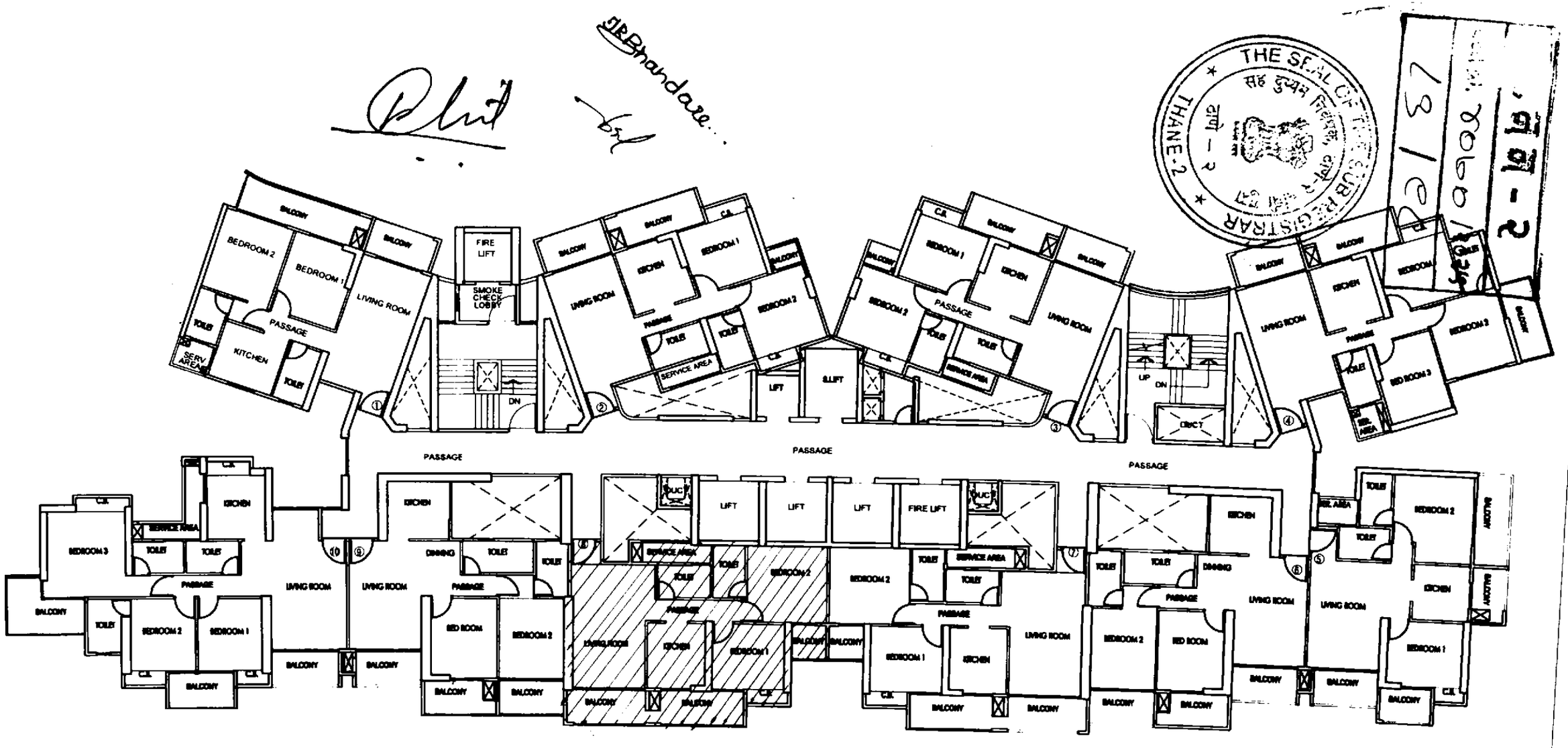
20060 / 2012
127



TYPICAL FLOOR PLAN (35TH TO 37TH & 39TH TO 42ND & 44TH TO 50TH FLOOR)
NOT TO SCALE

FLAT NO. 4008 FLOOR 40th

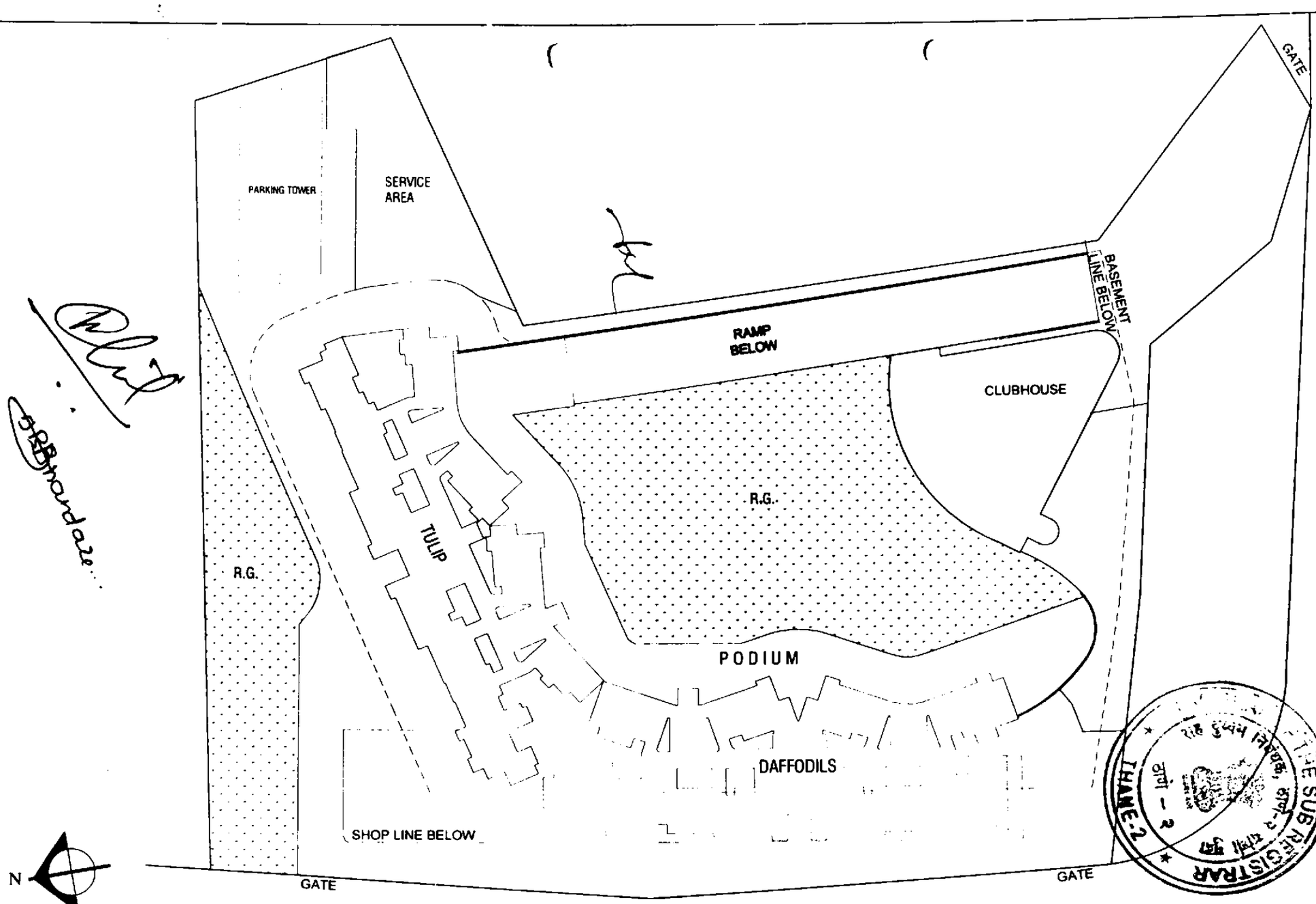
BUILDING NO 1- DAFFODILS

THE SEAL OF THE SUB REGISTRAR THANE-2

सह दुय्यम निबंधक, ठाणे - २

दि. 2-10-2009

2137



LAYOUT PLAN
NOT TO SCALE

ANNEXURE-10(A)

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THE SUB REGISTRAR THANE-2

SRBhandare

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Ref No. PCHFL/NOC/2024-2025/Mahavir Spring/Daffodils/303
05.02.2025

To,
Vinayak Developers
Meghdoot, Vitthal Wagh Lane,
Dattatraya Zirapi Chowk,
Ghatkopar (E), Mumbai-400 077

Dear Sir,

ANNEXURE-11

Ref: No Objection for sale of flat in building "Daffodils" at Project "Mahavir Spring" being constructed on the land bearing Survey No.280/4,281/1,282/2,282/3 situated at Village Majiwada, Pokhran Road Number 2, Thane West- 400 607.

This is to confirm that the aforesaid premises are currently mortgaged by Vinayak developers to Piramal Trusteeship Services Private Limited ("PTSPL"), 4th floor, Piramal Towers Annexe, G. K. Marg, Lower Parel (W), Mumbai – 400 013 vide Indenture of mortgage dated August 02, 2022.

Your Company has requested a No Objection Certificate to enable sale of the said units to purchasers. We state that on the basis of email approval dated 04.02.2025 received from PCHFL i.e., Piramal Finance Limited which is now merged with M/s Piramal Housing Finance Limited and now known as Piramal Capital & Housing Finance Limited ("PCHFL"), we have NOC/Objection for Sale of the below mentioned unit to the Purchaser as detailed below:

Flat No.	Tower Name	Name of Purchaser	Booking Date	Carpet area of the unit Sq.ft.	Total Sale Consideration	Amount Received
4008	Daffodil Residential	Rohit Rajendra Kshirsagar; Trupti Rohit Kshirsagar	14-12-2024	789	1,61,25,000	8,06,250

We state that, the consent is hereby accorded to the release of charge by PTSPL over the said units and that PTSPL shall have no claim, right, title or interest in respect of the said units only anymore whatsoever subject to the following conditions:

- This consent hereby granted is restricted to release of mortgage charge over the units described above in the Project of Mahavir Spring, being constructed on the land bearing Survey No.280/4,281/1,282/2,282/4 situated at Village Majiwada, Pokhran Road Number 2, Thane West- 400 607, in order to facilitate sale of the said unit to the purchasers. Not with standing anything contained hereinabove, the consent hereby granted shall not authorize Vinayak Developers to sell any other unit in the said project without applying to PTSPL for a fresh consent letter.
- The consent hereby granted is subject to the purchasers as named above depositing all the moneys payable as consideration for purchase of the said unit in "Vinayak Developers Daffodils P - 3 Collection Escrow A/C - 57500001155239" held with Ghatkopar (East) branch, Mumbai. If the purchasers fail to deposit such monies/ sales proceeds in the said Escrow Account, the NOC shall stand revoked/ cancelled.
- In the event the title to the purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and your Company shall have to approach afresh consent in relation to sale of the said unit to any other person.
- Please note that PTSPL shall continue to hold charge on behalf of PCHFL over the Project, except for the aforesaid unit till the loan availed by Vinayak Developers is fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the PCHFL/PTSPL or its officers.
- Other mortgage and charge on all other properties shall remain unchanged.
- The Purchaser may also reconfirm the authenticity of this NOC with PTSPL representative on email noc.operations@piramaltrustee.com.

All wire transfers/ Cheques/ DDs to be drawn in Favour of "Vinayak Developers Daffodils P - 3 Collection Escrow A/C", "HDFC BANK Account Number 57500001155239", "Branch Name: Ghatkopar (East) branch,Mumbai"

Yours faithfully,

For Piramal Trusteeship Services Private Limited

Authorised Signatory

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ANNEXURE-12

AMENITIES

THE SEAL OF THE SUB REGISTRAR
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THANE-2

***INTERNAL AMENITIES**

1. VITRIFIED FLOORING
2. GRANITE KITCHEN PARALLEL PLATFORM WITH STAINLESS STEEL SINK
3. ALUMINIUM WINDOW
4. POP WALL FINISH
5. M.S. RAILING FOR WINDOWS
6. VIDEO DOOR PHONE
7. SANITARY WARE & PLUMBING FITTINGS OF SUPERIOR QUALITY
8. DIGITAL TILES IN TOILET
9. EXHAUST FAN & WATER PURIFIER IN KITCHEN

***EXTERNAL AMENITIES**

1. SWIMMING POOL
2. INDOOR GAMES
3. JOGGING AREA
4. CHILDREN PLAY AREA
5. GYMNASIUM
6. STEAM & SAUNA
7. JACUZZI
8. BANQUET HALL
9. CLASS ROOM
10. LIBRARY

JPBhandare...

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THE SEAL OF THE SUB REGISTRAR THANE
उप दुय्यम निबंधक, ठाणे - २
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TDS RIDER CLAUSE FOR AGREEMENT FOR SALE

The Purchaser/s hereby declares that he/she/they is/are aware of provisions of Section 194-IA of the Income Tax Act, 1961 which requires deduction of TDS on the consideration of immovable property by the Purchaser/s of such immovable property, if consideration for the immovable property exceeds the specified limit, and deposit of the same with the government treasury by the prescribed modes of payment and issue of TDS certificate within the prescribed time by the Purchaser/s. The Purchaser/s is/are further aware that failure to withhold TDS or withhold but not pay TDS in the government treasury will attract interest, penalty and penal consequences to the Purchaser/s under the provisions of the Income Tax Act, 1961. The Purchaser/s hereby declares, agrees and undertakes to comply with the provisions of section 194-IA of the Income Tax Act, 1961 from time to time failing which the Purchaser/s shall alone be responsible and liable for the consequences thereof.

JRBhandare

आधार — सामान्य माणसाचा अधिकार

[redacted]

नीता राजेंद्र क्षीरसागर
Neeta Rajendra Kshirsagar
जन्म वर्ष / Year of Birth : 1967
स्त्री / Female

4505 3937 7930

आधार — सामान्य माणसाचा अधिकार

Mrs. N R Kshirsagar

आधार — सामान्य माणसाचा अधिकार

[redacted]

राजेंद्र जाधव क्षीरसागर
Rajendra Jadhav Kshirsagar
जन्म वर्ष / Year of Birth : 1959
पुरुष / Male

6771 2955 4422

आधार — सामान्य माणसाचा अधिकार

R Kshirsagar

3726 2392 9016

माझे आधार, माझी ओळख

[redacted]

अनिल रामचंद्र वाळवणकर
Anil Ramchandra Walvankar
जन्म तारीख/ DOB:
28/07/1986
पुरुष / MALE

7351 9146 6704

माझे आधार, माझी ओळख

[redacted]

रोहित राजेंद्र क्षीरसागर
Rohit Rajendra Kshirsagar
जन्म तारीख / DOB : 25/04/1985
पुरुष / Male

3726 2392 9016

माझे आधार, माझी ओळख

[redacted]

[redacted]

JRBhandare

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THANE-2

JRBhandare

[redacted]

and Non-Government services in future.

[redacted] प्राधिकरण
[redacted] AUTHORITY OF INDIA

पत्ता W/O: राजेंद्र किरसागर, 202 गोमी अवेन्यू, पोखरण रोड नं.1, शिवाई नगर बस स्थानक जवळ, शिवाई नगर, ठाणे, जेकेग्राम, महाराष्ट्र, 400606

Address: W/O: Rajendra Kshirsagar, 202 GOMI AVENUE, PONKHRAN ROAD NO.1, NEAR SHIVAI NAGAR BUS STOP, SHIVAI NAGAR, Thane, Jekegram, Maharashtra, 400606

लोक - २

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

and Non-Government services in future.

[redacted] प्राधिकरण
[redacted] OF INDIA

पत्ता S/O: जाधव कीरसागर, 202, गोमी अवेन्यू, पोखरण रोड नं. 1, शिवाईनगर स्टॉप बस जवळ, शिवाईनगर, ठाणे, जेकेग्राम, महाराष्ट्र, 400606

Address: S/O: Jadhav Kshirsagar, 202, Gomi Avenue, Pokhran Road No. 1, Near Shivainagar Bus Stop, Shivainagar, Thane, Jekegram, Maharashtra, 400606

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

THE SUB REGISTRAR

[redacted] प्राधिकरण
[redacted] AUTHORITY OF INDIA

S/O: रामचंद्र वाळवनकर, 07, जय साईकृपा चस, अग्यारी लेन, सिविल हॉस्पिटल, टेंभी नाका, ठाणे, ठाणे, महाराष्ट्र, 400601

Address :
S/O: Ramchandra Walvankar, 07, jai sai kripa chs, agyari lane, civil hospital, tembhi naka, Thane, Thane, Maharashtra - 400601

7351 9146 6704

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

[redacted] प्राधिकरण
[redacted] Authority of India

पत्ता बी विंग, 2505, हबटाउन ग्रीनवूड्स, पोखरण रोड नं. 1, थिराणी हायस्कूल समोर, वर्तक नगर, ठाणे वेस्ट, ठाणे, जेकेग्राम, महाराष्ट्र, 400606

Address: B Wing, 2505, Hubtown Greenwoods, Pokhran Road No. 1, Opp. Thirani High School, Vartak Nagar, Thane West, Thane, Jekegram, Maharashtra, 400606

3726 2392 9016

1947 help@uidai.gov.in www.uidai.gov.in

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दस्त क्रमांक 8269 /२०२०
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CHALLAN
MTR Form Number-6

GRN	MH001021863202021E	BANK CODE	
Date	[illegible]	Form ID	400
Department	Inspector General Of Registration	Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	M/S VINAYAK DEVELOPERS
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	SURVEY NO. 3601, 3601/B, 3604, 3602/A,
		Premises/Building	39/39 AND 415 PT
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	950.00	Road/Street	VILLAGE MAJIWADA
0030046311 Registration Fee	100.00	Area/Locality	THANE W
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	
		SecondParty=M/S-DILIP G PALKAR-	
		Amount In	Six Hundred Rupees Only
Total	1050.00	Words	
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
Cheque-DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with RBI

Note/ Instructions: The challan is valid for document to be registered in Sub Registrar office only. Not valid for document to be registered in other District.

Challan Detailed Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User	Defacement Amount
1	639-74 [illegible]	0000[illegible]7205001	11/06/2020-15:37:[illegible]	[illegible] THANE	100.00

Page 1/2 Print Date 11-06-2020 [illegible]

टनन - २
दस्त क्रमांक 8269 /२०२०
2 /२२

टनन - २
दस्त क्र. ४०६०० /२०२०
९० / ९८

THE SEAL OF THE SUB REGISTRAR
उप निबंधक, ठाणे-२ यांचे मुद्रा
ठाणे - २
THANE-2

THE SEAL OF THE SUB REGISTRAR THANE-2

Page 2/2 Print Date 11-06-2020 [illegible]

CHALLAN
MTR Form Number-6

GRN	MH001021863202021E	BANK CODE	
Date	[illegible]	Form ID	400
Department	Inspector General Of Registration	Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	दस्त क्रमांक 8269 /२०२०
Type of Payment	Registration Fee	PAN No.(If Applicable)	3 /२२
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	M/S VINAYAK DEVELOPERS
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	SURVEY NO. 3601, 3601/B, 3604, 3602/A,
		Premises/Building	39/39 AND 415 PT
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	950.00	Road/Street	VILLAGE MAJIWADA
0030046311 Registration Fee	100.00	Area/Locality	THANE W
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	
		SecondParty=M/S-DILIP G PALKAR-	
		Amount In	Six Hundred Rupees Only
Total	1050.00	Words	
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
Cheque-DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with RBI

Note/ Instructions: The challan is valid for document to be registered in Sub Registrar office only. Not valid for document to be registered in other District.

Page 1/1 Print Date 09-06-2020 [illegible]

टनन - २
दस्त क्रमांक 8269 /२०२०
2 /२२

THE SEAL OF THE SUB REGISTRAR THANE-1

टनन - २

दस्त क्रमांक ८०८८० /२०२०

टनन - २

दस्त क्रमांक ८०८८० /२०२०

C/22

POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, We 1) MR. VASANTLAL D. SHAH, 2) MR. JAYESH C. SHAH, 3) MR. PRANAY V. SHAH and 4) VIRAL K. SHAH, Partners of Vinayak Developers a Partnership firm registered under Indian Partnership Act, having office at [illegible] Vallabh Baug Lane, Opp. Kotak Mahindra Bank, Ghatkopar (East), Mumbai – 400 077 and office at Thane having address – B/10 Mit Niketan, Nr. Garden Enclave Pokhran Road Thane (W) 400607 / Having Project Office address is **MAHAVIR SPRING**, Pokharan Road No. 2, Opp. Bethany Hospital, Majiwade, Thane West.

WHEREAS the said firm is developing a project known as **"MAHAVIR SPRING"** in a phased manner in the property more particularly described in the Schedule hereunder written (hereinafter referred to as "the said property")

WHEREAS for the sake of Convenience, we are desirous of appointing 1) DILIP G. PALKAR 2) ANIL R. WALVANKAR and 3) RAJESH R. PATKAR, having Office at Chittaiah Apartment, Near Malti Bai Hospital, Veer Savarkar Marg, Thane (W) – 400 601, as our attorneys to attend jointly and severally the Office of Sub – Registrar to admit execution of the Flat Sale Agreements of documents which have been executed by us or intend to be executed by us on our behalf and which the said attorneys have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS BEARS WITNESS THAT, We, 1) MR. VASANTLAL D. SHAH, 2) MR. JAYESH C. SHAH, 3) MR. PRANAY V. SHAH and 4) VIRAL K. SHAH, do hereby nominate, constitute and appoint **1) DILIP G. PALKAR 2) ANIL R. WALVANKAR, and 3) RAJESH R. PATKAR** to be our true and lawful attorneys for the purpose of hereinafter appearing and to do jointly and severally all and / or any of the following acts, deeds, matters and things that is to say:

1) To present and lodge any Flat Sale Agreements, any Documents, Deeds and Writings executed by us in the Office of the Sub – Registrar of the Assurance at Thane.

2) To appear before the Sub – Registrar of Assurance at Thane and admit execution of the Flat Sale Agreements, Documents, Deeds and Writings executed by us.

3) To do all acts and things necessary for effectively registering the said Flat Sale Agreements, Documents, Deeds and Writings executed by us.

IN GENERAL, to do all further acts, deeds, matters and things for Final Registration and such Flat Sale Agreements / Documents and we hereby agree to ratify and confirm all and whatever, our said Attorneys shall do or cause to be done by virtue of these presents. PROVIDED FURTHER that the present Power of Attorney is restricted to and given for limited purpose, namely to present, lodge and admit execution of Agreement of Sale, Deed of Rectification, Undertaking, Indemnity Bond, Deed of Confirmation, Affidavit and other Documents. In the relevant Office of Sub – Registrar of Assurance, including to take various steps for Final Registration of Agreement for Sale or any other Final document.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Plot of land bearing Survey No. 280/1A, 280/1B, 280/4, 289/2A289/2B and 415 (pt) at Village Majiwada, Taluka and District Thane, in the Registration District Thane.

टनन - २

दस्त क्रमांक ८०८८० /२०२०

C/22

टनन - २

दस्त क्रमांक ८०८८० /२०२०

C/22

IN WITNESS WHEREOF, we have put our hand and seal to this writing on this 11TH day of JUNE, 2020.

SIGNED AND DELIVERED by
The withinnamed DEPONENTS

1) MR. VASANTLAL D. SHAH

2) MR. JAYESH C. SHAH

3) MR. PRANAY V. SHAH

4) MR. VIRAL K. SHAH
Partners of M/s Vinayak Developers

We accept the Powers

1) DILIP G. PALKAR

2) ANIL R. WALVANKAR

3) RAJESH R. PATKAR
POWER OF ATTORNEY HOLDERS

In the presence of .....

1.

2.

MAHAVITARAN

Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF Mar 2020

VINAYAK DEVELOPERS
B/4 MA NIKETAN NR.GARDEN E
NCLEVE POKH RD NV THANE

THANE

CUSTOMER CARE Toll Free No.
1912, 1800-102-3435, 1800-233-3435

पावती

नोंदणी फी	100.00
	140.00
एकूण रु.	240.00

FRANKING DEPOSIT SLIP

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

We (1) SHRI VASANTLAL D. SHAH, Aged about [illegible] years (2) MRS. NEHAL N. SHAH, Aged about [illegible] years & (3) MRS. NIDHI P. SHAH, Aged about [illegible] years having address at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400 077, for and on our behalf SEND GREETINGS -

We, jointly and / or severally, in our individual capacity, or in the capacity as a partners of any of our firm, or in the capacity as a director of any of our company or in any other capacity, hereby intend to execute the Irrevocable Power of Attorney in favour of (1) MR. NAYAN V. SHAH, Aged about 51 years & (2) MR. PRANAY V. SHAH, Aged about 28 years, having address at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400 077, to be our true and lawful attorneys for us and on our behalf, to do and execute and perform, jointly and / or severally, all or any of the following acts, deeds, matters and things

For ICICI Bank Ltd.

NOW KNOW YE AND THESE PRESENTS WITNESS THAT We, (1) SHRI VASANTLAL D. SHAH, (2) MRS. NEHAL N. SHAH & (3) MRS. NIDHI P. SHAH, jointly and / or severally, in our individual capacity or in any other capacity, do hereby constitute and irrevocably appoint (1) MR. NAYAN V. SHAH, (2) MR. PRANAY V. SHAH, (hereinafter referred to as the "SAID ATTORNEYS") to be our true and lawful attorneys for us and on our behalf, to do and execute and perform, jointly and / or severally, all or any of the following acts, deeds, matters and things viz.:-

1. To execute in our name and on our behalf any Agreement for Sale, Deeds or any other deed or document, etc., and to attend before any Registrar, Sub-Registrar of Assurances in Mumbai and to execute and present for Registration and admit execution either by us or by them on our behalf of any Agreement, deed, transfer, assignment, assurances, releases, undertaking, indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed, instruments and writings or any of them as full and effectually as we ourselves could do.

2. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes and for giving full effect to the Authorities hereinbefore contained as full and effectually as we could in person do.

3. AND WE HEREBY AGREE to ratify whatsoever the said Attorneys shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that we shall not enforce this Power of Attorney

IN WITNESS WHEREOF WE THE EXECUTANTS HAVE SET OUR HANDS TODAY AT MUMBAI ON THIS [illegible] DAY OF [illegible] 2008

SIGNED AND DELIVERED by the Within named the "EXECUTANTS"
(1) SHRI VASANTLAL D. SHAH,
(2) MRS. NEHAL N. SHAH &
(3) MRS. NIDHI P. SHAH
in the presence of

WE HEREBY ACCEPT

(1) MR. NAYAN V. SHAH &

(2) MR. PRANAY V. SHAH,

BEFORE ME

टनन - २

दस्त क्र. ४०६०/२०२५

e3 / eL

THE SEAL OF THE SUB REGISTRAR

सह दुय्यम निबंधक, ठाणे - २

ठाणे - २

THANE-2

दस्त गोषवारा भाग-1

दस्त क्रमांक : 864/2005

दस्त गोषवारा भाग - 2

दस्त क्रमांक (864/2005)

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
VANAYAK DEVELOPERS

टनन - २
दस्त क्रमांक ८२८९ /२०२०

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
PRANAV VASANTLAL SHAH
VASANTLAL DAMJI SHAH

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
PRANAY VASANTLAL SHAH
VASANTLAL DAMJI SHAH

THE SEAL OF THE SUB-REGISTRAR THANE - 2

टनन - २
दस्त क्रमांक ८२८९ /२०२०

आधार - आमचेच नागरिकांचा अधिकार

भारत सरकार GOVT. OF INDIA

टनन - २
दस्त क्र. १०६०० /२०२५

THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक, ठाणे - २ यांची मुद्रा
ठाणे - २
THANE-2

टनन - २
दस्त क्रमांक ८२८९ /२०२०

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री. / श्रीमती सौ प्रथमेश शाह या द्वारे घोषित करतो का, दुय्यम निबंधक ठाणे - _____ यांचे कार्यालयात कुलमुखत्यार पत्र या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. / श्रीमती सौ वसंतलाल डी. शाह व इतर यांनी दिनांक 11/06/2020 रोजी नला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे क पुकारचे आवश्यक आत्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- ठाणे

दिनांक 11/06/2020

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

THE SEAL OF THE SUB-REGISTRAR THANE - 2

Summary1 (GoshwaraBhag-1)

74629
मुद्रांक, 11 जून 2020 3:37 म.प
दुय्यम दोषवारा भाग-1
टनन2 २०२५
दस्त क्रमांक: टनन2 /8291/2020
बाजार मूल्य: ₹. 00/- मोबदला: ₹ 0/-
भरलेले मुद्रांक मूल्य: ₹.500/-

इ. वि. भा. इ. वि. टनन2 भाग भायंदरपाडा
म. क. 8291 या वि 11-06-2020
वेळी 3:35 म.नं. या. इतर वेळा.

पावती-7061 पावती दिनांक: 11/06/2020
सादरकर्त्याचे नाव: वे निबंधक टनन2 यांचे कार्यालयात दि.11/06/2020 रोजी खालील व्यक्तीने सादर केला आहे.

नोंदणी फी	₹ 100.00
दस्त हाताळणी फी	₹ 440.00
पृष्ठांची संख्या: 22	
एकूण	540.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2
Joint Sub Registrar Thane 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क व नोंदणी फी निश्चितीचे हिशोब अनुक्रमे खालील मोबदल्यावरून भरण्यात निश्चित करण्यात येत आहे

निष्पन्न क. 1 11 / 06 / 2020 03 : 35 : 32 PM पासून (नोंदणीकरण)
निष्पन्न क. 2 11 / 06 / 2020 03 : 36 : 27 PM पासून (नोंदणी)

- प्रतिज्ञा पत्र -

THE SEAL OF THE SUB-REGISTRAR THANE - 2

Summary-2(दस्त गोषवारा भाग - २)

टनन - २

दस्त क्र. ४०१०/२०२०

ठाणे - २

THE SEAL OF THE SUB-REGISTRAR THANE - 2

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

Payment Details

Sr	Purchaser	Type	Verification reference	CRN/Challan	Amount	Used As	Deface Number	Deface Date
1	MS VINAYAK DEVELOPERS	eChallan	MH033320200001 1234	MH001009468202021E	800.00	SD	00001970472020021	11/06/2020
2	MS VINAYAK DEVELOPERS	eChallan		MH001018168202021E	100	RF	00004970472020021	11/06/2020
3		By Cash			440	RF		

प्रमाणित करण्यात येते कि सदर दस्त क्र. ४०१०/२०२० मध्ये २८ पाने आहेत.

सह. दुय्यम निबंधक ठाणे क्र. २
दि. ११/०६/२०२०

टनन - २
दस्त क्रमांक ४०१०/२०२०
२८ / २८

THE SEAL OF THE SUB-REGISTRAR THANE - 2

iSarita v1.5.0

घोषणापत्र

मी ..... अनिल दावळपणकर

जाहीरे घोषित करतो की, दुय्यम निबंधक ..... ठाणे - २ ..... यांचे कार्यालयात ..... करमणा ..... या शिर्षकाखाली दस्त नोंदणीसाठी सादर करण्यात आला आहे श्री ..... वसंतमाधव राऊत व इ यांनी दि. ..... 11/6/2020 ..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :
07/2/2025

कुलमुखत्यारपत्र धारकाचे नांव व सही

Bhandare

Home Start Valuation

जिल्हा:- ठाणे वसुली:- ठाणे गाव/क्षेत्र:- गावाचे नाव : सावरोली

Urban Non Agriculture Rates

Property Type: बांधीव | Unit of Measurement: चौ. मीटर

Mahapalika Area: Thane Muncipal Corporation

☑ First Sale ☐ Resale

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

Open	Residence	Office	Shop	Industry
56200	144500	165200	179300	165200

Sub-Zone: 6/24-3(-4) [illegible]

◉ Built Up Area 80.6 ○ Carpet Area 0

Built up area enter by user =80.6

○ Other Area Super Built-Up 0

Depreciation: 0 TO 2 Construction Type: 1-आर सी सी

Land Use: निवासी सदनिका

☐ चोवीत झोपटपट्टी/ ट्रान्झीट कैम्प/म्हाडा(LIG व EWS सदनिका) क्षेत्र

☐ Big Project - Group housing

Open Parking	0	0 158950
Covered Parking	13.94	503582.5
Terrace Attached	0	0
Terrace Above	0	0
Basement Area	0	0
Mezzanine Floor Area	0	0
Area Around Ground Floor	0	0
Closed Balcony	0	0
Mechanical Parking	0	0

New Cost/Unit(Floor Cost) 158950 Rule 3-4-7

Build Land Cost 12811370

Build Land	80.6	Area	Total Cost
Construction	Depreciation	Land Rate	Cost/Unit
0	100	0	158950

Lift Available ◉ Yes ○ No Floor Number: 21st and Above

Calculate amount and then click on Print button.

Total Cost 13314952.5

Back Calculate Print Close

टनन - २

दस्त क्र. ४०६० /२०२५

ee / ec

JRBhandare

CF THE SUB REGISTRAR
दुय्यम निबंधक, ठाणे-२ यांची मुद्रा
ठाणे – २
THANE-2

74/4070
शुक्रवार,07 फेब्रुवारी 2025 1:10 म.नं.

दस्त गोषवारा भाग-1

टनन2 ९८/९९
दस्त क्रमांक: 4070/2025

दस्त क्रमांक: टनन2 /4070/2025

बाजार मुल्य: रु. 1,33,14,953/- मोबदला: रु. 1,61,25,000/-

भरलेले मुद्रांक शुल्क: रु.11,28,800/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात
अ. क्रं. 4070 वर दि.07-02-2025
रोजी 1:07 म.नं. वा. हजर केला.

पावती:4610 पावती दिनांक: 07/02/2025

सादरकरणाराचे नाव: रोहित राजेंद्र क्षीरसागर

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1960.00
पृष्टांची संख्या: 98	
एकुण:	31960.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 07 / 02 / 2025 01 : 07 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 07 / 02 / 2025 01 : 07 : 57 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकुर निष्पादक व्यक्ती,साक्षीदार व तोतया ओळखीचे कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

निष्पादन केल्याची सही निष्पादन केल्याची सही

SEAL OF THE SUB - REGISTRAR
ठाणे - २
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