

86/933

पावती

Original/Duplicate

Thursday, February 06, 2025

नोंदणी क्र. :39म

10:07 AM

Regn.:39M

पावती क्र.: 1312 दिनांक: 06/02/2025

गावाचे नाव: भोकरपाडा

दस्तऐवजाचा अनुक्रमांक: पवल1-933-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मंजीत गुहा राँय --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

एकूण:

रु. 32700.00

JOINT S R PAVEL 1

सह दुय्यम निबंधक, पनवेल-१

वाजार मुल्य: रु.9283000 /-

मोवदला रु.21688911/-

भरलेले मुद्रांक शुल्क : रु. 653000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225046516836 दिनांक: 06/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225040816505 दिनांक: 06/02/2025

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

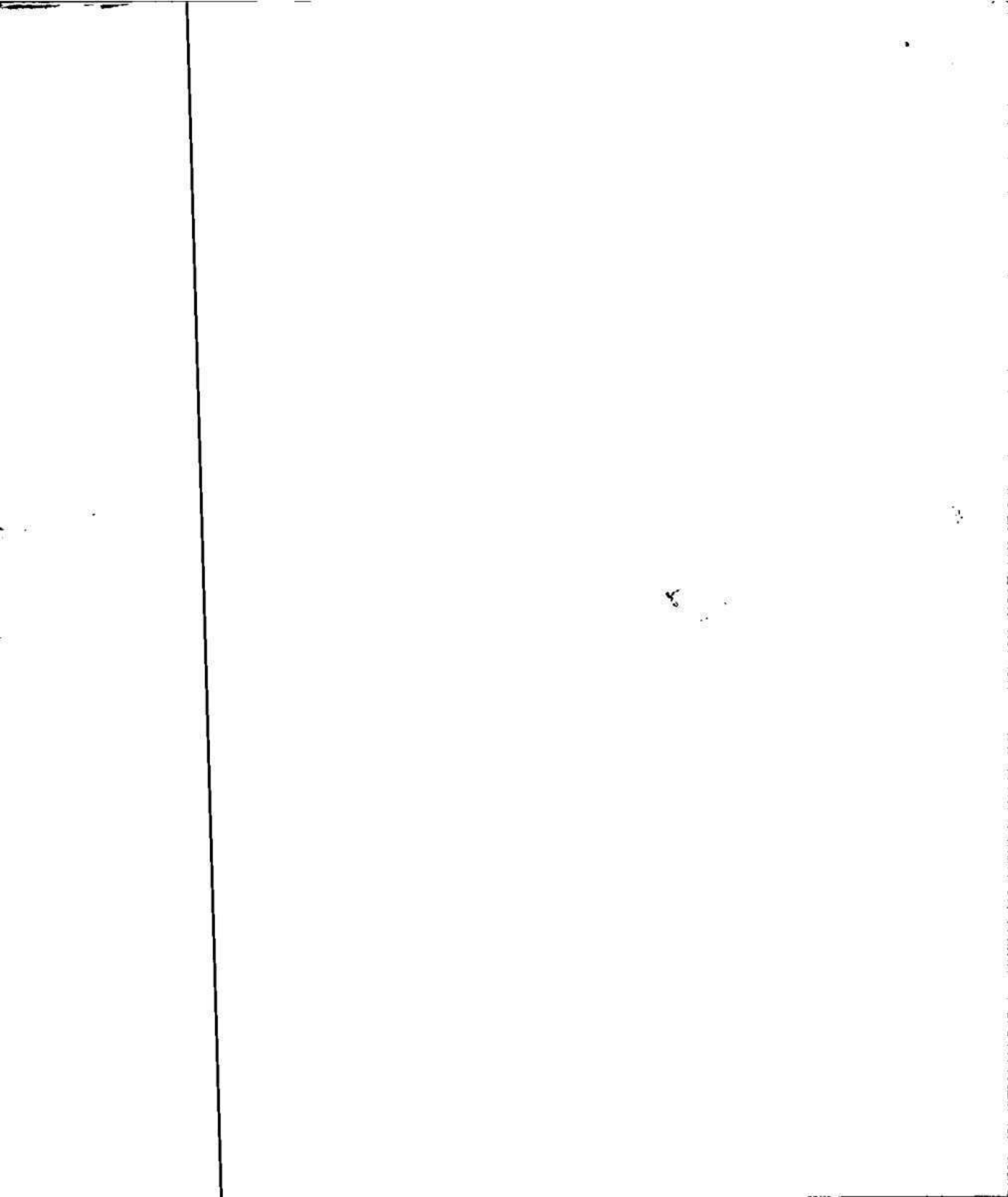
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015321310202425R दिनांक: 06/02/2025

बँकेचे नाव व पत्ता: Panjab National Bank

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

Munshi



सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

07/02/2025

दस्त क्रमांक : 933/2025

नोंदणी :

Regn:63m

गावाचे नाव : भोकरपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	21688911
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9283000
(4) भू-मापन, पोट्टिस्मा व प्रक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्रमांक 7 दर 56700/- --- सदनिका क्रमांक 3104,31 वा मजला, झेनीया विल्डिंग, प्लॉट नंबर आर झेड 02 (पार्ट), गट नंबर 24/1/2 (पार्ट) (जुना नवें नंबर 58/1ए (पार्ट), 58/1बी (पार्ट), 59 (पार्ट), 60/1 (पार्ट), 60/2 (पार्ट), 60/3, 60/4 (पार्ट), 61/2 (पार्ट) आणि 62/1 (पार्ट) भोकरपाडा तानुका पनवेल जिल्हा रायगड -- क्षेत्र 109.59 चौ मी कारपेट म्हणजेच 1179.63 चौ फुट कारपेट व 1 मॅक्यानीकल कार पार्किंग स्पेस व 1 कव्हर्ड कार पार्किंग स्पेस तसेच 9.28 चौ मी कारपेट म्हणजेच 99.89 चौ फुट कारपेट वाळ्वनी व 0.00 चौ मी यूटीलिटी कारपेट क्षेत्र म्हणजेच 0.00 चौ फुट यूटीलिटी कारपेट (इतर क्षेत्र) असे एकूण क्षेत्र 118.87 चौ मी कारपेट म्हणजेच 1279.52 चौ फुट कारपेट - (सदर सदनिका ही आय टी पी प्रोजेक्ट मध्ये असल्याने शासन निर्णय क्र. मुद्रांक 2020/ अ. नं. 20/प्र. क्र. 148/म-1 (धोरण) दिनांक 20/06/2023 नुसार सक्षम नियोजन प्राधिकारी यांचे कडील प्रमाणपत्र एमएसआरडीसी/एसपीए/आयटीपी-01 /एसडीआर सर्टिफिकेट/ आरझेड - 02 आणि आरझेड - 03 / 288 दिनांक 18/02/2024 तसेच नों.म.नी. व म. रा. पुणे यांचे कडील पत्र क्रमांक का 5/ मुद्रांक 19/पत्र क्रमांक 22/17/101/219 दिनांक 18/02/2019 अन्वये महाराष्ट्र मुद्रांक अधिनियम कलम 9अ अन्वये जी ग कर आकरण्यात येत आहे) (Plot Number : RZ-02 part ;)
(5) क्षेत्रफळ	1) 109.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- परसीपीना डेव्हलपर्स प्रा ली तर्फे अधिकृत सही करणार संजय पारेख तर्फे कु मू अतिश सहदेव सपकाळ - - वय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1 मजला, ऑलिम्पिया, सेंट्रल एव्हेंयू, तिरानंदानी गार्डन्स, पवई, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AAECP3315L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मंजीत गुहा रॉय - - वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602, अॅफीनिटी हौस, प्लॉट नंबर 48, नियर बॉजर रेसिडेंसी, सेक्टर 34ए, ओबे खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड (ः). पिन कोड:-410210 पॅन नं:-AHGPR5735C 2): नाव:- सोमा गुहा रॉय - - वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 602, अॅफीनिटी हौस, प्लॉट नंबर 48, नियर बॉजर रेसिडेंसी, सेक्टर 34ए, ओबे खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड (ः). पिन कोड:-410210 पॅन नं:-BMPPG2395L
(9) दस्तऐवज करून दिल्याचा दिनांक	04/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	933/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	653000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

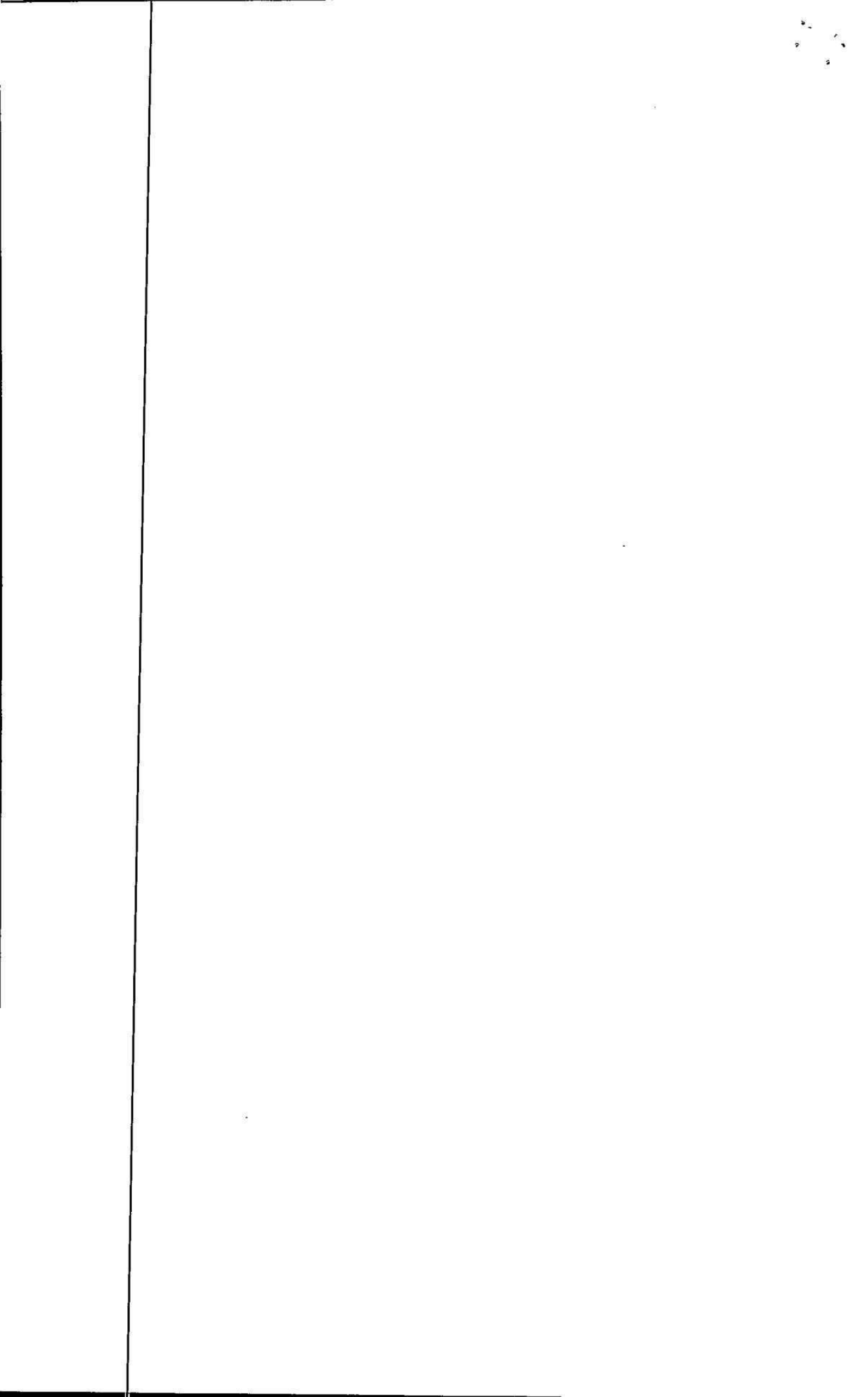


सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

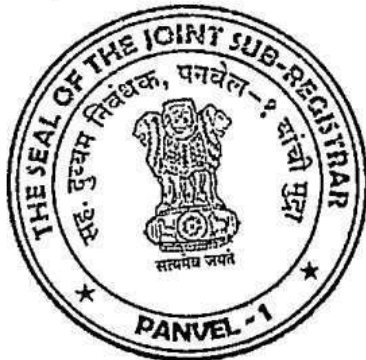


e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: POWAI (870900)		
Challan Number	: MBST30012550132	GRAS GRN	: MH015321310202425R
PaymentDate	: 30/01/2025 12:17:30 PM	Bank Txn ID	: 300125M400738
District	: 1301-RAIGAD	Office Name	: IGR146-PNL1_PANVEL NO 1 SUB REGISTRAR
Stamp Duty	: 0030046401-75		
Amount	: 653000.00		
Registration Fees	: 0030063301-70		
Amount	: 30000.00		
Total Amount	: 683000.00		
Duty Payer Name	: MANJEET GUHA ROY	Duty Payer ID	: PAN-AHGPR5735C
Duty Payer Mob No	: +91-9820301629		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 21688911.00
Prop Descr	: ZENIA 3104, Hiranandani, Fortune city, Taluka- Panvel, NH4, Bhokarpada, Raigad Maharashtra 410221		
Property Area	: 1279.52 sq.foot		
Other Party Name	: Persipina Developers Pvt Ltd	Other Party ID	: PAN-AAECP3315L

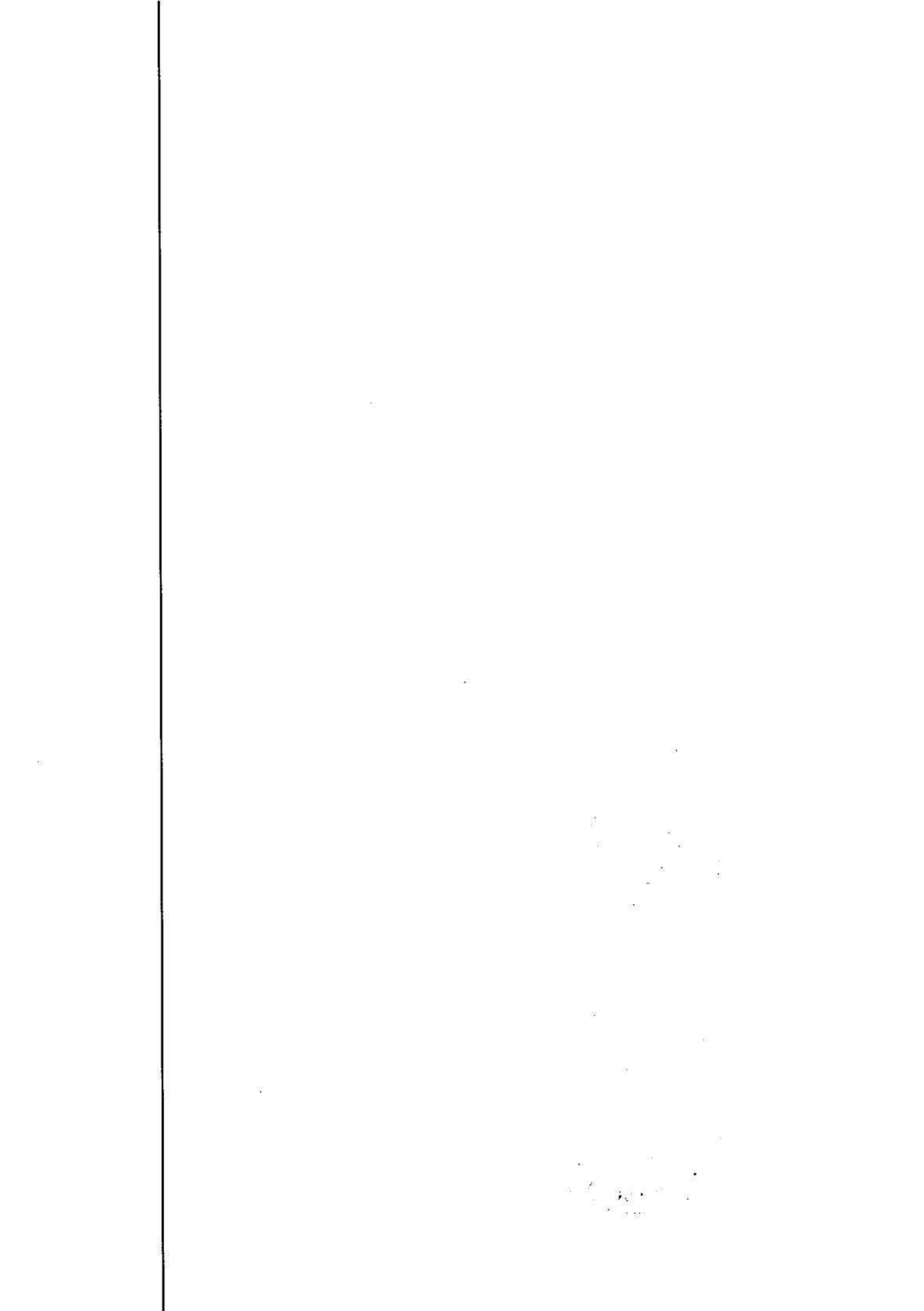
Print Receipt

प व ल
२३३ २०२५
१ / १३५



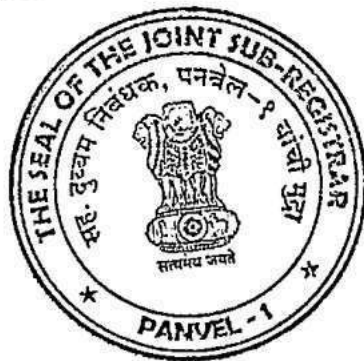
Signature

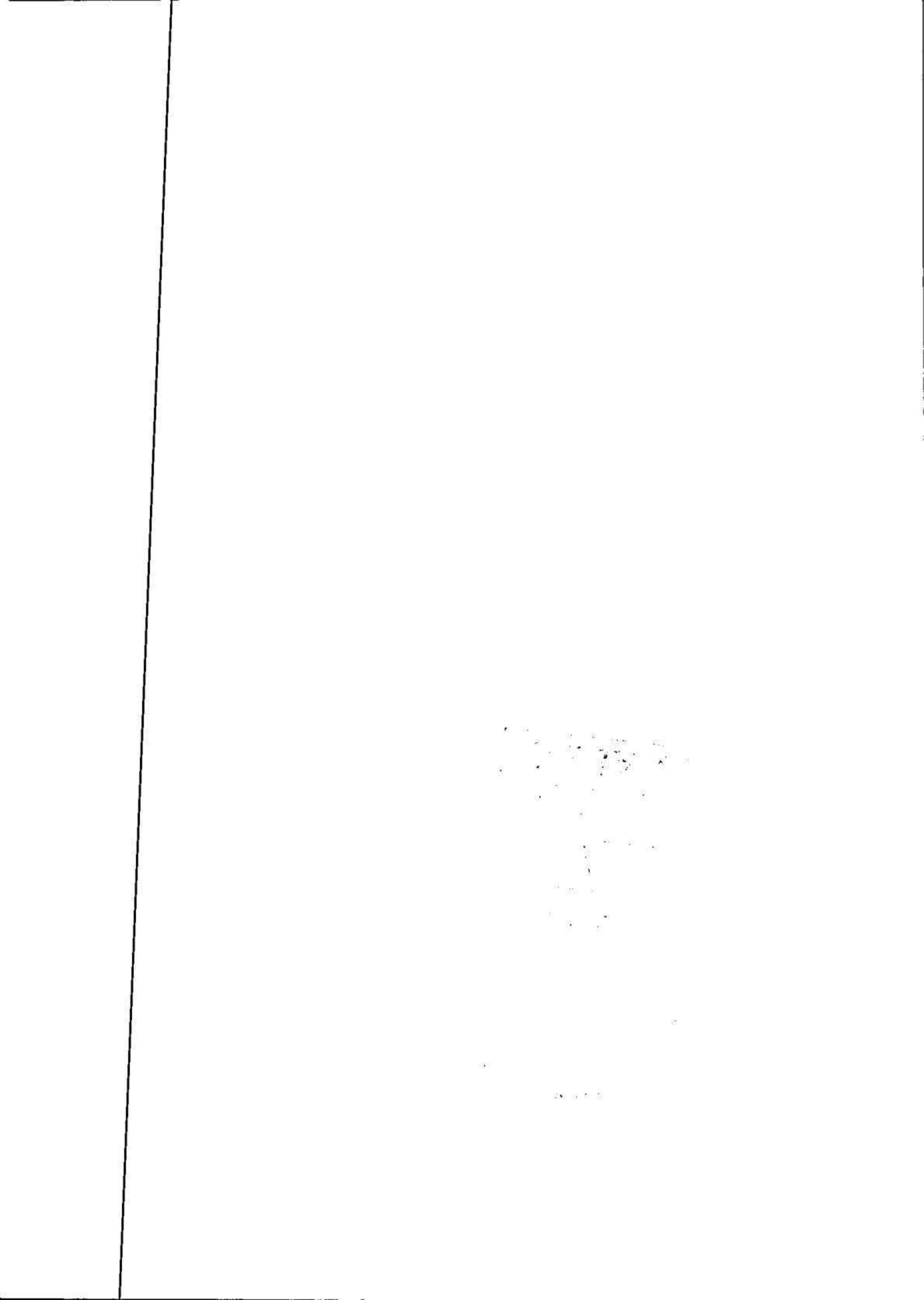
Signature



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0225040816505	Date	04/02/2025
Received from ., Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.			
Payment Details			
Bank Name	IBKL	Date	04/02/2025
Bank CIN	10004152025020415513	REF No.	2953794396
This is computer generated receipt, hence no signature is required.			

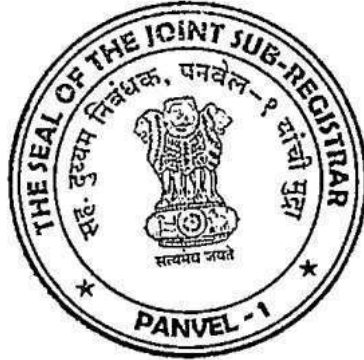
प व ल	
e33	२०२५
२	/१३५

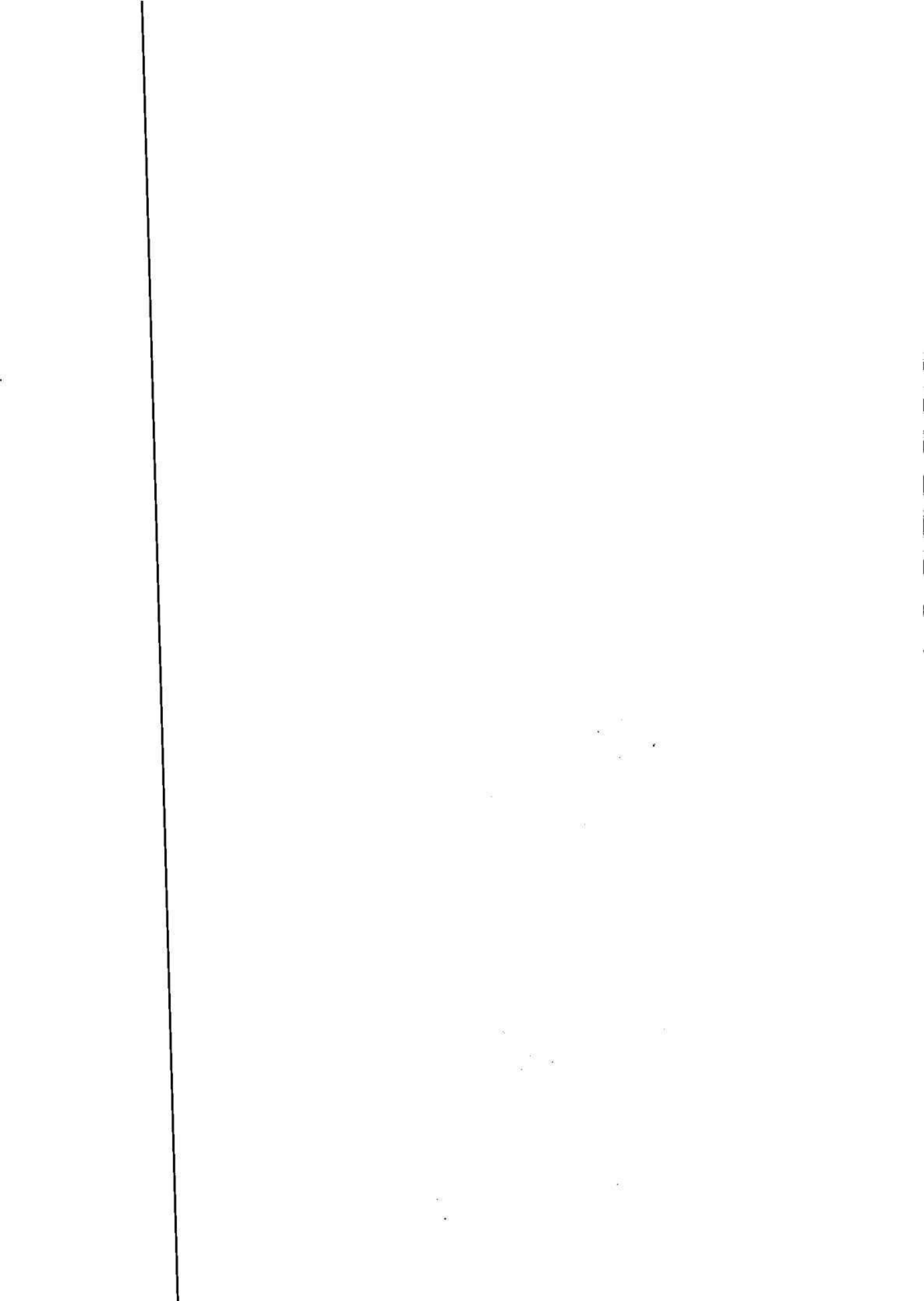




Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0225046516836	Date	04/02/2025
Received from ., Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.			
Payment Details			
Bank Name	IBKL	Date	04/02/2025
Bank CIN	10004152025020415826	REF No.	2953797290
This is computer generated receipt, hence no signature is required.			

प व ल
२३३ २०२५
३ / १३७





Data of Bank Receipt for GRN MH015321310202425R

Bank - PUNJAB NATIONAL BANK

Bank/Branch :
Pmt Txn id : 300125M400738 Simple Receipt
Pmt DtTime : 30/01/2025 12:17:30 Print DtTime :
ChallanIdNo : 03006172025013050132 GRAS GRN : MH015321310202425R
District : 1301 / RAIGAD GRN Date : 30/01/2025 17:08:14
Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 6,53,000.00/- (Rs Six Lakh Fifty Three Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

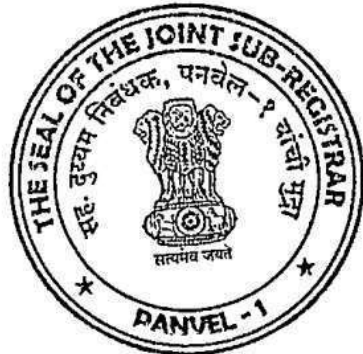
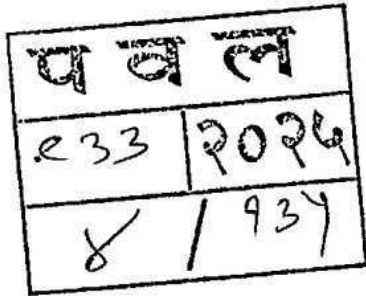
Article : B25
Prop Mvblty : Immovable Consideration : 2,16,88,911.00/-
Prop Descr : ZENIA 3104,Hiranandani,Fortune city,Taluka- Panvel , NH4
: Bhokarpada,Raigad,Maharashtra
: 410221
Duty Payer : PAN-AHGPR5735C MANJEET GUHA ROY
Other Party : PAN-AAECP3315L Persipina Developers Pvt Ltd

Bank-Scroll-No : 1
Bank-Scroll Date : 31/01/2025
RBI Credit Date : 31/01/2025
Mobile Number : 9820301629



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-933	0008668693202425	06/02/2025-10:03:32	IGR146	30000.00
2	(IS)-86-933	0008668693202425	06/02/2025-10:03:32	IGR146	653000.00
Total Defacement Amount					6,83,000.00







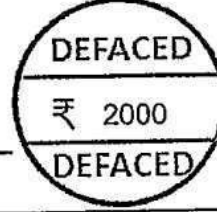
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225040816505

Receipt Date 06/02/2025

Received from ., Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 933 dated 06/02/2025 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 04/02/2025

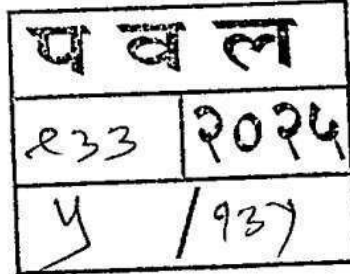
Bank CIN 10004152025020415513

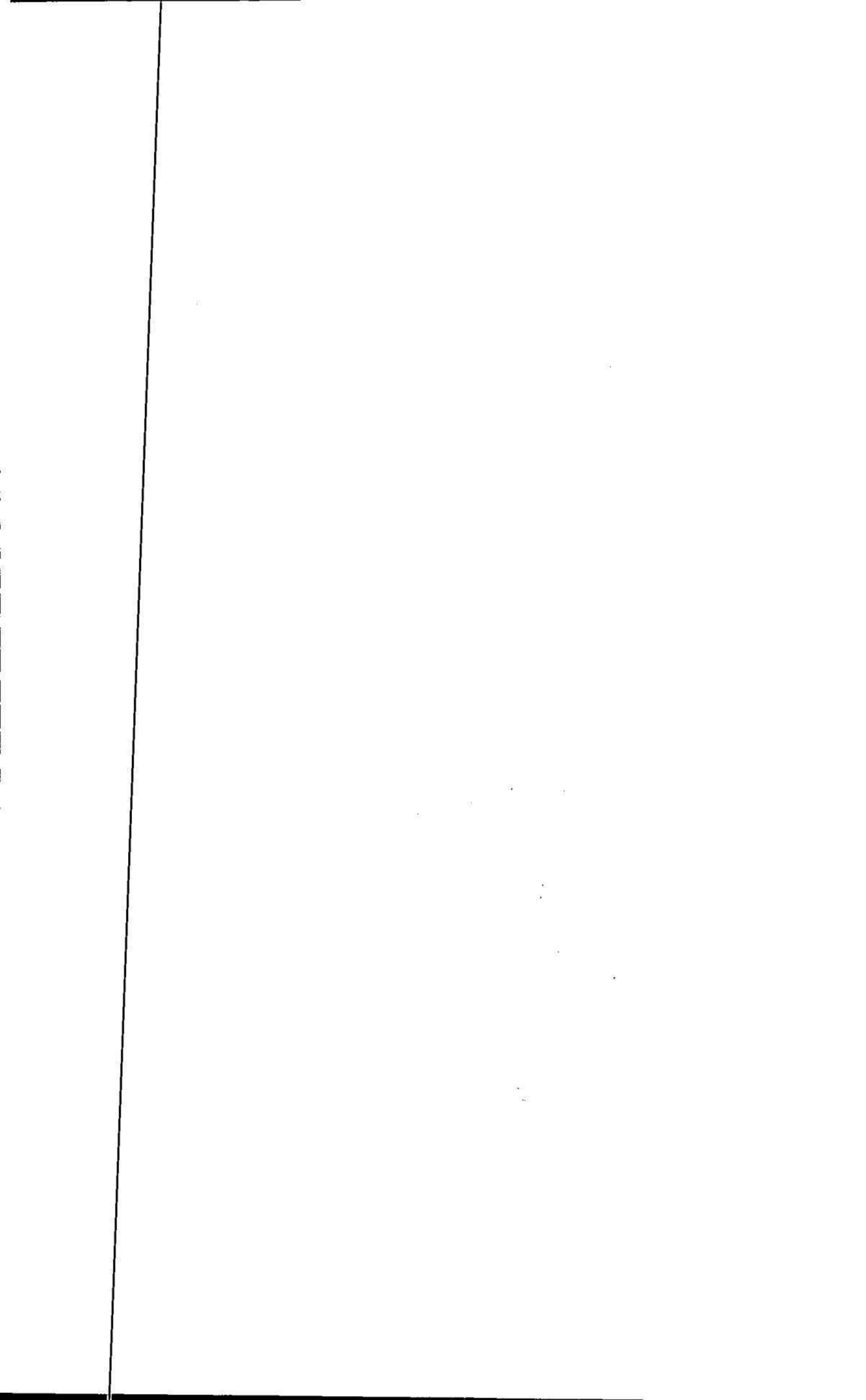
REF No. 2953794396

Deface No 0225040816505D

Deface Date 06/02/2025

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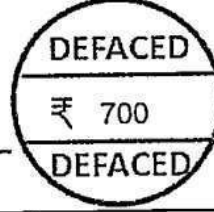
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225046516836

Receipt Date 06/02/2025

Received from ., Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 933 dated 06/02/2025 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 04/02/2025

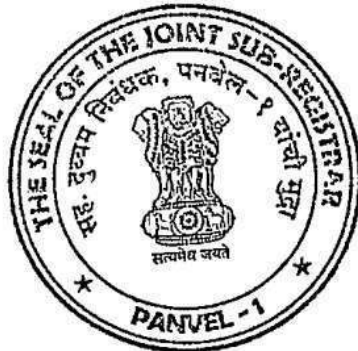
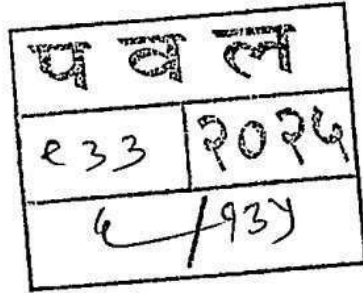
Bank CIN 10004152025020415826

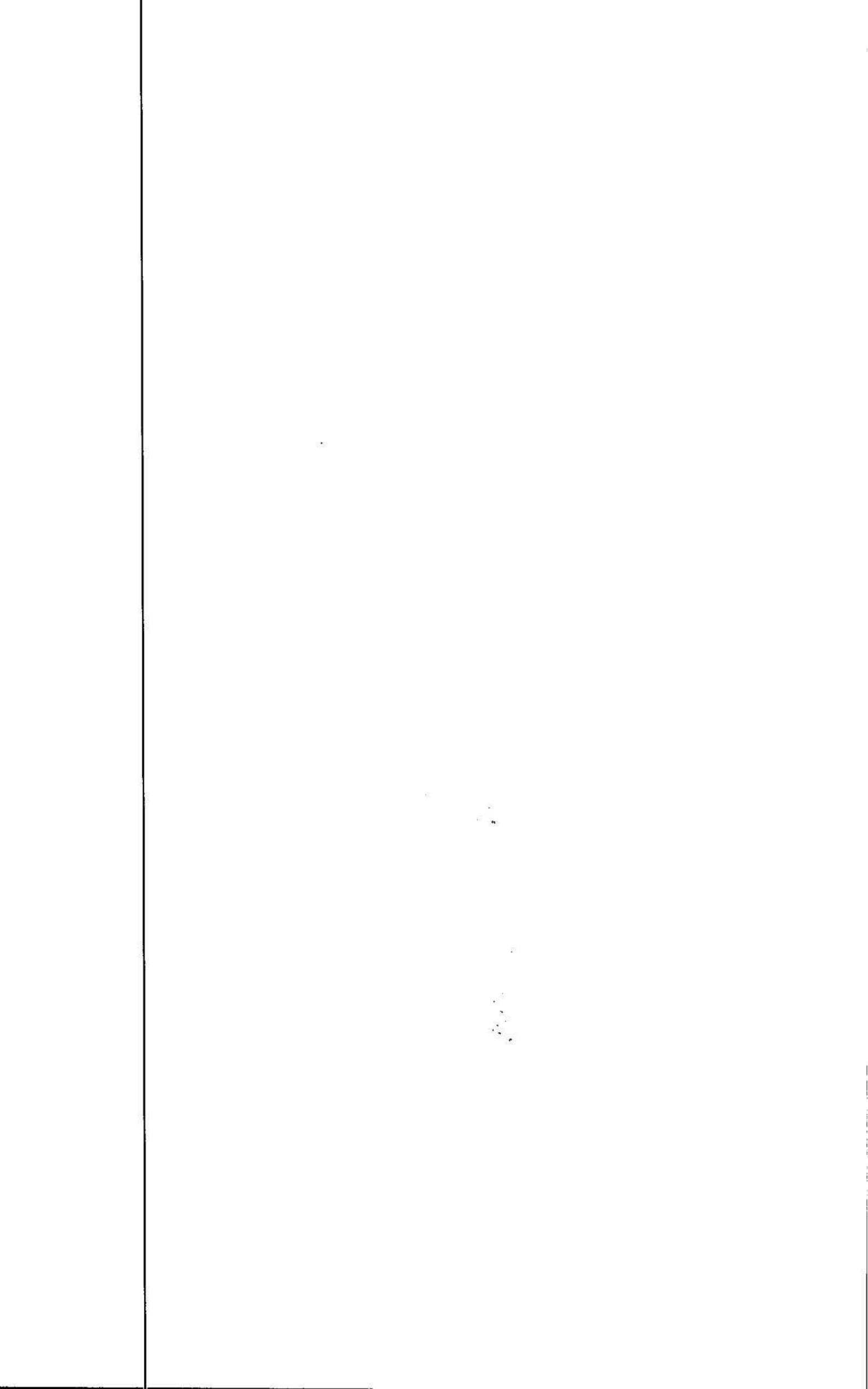
REF No. 2953797290

Deface No 0225046516836D

Deface Date 06/02/2025

This is computer generated receipt, hence no signature is required.





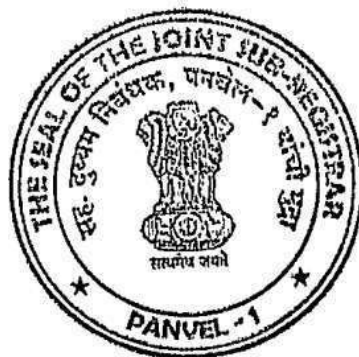
मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)						
Valuation ID	20250206171	06 February 2025, 09:28:51 AM पवला				
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
तालुक्याचे नांव	पनवेल					
गांवाचे नांव	भोकरपाडा					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर / न भू क्रमांक				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	4750	56700	-	-	-	
बांधीव क्षेत्राची माहिती	मिळकतीचे क्षेत्र -	130.757 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
	बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs 4750/-
	उद्दवाहन सुविधा -	आहे	मजला -	21st and Above		
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
	= ((56700-4750) * (100 / 100)) + 4750)					
	= Rs.56700/-					
मजला निहाय घट/वाढ	= 1.1 of 56700 = Rs.62370/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 62370 * 130 757					
	= Rs.8155314.09/-					
C) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (56700 * 25/100)					
	= Rs.177187.5/-					
I) स्वयंचलित वाहनतळाचे क्षेत्र	12.5 चौ. मीटर					
स्वयंचलित वाहनतळाचे मूल्य	= 12.5 * (56700 * 15/100)					
	= Rs.106312.5/-					
Applicable Rules :	3,18,19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाळगणी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 8155314.09 + 0 + 177187.5 + 0 + 0 + 0 + 0 + 0 + 0 + 106312.5					
	= Rs.8438814/-					
	= २ चौऱ्याऐशी लाख अडतीस हजार आठ शे चौदा /-					

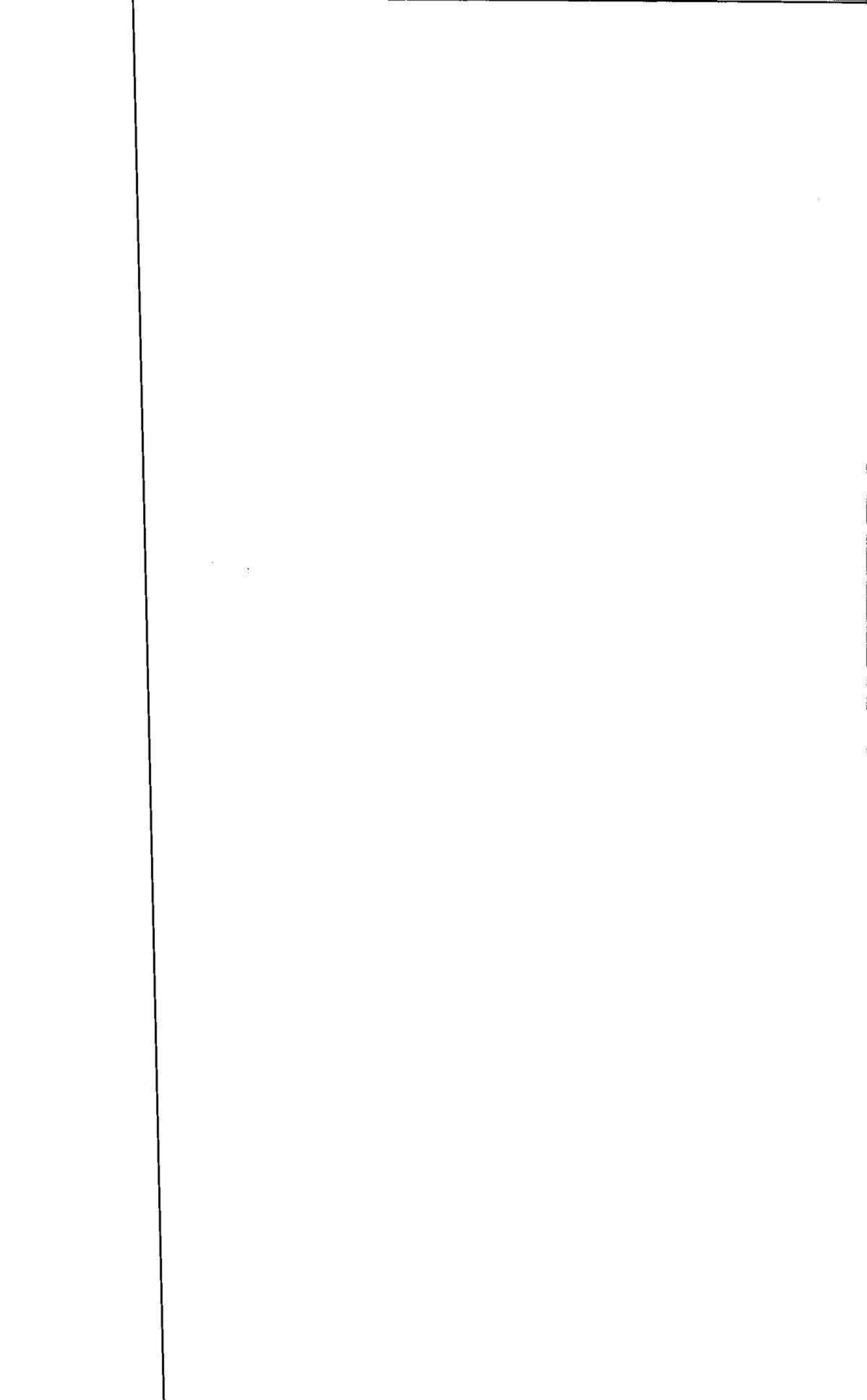
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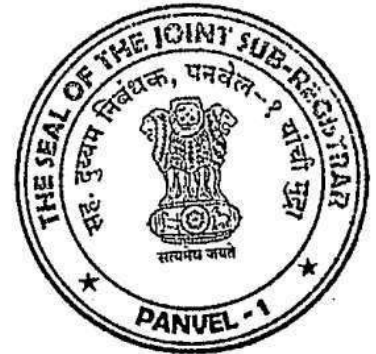
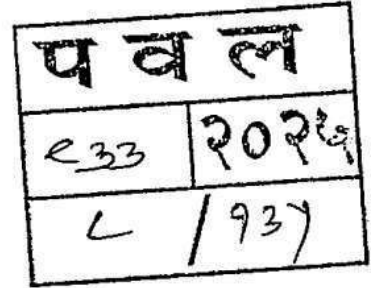
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राह दुय्यम नियंत्रक, पनवेल-१

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AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Mumbai on 4th day February, 2025

PERSIPINA DEVELOPERS PRIVATE LIMITED a company incorporated under the Companies Act, 1956 and having its registered office at 1st Floor, Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai - 400076. hereinafter referred to as "DEVELOPER" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title) of the ONE PART;

And

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Mr/Mrs/Miss/M/s Manjeet Guha Roy and Soma Guha Roy residing / having its address at 602, Affinity Homes, Plot No-48, Near Bonzer Residency, Sector-34 A, Owe Kharghar, Navi Mumbai - 410210 and assessed to Income Tax under Permanent Account Number (PAN) AHGPR5735C, BMPPG2395L hereinafter referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual, such individual's heirs, executors and administrators and assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and In case of a Company, its successors and permitted assigns) of the OTHER PART.

(The Developer and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties")

WHEREAS: -

A. Pursuant to the E-Auction Sale Notice dated 19th August, 2014 published in Hindustan Times on 20th August, 2014, Punjab National Bank (PNB) conducted e- Auction under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and Rules made thereunder. Persipina Developers Private Limited the Developer herein has acquired the secured assets/property of all that piece and parcel of land, building, structure, installations, erection, fixture and fittings situated under the various survey nos. in Villages Barwai (Taluka Panvel), Bhokarpada (Taluka Panvel), Panshil (Taluka Khalapur), Ris (Taluka Khalapur), and Talegaon (Taluka Khalapur) District Raigad admeasuring 588.01 acres (hereinafter referred as "the Entire Larger Land") from PNB on 24th September 2014 under e-Auction

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B. The Developer is constructing an Integrated Township Project (ITP) on the entire Larger Land in accordance with the applicable Laws prevailing or future policy/ies and amendments thereto/re-enactment thereof, from time to time to exploit maximum potential of the Larger Land.



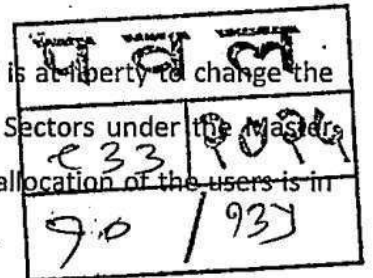
The Developer may acquire further tracts of additional land/s that are adjoining to the larger land with the intent of ultimately including such new additional lands to the layout of the Larger Land, subject to the necessary approvals being granted by the planning authority. As and when further lands are acquired by the Developer and development rights in respect whereof are also granted in favour of the Developer, such new lands shall, at the sole discretion of the Developer, be made a part of the Larger Land and further the Developer shall have full discretion without any recourse to person/s, society/limited company/apex body// Association of Person/federation

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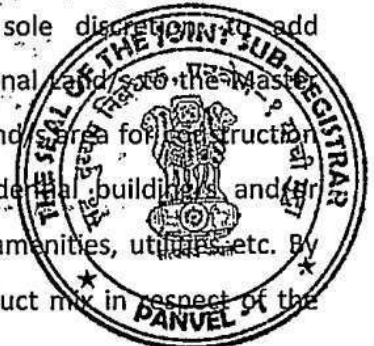
including "Golden Willows" defined hereinbelow of any nature whatsoever to decrease/reduce the Larger Land/additional land parcel from the ITP with respect to the planning perspective and development potential of the Multiple Sectors/Phases. Subsequent Multiple Sectors/Phases will be constructed at a later date and will be registered with RERA as separate Project/s at the sole discretion of the Developer.

- D. Punjab National Bank (PNB) issued a Sale Certificate dated 30th October, 2014 in favour of Persipina Developers Private Limited, the Developer herein, conveying the title of the Entire Larger Land (Land along with the structures therein). The Sale Certificate was registered on dated 26th April 2017 bearing serial no. 4437/2017 before the Sub-Assurances, Panvel-2.
- E. The Developer is absolutely seized and possessed of and well sufficiently entitled to the land bearing Survey Nos. 60/1 and 60/2. Pursuant to two (2) Sale Deeds dated 01st September 2020 registered before the Sub-Registrar of Assurances, Panvel bearing Serial Nos. 5221/2020 and 5222/2020 respectively, the Developer acquired the Survey Nos. 60/1 and 60/2 from Bharat Dattatrey Chalke and 2 others. Further Sindhubai Baliram Chavan alias Smt. Parvati executed two (2) Deeds of Confirmation dated 09-02-2021 and registered before the Sub-Registrar of Assurances, Panvel bearing Serial No. 2250/2021 and 2249/2021 respectively in favour of the Developer with respect to Survey Nos. 60/1 and 60/2.
- F. The Maharashtra State Road Development Corporation Ltd., (MSRDC) has approved the Master Layout for the Integrated Township Project (ITP) vide letter No. MSRDC/SAP/ITP-1/MASTER LAYOUT APPROVAL/2022/336 dated 4th March 2022 for approx. 175 Acres (hereinafter referred to as "Master Layout") out of total 588 Acres which may increase or decrease including but not limited thereto as required by the Developer and/or applicable laws and/or as per the policy/ies of ITP, amendment, enactment or otherwise.

- G. Under the terms of the policies applicable to ITP, the Developer is at liberty to change the land user of the Sectors as well as change the location of the Sectors under the Master Layout and/or of the Additional Land/s whilst ensuring that the allocation of the users is in consonance with the rules, regulations and policies related to ITP.



- H. It is clarified that the Developer shall be entitled, at its sole discretion, to add increase/decrease/alter/subtract/delete the entire/partial Additional Land/s to the Master Layout. The Developer intends to use the proposed Additional Land/s for construction of subsequent Multiple Phases in the form of proposed residential buildings and/or commercial premises i.e. building/s and/or shops/offices/retail, amenities, utilities, etc. By virtue thereof, the orientation, location, dimension, height, product mix in respect of the



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aforesaid proposed residential (high rise building/s) and/or commercial structure/s (high rise building/s and/or shops/offices/retail), amenities, utilities etc. forming part of Subsequent Multiple Phases shall be revised/changed.

The Developer will be at liberty and entitled to revise the plans relating to the Subsequent Multiple Phases of the entire Larger Land and/or Master Layout/ and/or of Additional Land/s from time to time in such manner as the Developer may deem fit and proper.

Further the Developer shall be entitled to develop the Subsequent Multiple Phases of the entire Larger Land and/or Master Layout/ and/or of Additional Land/s either by itself or through any other person or party. Further, with regards to the development of the Subsequent Multiple Phases of the entire Larger Land and/or Master Layout/ and/or of Additional Land/s, the Developer shall be at liberty to decide, at its sole discretion, the timelines related to commencement, construction and completion of such projects/buildings, the layout of the buildings, the height of buildings (whether to proceed with the present height or increase or decrease the same), size, dimensions and orientations of the flats, FSI utilization relating to the Project Land, in part or full. The Purchaser/s in the Project Land have, through this Agreement, been explained and put to notice of the aforesaid rights of the Developer.

K. The Developer has proposed to construct a residential Building on all that piece and parcel of land more particularly described in the First Schedule hereunder written (hereinafter referred to as "said Project Land").

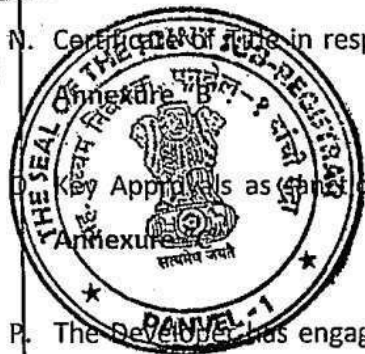
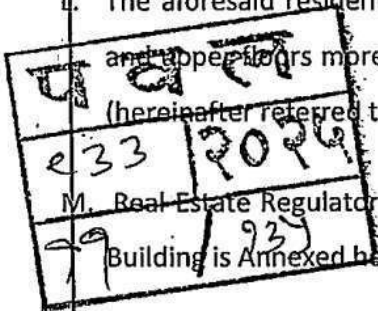
L. The aforesaid residential Building named known as 'ZENIA' will be having stilt/podium and upper floors more particularly described in the Second Schedule hereunder written (hereinafter referred to as 'said Building').

M. Real Estate Regulatory Authority (RERA) Registration Certificate for registering the said Building is Annexed hereto and marked as "Annexure A".

N. Certificate of title in respect of the said Project Land. Annexed hereto and marked as

Annexure B. Appraisals as mentioned and approved by MSRDC/Local Authority are set out in

P. The Developer has engaged the services of Architects and Structural Engineers for the preparation of the structural design and drawings of the said Building and the same shall be under the professional supervision of the Architect and the Structural Engineer as required under the byelaws of the local authorities for the time being in force till the completion of the said Project Land.



- Q. The Purchaser has also demanded from the Developer and the Developer has furnished/given to the Purchaser inspection and wherever applicable, copies of documents relating to the title, plans, designs, and specifications prepared by the Developer's Architect Gunisha Sanyal and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the rules made thereunder.
- R. As per the provisions of the RERA Act, 2016 the Developer is required to execute a written Agreement for Sale in respect of said Flat in favour of the Purchaser, being in fact these presents and to register said Agreement under the Registration Act, 1908.
- S. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developer hereby agrees to sell, and the Purchaser hereby agrees to purchase the said Flat from the Developer.

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

1. The above Recitals shall form an integral part of the operative portion of this agreement, as if the same are set out herein verbatim.
2. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser a Residential Flat along with 1 number of mechanical car parking and 1 number of single covered car parking/s space which is more particularly described in THIRD SCHEDULE hereunder written (hereinafter referred to as a said "Flat").

3. AGREEMENT VALUE

3.1. The Agreement Value and the Payment Schedule is described in "Annexure D" hereunder.

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3.2. The Agreement Value excludes Taxes of all present or future (consisting of tax paid or payable by the Developer by way of GST, Cess, Construction Tax, and other similar taxes which may be levied, in connection with the development of the said Project Land payable to the Developer) up to the date of handing over possession of the said Flat.

3.3. The Agreement Value is escalation-free, save and except escalations/increase due to increase in development charges payable to the competent authority and/or other increase in charges which may be levied or imposed now or in future by any Competent Authority / Local Bodies / Government from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies, imposed by the competent Authorities published / issued in that behalf to



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that effect along with the demand letter being issued to the Purchaser which shall only be applicable on subsequent payments.

3.4. The Developer shall confirm the final carpet area that has been sold to the Purchaser after the construction of the said Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be re-calculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit as per the RERA regulation then Developer shall refund the excess money paid by Purchaser within (45) forty-five days. If there is any increase in the carpet area allotted to the Purchaser, the Developer shall demand additional Agreement Value from the Purchaser as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3 of this Agreement.

3.5. CHEQUE BOUNCING CHARGES: - The cheque issued by the Purchaser under this agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' then in that event the Purchaser shall be liable to pay an amount of Rs. 1,000/- to the Developer.

3.6. It is clarified that Agreement Value payment made by the Purchaser under this Agreement shall be appropriated by the Developer in the following manner: -

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a. Firstly, towards the Cheque Bouncing Charges in case of dishonor of any cheque issued by the Purchaser;

b. Secondly, towards interest due as on the date of payment of Agreement Value.

4. MORTGAGE BY THE DEVELOPER

This is to inform you that the developer has mortgaged and obtained Project finance on the entire Landed Land, including Plot no.RZ-02, Gut No.24/1/2 (old survey no. 58/1A (part), 58/1B (part), 59 (part), 60/1 (part), 60/2 (part) 60/3, 60/4(part), 61/2 (part) & 62/1 (part) save and except old survey no 60/1 at Village Bhokarpada (Taluka Panvel), District Raigad on terms and conditions of the loan availed from SBI, PNB HFL and Axis Bank vide Loan Agreements dated 17.07.2017, 28.04.2017 and 05.10.2016 and the Deeds of Modification dated 23rd August 2019 vide documents bearing Serial No 9239 of 2019 and Serial No. 9240 of 2019 at Panvel 5. The Lenders (SBI, Axis Bank and PNB HFL) have appointed Axis Trustee Services Limited to act on their behalf. Therefore, entire movable Fixed and Current assets (including Cash Flows / future receivables, book debts corresponding to area sold / unsold) of project (Present and Future) in the said Project stand hypothecated / charged to Axis Trustee Services Limited".

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All further payments shall be made in the Escrow Account as per the details provided by the Developer in the Demand Letter. The Developer may change the details of the Account at any time and shall inform the Purchaser of any such change in writing.

The Developer is free to mortgage of the said Project Land either separately and / or as part of the Entire Larger Land which includes said Project Land, against loan / funding of any type and from whomsoever and that the Purchaser will not have nor raise any objection in respect thereof.

5. CONSTRUCTION AND DEVELOPMENT

5.1. The Developer shall, subject to the terms hereof, construct the said Building in accordance with the Key Approvals and or, plans and amendments thereto as approved by the relevant authorities. The Developer 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/MSRDC at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Purchaser/s obtain from the concerned local authority occupation and/or completion certificate/s in respect of the said Flat.

5.2. The Developer has obtained the key approvals for the 9 (Nine) buildings which comprises of namely Acacia, Iris Orchid, Mayflower Marigold, Lavender, Aster, Jasmine and Zenia (hereinafter referred to as "Golden Willows"). The Purchaser is aware and therefore confirms that the Developer has obtained Key Approvals and amendment to Key Approvals will be obtained by the Developer from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise any objection in that regard and confirms that the Developer has given full and complete disclosure about the amendment thereto to the Key Approvals under this clause and the Purchaser ratifies the same.

5.3. The Developer hereby declares that the Floor Space Index available as on date in respect of the said Project land / building is 22598.952 square meters only.

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5.4. Time is the essence for the Developer as well as the Purchaser. The Developer shall abide by the time schedule for completing the said Project Land and handing over the said Project Land to the Purchaser and handing over the common area's amenities and facilities to the Association of Person/Federation after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment as per the demand letters and other charges/dues payable by him/her/them under the Agreement.



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6. MORTGAGE BY THE PURCHASER

6.1. It is hereby further expressly agreed that notwithstanding that if the Purchaser approaches/has approached any Banks/Financial Institutions for availing of a loan in order to enable the Purchaser to make payment of the Agreement Value or part thereof in respect of the said Flat to the Developer mortgaged/mortgage the said Flat with such Banks/Financial Institutions (which is to be subject to issuance by the Developer of a No-Objection Letter in favour of such Banks/Financial Institutions) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure that the payment of Agreement Value or the part thereof and/or the other charges/amounts payable under this Agreement as and when demanded. Further, the Developer shall not be liable or responsible for the repayment to such Banks/Financial Institutions of any such loan amount or any part thereof taken by the Purchaser.

6.2. The Purchaser shall indemnify and keep indemnified the Developer and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Developer and its successors and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the loan in respect of the said Flat.

7. CAR PARKING SPACE

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7.1. The Purchaser is aware that the Developer has in the like manner allocated and shall be allocating other car parking spaces in the Basement/ Stilt / Podiums/ Mechanised to several Purchasers of the Flats in the buildings to be constructed in the Golden Willows including the said Building and undertakes not to raise any objection in that regard. The

Purchaser hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/her/they for the purpose of the parking of car only, and not otherwise.

The Purchaser hereby further warrants and confirms that the Purchaser shall upon formation of the Society/ Association of Person/federation and/or Conveyance Deed, as contemplated herein, cause such Society/ Association of Person/federation to confirm and ratify and shall not and/or shall cause the Society/ Association of Person/federation not to alter or change the allocation of car parking spaces in the manner allocated to the

Purchaser herein of the said Flat in the said Building and other buildings in Golden Willows.

8. REGISTRATION

The Purchaser shall immediately after execution of this Agreement, at his/her/their/its own cost and expenses lodge the same for the registration with the Sub-Registrar of Assurances at Panvel within the time limit prescribed by the Registration Act, 1908 and

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the representative of the Developer will attend such office and admit execution thereof. However, the Developer shall not be responsible or liable for any delay or default in such registration.

9. POSSESSION

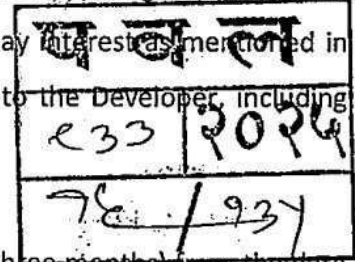
9.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the other charges/dues and amounts including the Agreement Value mentioned under this Agreement, the Developer shall endeavour to provide the said Flat to the Purchaser on 30th June 2030 and the RERA Completion date mentioned on the RERA Website is 31st December 2031.

9.2. The Developer shall inform and intimate in writing about the receipt of the Occupation Certificate, within Seven (7) days of receipt of the same.

9.3. The Developer, after intimating about the receipt of Occupation Certificate issue Possession Demand Letter (PDL) to the Purchaser requiring it to make all other charges/payment/amounts/dues mentioned under this Agreement including the balance Agreement Value, within 15 days (fifteen days) from the date of PDL.

9.4. On receipt of the Agreement Value and all other charges/payments/amounts/dues mentioned as per the terms of this Agreement and PDL, the Developer shall offer possession of the said Flat to the Purchaser to be taken within three (3) months from the date of said offer.

9.5. In the event the Purchaser fails to make the payment of Agreement Value and all other charges/payments/ amounts/dues as mentioned above and under this Agreement within 15 days, then in that event the Purchaser shall be liable to pay interest as mentioned in the PDL, without prejudice to any other remedies available to the Developer, including termination of this Agreement.



9.6. The Purchaser shall take possession of the said Flat within 3 (three months) from the date of issue of such PDL by executing necessary indemnities, declarations, undertakings and such other documentation as prescribed and required by the Developer.

9.7. In the event the Purchaser fails and or neglects to take possession of the said Flat within 3 months from the date of the PDL, the Purchaser shall be liable to pay demerit charges to the Developer of ₹10,000/- (Rupees Ten Thousand only) per month from the expiry of the aforesaid 3 months along with Interest as mentioned in 9.5 above till such time the Purchaser takes the possession of the said Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the said Flat on the expiry of 3 months from the date of the PDL and the Purchaser shall alone be responsible/liable in respect of



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any loss or damage that may be caused to the said Flat. Further the Purchaser shall be liable and responsible to pay the charges as mentioned in Clause 16 and shall continue to be liable to pay maintenance charges as mentioned under this Agreement.

- 9.8. Provided that the Developer shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of –
- (i) war, civil commotion or act of God ;
 - (ii) any notice, order, rule, notification of the Government and/ or other public or competent authority.

10. DEFAULT AND TERMINATION/CANCELLATION

10.1. In the event the Purchaser commits: -

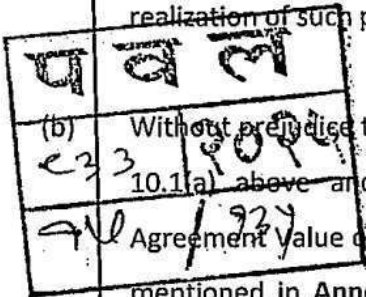
- (a) default in payment of Agreement Value and all other charges payments/ amounts/dues payable under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and/or breach of any of the terms and conditions herein contained, the Purchaser agrees to pay to the Developer interest per annum which shall be the State Bank of India highest Marginal Cost of Lending Rate plus 2% on all the other charges payments/ amounts/dues including the Agreement Value or any part thereof under the terms of this Agreement from the date, it becoming due and payable by the Purchaser to the Developer, till the date of realization of such payments.

- (b) Without prejudice to the right of the Developer to charge interest in terms of sub-clause 10.1(a) above and on the Purchaser committing default in making payment of Agreement Value on due dates (in view of the demand letter/s as per payment schedule mentioned in Annexure "D") to the Developer (including his/her/their proportionate

share of taxes levied by concerned local authority and other outgoings) and the Purchaser committing three (3) defaults then the Developer shall have option to terminate this Agreement:

Provided that, Developer shall give termination notice of Fifteen (15) days in writing to the Purchaser of its intention to terminate this Agreement. If the Purchaser fails to rectify/cure the breach/s mentioned by the Developer within the termination notice period then in that event at the expiry of such notice period, the Developer may terminate this Agreement. Such termination Notice served on the Purchaser/s shall be considered as deemed to have been duly served by the Developer to the Purchaser.

Provided further that upon termination of this Agreement as aforesaid, the Developer shall refund without any interest, compensation or claim, damage, charges, and



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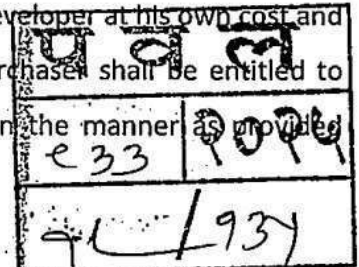
expenses within a period of (45) Forty Five days from the date of termination. (Subject to the adjustment of an amount equivalent to 10% of total consideration amount towards liquidated damages and executing and registering Deed of Cancellation of the Agreement with the Developer before the Sub-Registrar of Assurances, Panvel.

In addition, the Purchaser shall also be liable to pay brokerage paid (if any) and interest if any on the defaulted instalments, in the manner as provided herein in this Agreement. The amount of refund shall be accepted by the Purchaser/s in full satisfaction of all his/her/their/its claim under this Agreement and/or the said Flat and the Car Parking Spaces.

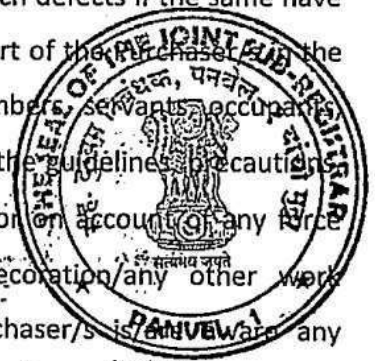
- (c) In the event this Agreement is terminated, the Purchaser shall cease to have right of any nature whatsoever either in respect of the said Flat and car parking space/s or against the Developer, and the Developer shall be entitled to deal with and/or dispose of the said Flat and allocate the car parking space/s in the manner the Developer deem fit and proper.

11. DEFECT LIABILITY

11.1. If within a period of Five (5) years from the date of offer of possession demand letter (PDL) of the said Flat to the Purchaser, the Purchaser brings to the notice of the Developer any structural defect in the flat on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act.



11.2. It is clarified that the Developer shall not be liable for any such defects if the same have been caused by reason of default and/or negligence on the part of the Purchaser, the said Flat or acts of third party/ies (including the family members, servants, occupant, vendor, contractor, licensees of such Purchaser/s) i.e. against the guidelines, precautions, warranties, warnings on the products and services provided on account of any force majeure event, including on account of any repairs/redcoration/any other work undertaken by the Purchaser/s in the said Flat. The Purchaser/s is/are responsible for any change(s), alteration(s), including breaking of walls or any structural members or the construction of any new wall or structural members may adversely impact the said Building at various places or in its entirety and hence any change(s) or alteration(s) mentioned hereinabove will result in immediate seizing of the Developer's obligation to rectify any defect or compensate for the same as mentioned in this clause and the Purchaser/s shall have no claim of whatsoever nature against the Developer in this regard.



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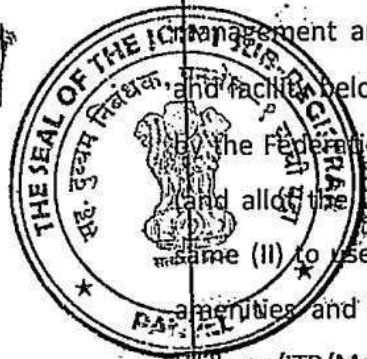
12. FORMATION OF SOCIETY

12.1. The Purchaser along with other purchaser(s) of Flats in the said Building shall join in forming and registering the Housing Society 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 registration of the Society and for becoming a member, and duly fill in, sign and return to the Developer within 7 (Seven) days of the same being forwarded by the Developer to the Purchaser, so as to enable the Developer to register the Society of the Purchaser/s. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft byelaws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

12.2. A Zenia Co-operative Housing Society is to be constituted for a said building, the Developer shall submit the application in that behalf to the Registrar for registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act 1960 within 3 months from the date on which 51% of the total number of the Purchaser/s in said building have booked their Flat. The society shall take over the complete and entire operations from the Developer within 3 months from the date of Occupation Certificate and /or the formation of the Society i.e. Registration Certificate issued by the concerned authority whichever is later.

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The Developer shall, within three (3) months of registration of the Society commence the process of Deed of Conveyance in favour of the Society (Building Conveyance) in respect of the Structure of the said Building along with the FSI consumed in the said Building excluding/basement, stilt parking and podium. The Developer and the Society shall form a Association of Person/Federation of all the Buildings in Golden Willows for the operation,



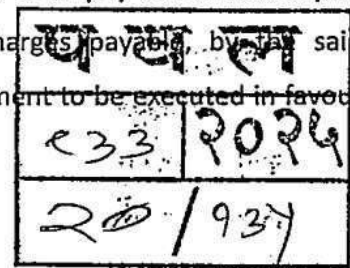
management and maintenance of common areas, amenities and facilities including garden and facilities below the building and the same shall be maintained, operated and managed by the Federation subject to the rights of the Developer (i) to dispose of the unsold Flats and all the unallotted parking/s) and receive the entire agreement value against the same (ii) to use, at its discretion, all internal roads and all the common areas, facilities, amenities and services in the process of future development of buildings in Golden Willows/ITP/Master layout of entire larger land/or additional land. It is agreed and confirmed by the Purchaser that the Purchaser shall without fail join and co-operate in the formation of Building Conveyance and for this purpose also from time to time sign and execute the application for registration and the other papers and documents necessary for the formation and registration of the Building Conveyance so as to enable the Developer to register the Building Conveyance of the Purchaser/s of the Said Building as per the RERA rules and regulations. In case the Purchaser or the Society fails to cooperate with the Developer to execute and register the Deed of Structure Conveyance then in that event

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the Developer shall not be held liable or responsible under RERA rules and regulations for non-execution and registration of Structure Conveyance.

12.4. Within three (3) months from the date of registration of Conveyance of the Structure (Building Conveyance) of last building/s in /ITP/Master layout of entire larger land/or additional land, the Developer shall commence the process of Deed of Conveyance (Federation Conveyance) in respect of entire, undivided or inseparable land underneath all the buildings of "Golden Willows" jointly along with all the common areas, Building amenities and facilities including basement, stilt and podium subject to and excluding the Structure/s/Building/s Conveyance and also subject to right of the Developer (i) to dispose of the unsold Flats and parking/s and receive entire agreement value, other charge/payments/amounts/dues from the Purchasers (ii) to use all internal roads for future development in Golden Willows/ ITP/Master layout of entire larger land/or additional land. It is agreed and confirmed by the Purchaser that the Purchaser shall without fails join and co-operate in the formation of Federation Conveyance and for this purpose also from time to time sign and execute the application for registration and the other papers and documents necessary for the formation and registration of the Federation Conveyance so as to enable the Developer to register the Federation Conveyance of the Purchaser/s of the Said Building as per the RERA rules and regulations. In case the Purchaser or the Society/ies fails to cooperate with the Developer to execute and register the Deed of Federation Conveyance then in that event the Developer shall not be held liable or responsible under RERA rules and regulations for non-execution and registration of Federation Conveyance.

12.5. At the time of registration of Society/Structure Conveyance deed and Federation Conveyance Deed as mentioned hereinabove, the Purchaser shall pay to the Developer, the Purchaser's share of stamp duty and registration charges payable by the said Society/Federation on these Conveyance deeds or any document to be executed in favour of the Society and Federation respectively.



13. TELECOMMUNICATION AND HOARDING RIGHTS

13.1. The Developer hereby reserves its right to allow Telecommunication companies to use the open spaces, or top terrace or any other portion of the said building, and/or the said Project Land, in such manner, as it may deem fit and proper including installation of machinery, etc. The said right shall continue to subsist even after execution of conveyance deed of the said Project Land in favour of the Federation/Apex Body. If any municipal rates, taxes, cesses, assessments are imposed on the said Project Land due to such installations of machinery by telecommunication company put up on the open spaces or terraces or any other portion of the said Project Land, the same shall be borne and paid wholly by the



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Developer and/or the holders of such rights. The Developer and/or the holders of such rights shall be exclusively entitled to the income and profits that may be derived by way of consideration, rent/ compensation or in any other form received from Telecommunication Company or from any one on account of installation of any machinery as aforesaid at any time hereafter. The Purchaser will not object to the same for any reason whatsoever and shall allow the Developer, its nominees, agents, servants, contractors, etc., to enter into the said Flat, for the purpose of putting and/or preserving and/or maintaining and/or removing the machinery installed, the advertisement and/or hoardings installed. The Developer shall be entitled to transfer or assign or license such right to any person/s whom it may deem fit (hereinafter referred to as "the holder of such rights") and the Purchaser or the Federation/Apex Body shall not raise any objection thereto.

13.2. The Developer will, at all times, be entitled to install the logs and/or name boards and/or put advertisements boards/hoarding etc. of the Developer and/or its Group Companies (hereinafter referred to as "the displays") with various devices (including electronic, laser and neon signs) in one or more places in the said building therein including, on open space/s, the terraces of the said building and/or any parts of the said building, it so desires at its own costs and expenses. The Developer and/or its Group Companies will not be liable to make any payment of any nature to the Federation/Apex Body in respect of the said displays.

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13.3. The Developer and the occupant/s of the various flats in the buildings and the Society/Limited Company/Body Corporate, as the case may be, shall not change or remove the displays and /or communication equipment so installed under any circumstances and shall give to the Developer and the assignees of the said rights, all necessary cooperation for enabling them to install, maintain, repair, change and operate the display/communication equipment, as the case may be, and exploit the said rights including by use of the common areas and facilities of the said building for ingress or egress to and from the area in which such displays or communication displays are installed and shall ensure that no damage is done to the display and/or communication equipment and that no obstruction or hindrance is caused in the operation thereof. The Deed of Conveyance or any other document/s of transfer, to be executed as hereinabove mentioned, shall contain appropriate provisions in respect of the said rights. The Purchaser expressly consents to the same.



13.4. The Developer has reserved the exclusive right to grant to third parties, license or rights for putting up hoardings or advertisements or neon signs on the said Project Land or the said building being constructed thereon or any part thereof and to receive and appropriate for its own use and benefit, the fees, compensation or charges in respect

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thereof. The Purchaser shall not obstruct or interfere with the said rights of the Developer in any manner whatsoever.

14. FACILITY MANAGEMENT COMPANY

The Purchaser is aware that the Developer shall appoint a Facility Management Company (FMC) to manage the said Building and all the Buildings to be constructed in Golden Willows and/or the said Project Land and/or the infrastructure facilities/amenities and/or provide services to all the Flat Purchaser/s. The Purchaser alongwith the other Purchasers of said Building and said Project Land shall be entitled to avail of the services to provide or arranged to be provided by or through the FMC. The FMC will be appointed by the Developer in consideration of the Purchaser making payment of all direct costs, (including all manpower and overhead costs) with a margin of 15% or as negotiated at that time on such costs and all applicable taxes to the Developer/FMC. Such costs that may be claimed by the Developer/FMC shall be to the account of and borne by the Purchasers of the Flats in the said Building. These costs shall be shared by all such Purchasers on pro-rata basis determined by the Developer and/or FMC. The Purchaser agrees and undertakes to cause the society/federation to be bound by the rules and regulations that may be framed by the Developer/FMC.

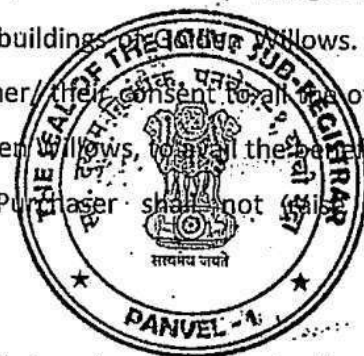
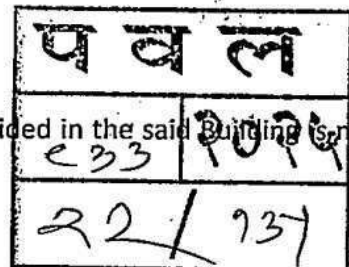
15. COMMON AREAS AMENITIES AND FACILITIES

15.1. The amenities and facilities to be provided in the said Flat is more particularly mentioned in the Fifth Schedule.

15.2. The common areas, amenities, and facilities to be provided in the said Building is more particularly mentioned in Sixth Schedule.

15.3. Further the Developer proposes to construct an amenity under the said Building for the enjoyment and benefit of all the Purchaser/s in all the buildings to be constructed in Golden Willows. It is agreed by the Purchaser/s and the Purchaser gives his /her/ their consent to all other Flat purchasers of the buildings to be constructed in Golden Willows, to avail the benefit of such amenity anytime and every time and the Purchaser shall not raise any objection/obstruction anytime in future.

15.4. Further, it is also agreed by and between the parties that such amenity under the said Building shall be all time deemed to be considered as common areas, amenities, and facilities for the enjoyment of all Flat Purchaser/s in the said building including the Flat Purchaser/s of the buildings to be constructed in Golden Willows. Such amenity along with the other common areas amenities and facilities mentioned in "Sixth Schedule" shall be handed over to the Federation of the Societies of all the buildings to be constructed in Golden Willows, by executing Federation Conveyance Deed.



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15.5. The Purchaser/s agrees declare and confirms that the common areas amenities and facilities will be used, shared and maintained in common by the Purchaser/s of all the residential buildings in Golden Willows.

16. CONTRIBUTION, CHARGES AND EXPENSES PAYABLE BY THE PURCHASER IN THE FOLLOWING MANNER: -

16.1. ON ISSUANCE OF POSSESSION DEMAND LETTER: - The Purchaser shall on issuance of Possession Demand Letter pay in addition to the Agreement Value, Other Charges which is more particularly described in "Annexure E" hereunder within a period of fifteen (15) days from the date of Possession Demand Letter.

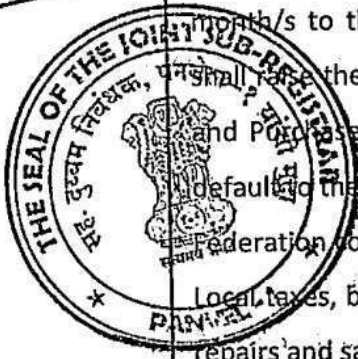
16.2 BUIDLING MAINTENANCE CHARGES (BCAM) AND FEDERATION COMMON AREA MAINTENANCE CHARGES (FCAM):-

Building common area maintenance (BCAM) includes the following, , but not limited to - Building related facilities are Lifts, Rooftop solar, Building fire alarm and fire hydrant system, Building Electrical panels /DB's and Lighting fixtures /spares, Building plumbing and drainage system , Building water tanks (Underground and Overhead), Building domestic and flushing pumps ,Building exhaust system, Building facility management team etc . It is agreed by the Purchaser that the BCAM is paid by the Purchaser from the

date of occupancy certificate. The amounts so paid by the Purchaser to the Developer shall not carry any interest and remain with the Developer as an Adhoc amount for the period of 12 months and in case if the adhoc amount utilized by the Developer during the period of 12 months and it get exhausted and utilized before the expiry of 12 months then in that event the Purchaser shall pay for the differential amount for that particular month/s to the Developer. Further after the exhaustion of 12 months the Developer shall issue the invoice for BCAM either on a monthly or quarterly basis to the Purchaser and Purchaser agrees and confirms to pay the same on time without any demur and default to the Developer.

Federation common area maintenance (FCAM) includes the following, but not limited to Local taxes, betterment charges, Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers, development charges, street lights, passages, gas pipelines, drainage lines, sewerage lines or such other levies by the MSRDC insurance, common lights, maintenance charges, maintenance of stilt, basement, podium, open area, common areas and amenities and facilities, STP, Master Control Room, Fire Fighting System Pump Rooms, Fire Fighting System, STP, DG System, OWC, Solar Hot Water System, Ventilation and Pressurization System Domestic and Flushing Water System, Electrical Power Distribution, Irrigation System, Open Common area, Covered Common area, etc.

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The Purchaser/s shall be liable to bear and pay such contribution/maintenance charges/outgoings towards BCAM and FCAM, whether the Purchaser/s has/have taken or has/have not taken possession of the said Flat from the Developer from the date of occupancy certificate. The amounts so paid by the Purchaser to the Developer shall not carry any interest and remain with the Developer. It is agreed by the Purchaser that the FCAM is paid by the Purchaser as an Adhoc amount for the period of 24 months and in case if the adhoc amount utilized by the Developer during the period of 24 months and it get exhausted and utilized before the expiry of 24 months then in that event the Purchaser shall pay for the differential amount for that particular month/s to the Developer. Further after the exhaustion of 24 months the Developer shall raise the invoice for FCAM either on a monthly or quarterly basis to the Purchaser and Purchaser agrees and confirms to pay the same on time without any demur and default to the Developer.

BCAM and FCAM are more particularly described in "Annexure E" hereunder.

16.3 PROPERTY TAX - The Property tax as determined from to time shall be paid by the Purchaser from the date of Occupation Certificate on and before 30th April of each financial year, based on the estimate provided by the Developer/local authority which shall be provided by the Developer based on the demand raised by the local authority.

16.4 TOWNSHIP MAINTENANCE CHARGES PAYABLE TILL PERPERTUITY

Initially for a period of Three (3) years the Purchaser shall be obliged to pay interest free advance estimated cost and the same shall be paid within 15 days by the Purchaser from the date of the issuance of Demand Possession Letter to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other common areas amenities and facilities which the Developer provides in "Hiranandani Fortune City (HFC)". After the expiry of 3 years the Purchaser shall be obliged to continue to pay the first week of every quarter the Township Maintenance Charges to the Developer as per the rates prevailing at that time.

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17. RIGHT OF WAY: - The Developer reserve to itself the right to the full and complete right of way and means of access in the "Hiranandani Fortune City" including the said Project Land and Golden Willows for all purposes and also to lay and construct drains, pipes, cables and other amenities necessary for the full and proper use and development of "Hiranandani Fortune City". The Developer shall have access to the Project Land and/or Additional Land/s together with all the internal roads and public access roads till such time the entire Larger Land including the Master Layout and/or Additional Land/s as envisaged



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under this Agreement (including any amendments thereto from time to time) is completed entirely in all aspects.

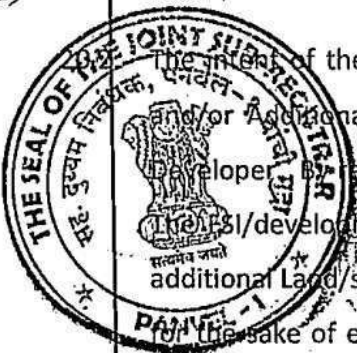
18. The developer will be constructing a Club House, which will be common for all the residents of Hiranandani Fortune City (Township) (present and future residents who will purchase the flats as per phase wise development of land parcel acquired and to be acquired by the Developer) their guests (as per the Club House policy) and in order to avail the services of the Club House the Purchaser shall pay the club usage charges which will be determined by the Developer / FMC.

19. The said Project landforms part of "Integrated Township Project" and the Purchaser has been informed and is aware that the Project has been developed under the provisions of Integrated Township project which has provision for Global FSI and the master layout has been sanctioned, on the basis of which the Developer shall develop the master layout in multiple phases.

20. FLOOR SPACE INDEX (FSI) :-

20.1 The Purchaser has been informed that the FSI proposed to be consumed in the Phases may not be proportionate to the area of the said Project Land on which it is being constructed in proportion to the total area of the master layout taking into account the FSI to be utilized for the several buildings to be constructed thereon. The Developer in is the/will be sole discretion, may allocate such buildable FSI for each of the buildings being constructed as per the master layout as it thinks fit and proper and the Purchaser shall not claim, any additional FSI or buildable area in respect of each of the building on the said Project Land save and except the FSI allocated in clause 5 (5.3) above.

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The intent of the Developer is to construct the entire Larger Land and /or Master Layout and/or Additional Land/s as an ITP and /or any such policy/ies as may required by the Developer. By reason thereof, a single layout plan of a Master Layout has been sanctioned. The FSI/development potential, of the entire Larger Land and /or Master Layout and /or additional Land/s is available to the Developer for exploitation. The Developer has, however, for the sake of ease in construction and better administration, taken steps to develop the entire Larger Land and/or Master layout and/or Additional Land/s in the form of Phases/Sectors, the Project Land being one of them. Whilst in strict terms the FSI/development potential of the Project Land would be lesser than what has been sanctioned and is reflected on the sanctioned plans related to the Master Layout, the Developer has been permitted by the Planning Authority/ies/by enactment of Law to construct a higher potential on the Master Layout since the development potential of the

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entire Larger Land and/or Master Layout and /or Additional Land/s is treated under the concept of global FSI. In light of the aforesaid factual position and inherent right of the Developer, the Developer is at liberty to alter the development potential that the Developer is intending to exploit on the Master Layout. The Developer is thus entitled to alter the plans relating to the Master Layout to the extent of altering the development potential/FSI that the Developer shall exploit during construction of subsequent Multiple Phases of entire Larger Project and /or Master Layout and/Additional Land/s in respect thereof. In furtherance to the aforesaid, considering that the concept of global FSI is applicable to the entire Larger Land and/or Master layout and/or Additional Land/s, any increase in FSI relating to the entire Larger Land and/or Master Layout and/or Additional Land/s shall belong to the Developer, if permitted under law, and the Developer shall be entitled to exploit it whilst constructing the other Phases/Sectors on the entire Larger Land and/or Master Layout and/or Additional Land/s. This right of the Promoter shall prevail and not be disputed by the Purchaser/s till such time the entire Township is constructed and completed entirely in all respects by the Developer.

20.3 The Developer alone is entitled to utilize and deal with all the development potential Global FSI of the master layout and/or additional Land/s including the existing and future FSI and/or transferable development rights (TDR) heretofore sanctioned or as may be sanctioned and shall be entitled to use any or all such FSI and/or TDR for construction of the buildings and development of facilities and/or amenities on any part of the master layout and/or additional land/s or elsewhere in such manner as the Developer deem fit and proper and at its sole discretion.

20.4 The Developer alone shall be entitled to freely deal with other phases comprised in the master layout and/or additional land/s (along with the FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Developer feels fit, the Developer may also sell/transfer its stake in the other phases to any other person/s the Purchaser have entered in this Agreement knowing fully well of the scheme of Integrated Township Project to be carried out by the Developer as per the master layout and/or additional land/s and shall not raise any objection in respect thereof.

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20.5 Neither the Purchaser herein nor any of the other purchasers of the buildings constructed or to be constructed on the master layout and/or additional land/s including the said Project Land nor the society/limited company/apex body/Federal to be formed of purchasers in such buildings including the said Project Land shall be entitled to claim any FSI and /or TDR howsoever available in the master layout and/or additional land/s. All FSI and/or TDR at any time available in the master layout shall always belong absolutely to the Developer till the development of the entire master layout and/or additional land/s is completed by the Developer.



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20.6 The unused /residual FSI (including accretions/enhancement due to change in law or otherwise) in respect of the said master layout and/or additional land/s shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal/use the FSI/TDR as it may deem fit, without any objection/interference from the purchaser/society/limited company/apex body/ies/federation. In the event of any additional FSI in respect of the Project land and master layout and/or additional land/s or any part thereof being increased as a result of the any favorable relaxation of the relevant building regulations or increase in incentive FSI, at any time, hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FSI.

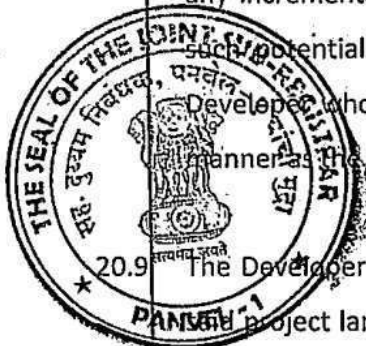
20.7 The Developer shall always have a right to get the benefit of FSI, basic balance FSI, additional FSI, Fungible FSI, floating FSI, premium FSI, Ancillary FSI, incentive FSI, TDR, TOD, DRC any additional development rights or any enhancement FSI or any of balance FSI that they may be entitled to in future for construction as per the master layout and/or additional land/s, amend layout and also to put up additional structures/buildings as may be permitted by the authorities.

20.8 It is also agreed by the purchaser herein that after the formation of the society/limited company/apex body/ies /federation of the purchasers, the Developer if permitted by the competent authority, shall be entitled to utilize further development potential (including any type of benefits of FSI, Basic balance FSI, additional FSI, Fungible FSI, floating FSI, premium FSI, Ancillary FSI, incentive FSI, TDR, TOD, DRC any additional development rights or any enhancement FSI or any of balance FSI) by putting up further construction on the said Project Land and shall thereby continue to retain full right and authority to develop the said Project Land and master layout and/or additional land/s and shall thereby continue to retain full right and authority to develop the said Project Land and to utilize the entire FSI and/or any incremental development potential that may be available from time to time. Further,

such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.

20.9 The Developer shall be entitled to consume such FSI as may be available in respect of the Project land and master layout and/or additional land/s or any part thereof at present and for all times in future, including TDR generated from outside and also including on account of change in the status of DP Plan, rules, regulations and bye/laws governing the FSI as also the FSI on account or due to any reason whatsoever, including on account of handing over to the Government or the local body any such additional or increased FSI.

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20.10 The developer shall be entitled to consume additional and / or balance FSI now available or which may hereafter become available, at any point of time under D. C. rules/UDCPR or by reasons of any special concession being granted by the MSRDC, SPA or any other authorities FSI or TDR available in lieu of any acquisition or requisition or reservation or D. P. road set back, reservations slum, heritage, EWS , LIG, Social Housing, Affordable Housing etc, and shall also be entitled to receive any benefit including monetary benefit or compensation as may be payable by the authorities or any other person in such respects.

20.11 The purchaser by himself / itself / themselves and / or as a member of the Society/limited company/apex body/ies/federation shall not raise any claim, demand, objection or hindrance to the use and consumption and disposal of the said FSI and / or TDR or any such building /s constructed by utilizing such FSI and / or TDR at any time hereafter in any manner whatsoever;

20.12 The Developer shall be constructing residential apartment and commercial premises, Amenities, utilities i.e. building/s, shops/offices, Retail, School, Townhall, Club House, Health Care etc on the remaining Sectors of entire Larger Land and/or master layout and/or Additional Land/s by utilizing further FSI that shall be capable of being loaded on the Sectors/Phases of entire Larger Land and/or master layout and/or Additional Land/s including but not limited to the FSI that shall be capable of being developed by virtue of the addition of the Additional Land/s. It is clarified that the being an ITP Project, township is capable of consuming floating/global FSI on any of its sectors/phases and by virtue thereof, the Developer shall be at liberty to load further or reduce FSI and develop the Remaining Sectors. The Developer shall be applying from time to time for all such revisions as may be required under the ITP policy in order to accommodate the existing as well as additional FSI.

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20.13 The Developer has further informed the Purchaser/s and the Purchaser/s hereby agrees and acknowledges that the right to amend any plan in respect of the entire Larger Land and/or Master Layout and /or Additional Land/s shall lie solely with the Developer and the Purchaser/s shall have no right of any nature whatsoever in the remaining development potential of the said entire Larger Land and/or Master Layout and/or Land/s. Further the Developer shall be entitled to the benefits arising out of the aforesaid grant and the Purchaser/s shall not be entitled to the same and shall not claim any right of whatsoever nature to the same.



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20.14 The Common Areas and Amenities, including the club house and amenities provided on the podium level, on the Larger Land and/or Additional Land/s are developed in sectors/phases by the Developer and the Society and the members of the Society/limited company/apex

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body/ies/ federation including the purchasers of said Project Land shall not raise any objection of any nature whatsoever in respect thereof.

21. TAXES, LEVIES AND CHARGES

21.1. The Purchaser agrees that all levies and/or of taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited, VAT, GST, Labour Cess, Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the said Flat or otherwise shall: -

21.1.1. be solely and exclusively borne and paid by the Purchaser; and

21.1.2. be exclusively of and in addition to the Agreement Value.

21.1.3. It is, however, clarified that the property tax in respect of the said Flat shall be borne and paid by the Purchaser only from the date of Occupation Certificate.

21.1.4. The Purchaser shall deduct and deposit 1% (presently and such rates on the date of deduction) per cent Tax deduction at Source (TDS) in the manner as provided under Income Tax Act along with the payment of each instalment with Government of India and the same shall be evidenced by the Purchaser(s) by providing to the Developer the duly stamped copy of Challan cum Statement "Form No.16B" or any other form as may be prescribed from time to time.

22. INTERIOR WORKS

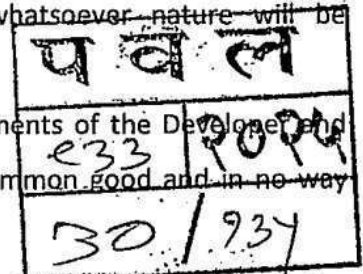
(a) The Purchaser shall after taking Possession carry out renovation/interior works in the said Flat.

(b) Before carrying out the interior works in the said Flat, the Purchaser(s) should give Developer in writing, the details of the nature of interior works to be carried out and take Developer's written permission for the same along with plan.

(c) Developer will have a right to inspect and satisfy about the nature of interior works during the execution of the said works and thereafter. If during such inspection Developer find that the nature of such works will be harmful to the said Building or to the other Flats, then Developer shall have the right to stop such interior works.
(d) The Purchaser(s) shall ensure that no portion of his/her/their floor area is subjected to a superimposed load in excess of its designed load and nothing is done in the said Flat whereby any floor below or above develops cracks or leaks.

(e) The Purchaser(s) will ensure that pursuant to the said interior works, the debris will be dumped in an area earmarked by Developer or its Contractor and the same will be cleared by the Purchaser(s), daily without fail and this should at no cost cause any nuisance or annoyance to the other owners of Flats. All cost and consequences in this regard will be to the account of Purchaser(s).

- (f) The Purchaser will ensure that the contractors and workers engaged by Purchaser during execution of the said internal work do not dump any waste material of whatsoever nature either in the toilet, wastewater line or soil line, which may block the free flow of down take wastewater, thus resulting in perennial choking and leakage.
- (g) All material brought in the said Flat for carrying out such interior works will be at the sole cost, safety, security and consequence of the Purchaser and that Developer will not be held liable or responsible for the same.
- (h) If during carrying out of such interior works any workmen sustain injury of whatsoever nature, the same will be properly taken care, attended to and treated by the Purchaser by providing at his/her/its/their own cost, including proper medical care and attention and that Developer will not be held liable or responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone.
- (i) If during carrying out of such interior works, if any of Purchaser(s)'s workmen misbehave or is found to be in a drunken state or arryout out any immoral activity then in that event such workmen will be removed from the site forthwith and will not be allowed to re-enter the site again and the responsibility of the same shall be of the Purchaser/s.
- (j) The Purchaser must extend full cooperation to Developer and contractors of Developer and ensure good governance of such works.
- (k) The Purchaser must ensure that common passages/walkways are not obstructed or damaged while carrying out such works or thereafter forever.
- (l) No external or elevation changes/modifications of whatsoever nature will be permitted to be carried out by Purchaser.
- (m) The Purchaser will abide by all regulations and requirements of the Developer and Contractors of Developer in this regard, which is for common good and in no way cause any nuisance value to the owners of other Flats.
- (n) The Purchaser shall not make any structural alterations in the said Flat (including without limitation to chisel of pillars, columns or beams or change in the floor, the ceiling of the said Flat) which would affect the safety and stability of the said Building.
- (o) The Purchaser shall not extend its windows or increase any floor space by enclosing any balconies or overhanging legers above windows, 'charjas' or make any installations or additions to the said Flat which projects or extends beyond the said Flat or make any change to the said Flat, which extension, increase in installations, additions or change alters or is likely to alter the exterior features, façade or elevation or the exterior appearance on any side or rear of the said Building in any manner whatsoever so as to alter the façade/elevation built by the Developer or detract from



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the uniformity and aesthetics of the said Building, which exists at the time at which the Developer hands over possession of the Flats to the Purchasers.

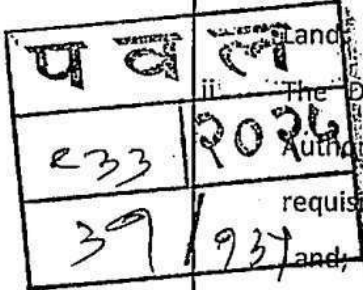
- (p) The Purchaser shall abide by all other instructions issued by the Developer relating to the maintenance of the décor/façade of the said Building and guidelines that may be issued by the concerned authorities.
- (q) In the event any violations are observed by the Developer's representatives/nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his/her/their cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser.

23. The Developer shall, in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have a first lien and charge on the Said Flat agreed to be purchased by the Purchaser.

24. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER:

24.1. The Developer hereby represents and warrants to the Purchaser as follows:-

- i. The Developer has clear and marketable title with respect to the said Project Land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said Project Land and also has actual, physical and legal possession of the said Project Land for the implementation of the said Project



- ii. The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Project Land and shall obtain requisite approvals from time to time to complete the development of the said Project

iii. The said Project Land is free from encumbrances save and except as mentioned in clause 4 above.



There are no litigations pending before any Court of law with respect to the said Project Land.

All approvals, licenses and permits issued by the competent authorities with respect to the said Project Land 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 said Project Land and said Building shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project Land.

- vi. The Developer has the right to enter into this Agreement for Sale and has not committed or omitted to perform any act or thing, whereby the right, title and

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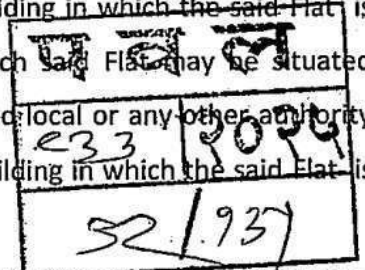
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- interest of the Purchaser created herein, may prejudicially be affected.
- vii. The Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Project Land, including the said Flat which will, in any manner, affect the rights of Purchaser under this Agreement.
 - viii. The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement.
 - ix. The Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project Land to the competent Authorities.
 - 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 Project Land) has been received or served upon the Developer in respect of the said Project Land.

25. PURCHASER'S COVENANTS

The Purchaser for himself with intention to bring all persons into whosoever hands the said Flat may come, doth hereby covenant with the Developer as follows:-

- i. To maintain the said Flat at Purchaser's own cost in good tenantable repair and proper condition from the date of possession of the said Flat is taken and shall not do or suffer to be done anything in or to the said Building in which the said Flat is situated, or to the staircase or any passages in which said Flat may be situated against the rules, regulations or bye-laws or concerned local or any other authority or charge / alter or make addition in or to the said Building in which the said Flat is situated and the said Flat itself or any part thereof.
- ii. The residential Complex is known as "GOLDEN WILLOWS" in Hiranandani Fortune City and the name of Golden Willows and Hiranandani Fortune City shall not be changed at any time by the Purchaser or the society or association of person / federation.
- iii. The Purchaser shall only upon and after receipt of obtaining the Occupation Completion Certificate, use the said Flat or any part thereof or permit the same to be used for purpose of residence and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle.
- iv. Not to store in the said Flat any goods which are of hazardous, combustible or of dangerous nature so as to damage the construction or structure of the said Building, in which the said Flat is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy

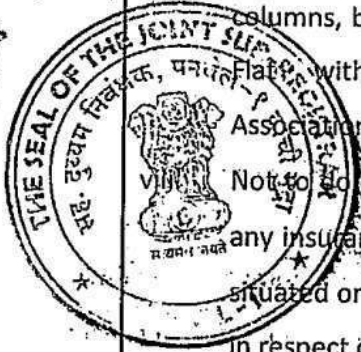


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packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building in which the said Flat is situated, including entrances of the said Building in which the said Flat is situated and in case any damage is caused to the said Building in which the said Flat is situated on account of negligence or default of the Purchaser in this behalf, and shall not do or suffer to be done anything in or to the shall be liable for the consequences of the Breach.

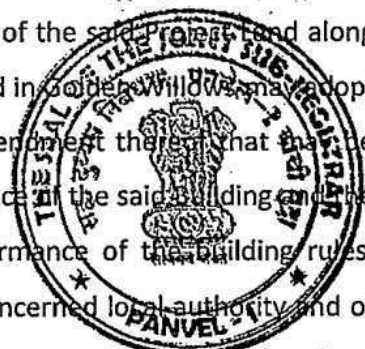
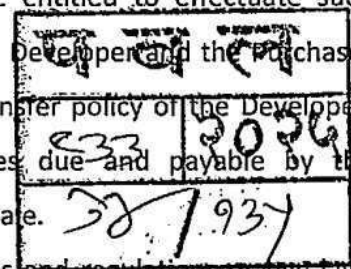
- v. To carry out at his/her/its/them own cost all internal repairs to the said Flat and maintain the said Flat in the said Building in which the said Flat is situated which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- vi. Not to make any changes whatsoever which would cause any change to the external façade of the said Building, including but not limited to not making any change or to alter the windows and/or grills provided by the Developer.
- vii. Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any structural addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building in which the said Flat is situated and shall keep the portion, sewers, drains pipes in the said Flat 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 said Flat is situated and shall not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Flat, without the prior written permission of the Developer and/or Society/ Association of Person /Federation.
- Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Project Land and the said Building in which the said Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- ix. Not to throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Project Land and the said Building in which the said Flat is situated.
- x. Ensure and cause the Society/ Association of Person /Federation that the said Building is painted periodically and kept in good and proper condition.
- xi. Not to put any wire, pipe, grill, plant, outside the said Flat and not to dry any clothes and not to put any articles outside the said Flat or the windows of the said Flat.

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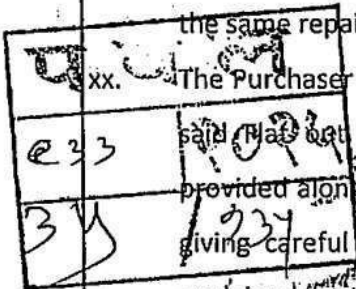
- xii. Not to put any claim in respect of the restricted amenities including unsold Flats, unallocated car parks, open car parking space, open space, stilt parkings, Podium car parkings, hoarding, gardens attached to other Flats or terraces and the same are retained by the Developer as restricted amenities.
- xiii. To pay to the Developer within 15 days of demand by the Developer, its share of security deposit demanded by concerned local authority or government or giving water, electricity, or any other service connection to the said Building in which the said Flat is situated.
- xiv. To bear and pay increase in local taxes, construction tax, development charges, property tax charges, water charges, insurance and such other taxes, deposits, sums, penalties, duties, advances, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, an account of change of user of the said Flat by the Purchaser viz user for any purposes other than for the purpose of which it is sold.
- xv. The Purchaser shall not let, sub-let, transfer, assign, sell, lease, give on leave and license or part with the interest or benefit factor of this Agreement or part with the possession of the said Flat or any part thereof or dispose of or alienate otherwise howsoever, the said Flat or any part thereof and/or its rights, entitlements and obligations under this Agreement, until all the amounts, payments dues, taxes, deposits, cesses, Agreement Value and all other Charges payable by the Allottee to the Developer under this Agreement, are fully and finally paid together with the applicable interest thereon (if any). After complying with the above terms if the Purchaser is desirous of transferring the said Flat or any part thereof and/or its rights under this Agreement, then the Purchaser shall be entitled to effectuate such transfer only with the prior written permission of the Developer and the Purchaser shall comply to then prevailing name change and transfer policy of the Developer, submitting documentary proof, payment of monies due and payable by the Purchaser under the Allotment Letter/Agreement for Sale.
- xvi. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the Society/ Association of Person /Federation of the said Premises and along with the purchasers of other buildings to be developed in the said Building 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 Building and the said Flat 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 stipulation and conditions laid down by the Society/ Association of Person/ Federation regarding the occupancy and use of the said Flat in the said Building and



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shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

- xvii. The Purchaser agrees and acknowledges that the show flat constructed by the Developer and all furniture's, items, electronic goods, amenities etc. provided thereon are only the purpose of show casing the Flat and the Developer is not liable/required to provide any furniture, flooring, CP Sanitary fittings, items, electronic goods amenities etc. as displayed in the show flat, other than as expressly agreed by the Developer under this Agreement.
- xviii. The Purchaser hereby confirms and acknowledges that the specification mentioned in the advertisement/communication or the show Flat/ mock Flat and its colour, texture, the fittings, fixtures or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specification and/or services or cannot be construed as same. The Purchaser has not relied on the same for his/ her/ their/ its decision to acquire said Flat in the Said building.
- xix. In case the Developer is providing white goods in the said Flat the same shall be maintained by the Purchaser/s at his/her their own cost and expenses. The Developer shall not be liable for any breakdowns or defects therein in any manner. The Developer will hand over the warranty cards (if provided by the manufacturer) for the electronic items provided in the said Flat. In case of any problem, the Purchaser shall directly pursue with the concerned manufacturer/agency for getting the same repaired/replaced.



- xx. The Purchaser undertakes that the Purchaser has taken the decision to purchase the said Flat out of his/her/their own free will based solely upon the information provided along with the documents enclosed and uploaded on RERA website, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser by the Developer including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc contained in this Agreement.

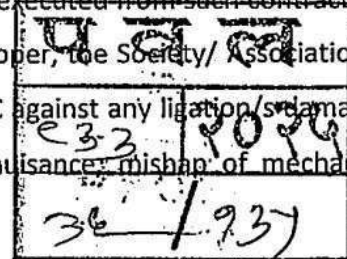


- xxi. Upon a Deed of Conveyance in favour of the Society/ Association of Person/ Federation is executed as mentioned hereinabove in respect of the said Project Land, the Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the said Flat, said Building or any part thereof to view and examine the state and condition thereof.
- xxii. The Purchaser/s agrees and confirm that the Purchaser shall all time permit and allow to utilize the amenity more specifically mentioned in Clauses 15.3 and 15.4 above to all the Flat Purchaser/s of all the buildings to be constructed in Golden Willows without any demur and default. Further the Purchaser/s agrees and confirms that the Purchaser/s shall not in any circumstances create/cause any hurdle

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or hindrance to the developer to cause the title of the amenity to be transferred/convey in favor of the Association of Person / Federation along with common areas amenities and facilities mentioned in "Sixth Schedule".

- xxiii. The Purchaser shall never enclose the utilities, dry balcony, deck, projected terraces and service slabs, open balconies and common refuge areas, under the rules and regulations of Fire Authority and National Building Code, failing which action deemed fit under the provisions of Fire Act, 2006 will be initiated against you at your own risk and cost.
- xxiv. The Developer has informed the Purchaser and the Purchaser is aware that it intends to assign the contract to install mechanized parking/car lifts in the said building to a Contractor/Vendor who would be liable for acts and omissions/commissions in this behalf. The Purchaser hereby agrees and confirms that in the event of any nuisance, damages, cost, etc. litigation/s, if any, the same will be filed against the contractor/vendor as mentioned herein above during the subsistence of the contract. Further the Purchaser agree and undertake to not hold the Developer or MSRDC liable thereof. The aforesaid contractor/vendor shall be liable for the full term of the contract as may have been assigned to him/them. The Purchaser hereby agree and undertake that the Society of all the Purchaser/s in the said Building shall, on expiry/termination of the said contract with the aforesaid Contractor/Vendor, appoint a Contractor/Vendor of their choice for management and maintenance of the mechanical parking system/car lift and shall get executed from such contractor/s undertaking cum indemnity indemnifying the Developer, the Society/ Association of Person /federation of the Purchaser and the MSRDC against any ligation/s/damages, cost consequences etc. arising out of failure, nuisance, mishap of mechanical parking system/car lift, etc; to the said Building.



26. The Purchaser confirms that this agreement is the binding arrangement between the parties and overrides any other written and oral understanding, including but not limited to the application, form, allotment, letter, brochure, or electronic communication by any



27. The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Society/ Association of Person /Federation or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

28. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise, or assignment in law of the said Flat or of the said Project Land and the said Building or any part thereof. The Purchaser shall have no claim in regard to all open spaces, parking

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spaces, lobbies, staircase, terraces, gardens attached to other Flats, recreation spaces (Area, Size, Place, location are subject to minor charges as per final onsite constraints, conditions and placements of future developments), etc., save and except in respect of the said Flat hereby agreed to be sold to him/her/itself as set out herein.

29. The Purchaser hereby declares that he/she/it has read and understood the Agreement and all the documents related to the said Project Land and the said Flat of Purchaser and has expressly understood the contents, terms, and conditions of the aforesaid documents and all the disclosures made by the Developer as aforesaid and after being fully satisfied, the Purchaser has entered into this Agreement.

30 NOTICES

A. All notices, Demand Notice, intimation for cancellation of the said Flat, letter of termination or any other communication of whatsoever nature including but not limited to the Purchaser's default Notice shall be deemed to have been duly served by Registered Post A.D. / under Certificate of Posting/Standard Mail or Courier or at such other address as it may from time to time if notified in writing to the other Party.

To the Purchaser:

Name: - Mr. Manjeet Guha Roy

Address: 602, Affinity Homes, Plot No-48, Near Bonzer Residency, Sector-34 A, Owe Kharghar, Navi Mumbai - 410210

Notified Email ID: - jeet2301@gmail.com

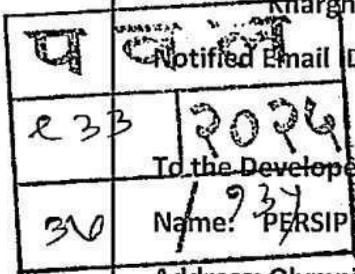
To the Developer: -

Name: PERSIPINA DEVELOPERS PRIVATE LIMITED

Address: Olympia, First Floor, Hiranandani Gardens, Powai, Mumbai - 400 076.

Notified Email ID: headcrm@hrealty.com

In case of more than one Purchaser/s default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned purchaser/son to the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.



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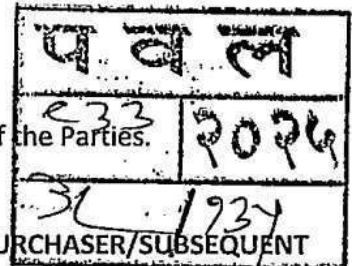
The Parties agree that unless a party informs the other party in writing about a change in address/email ID, the address/ email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communications.

31. BINDING EFFECT

Forwarding this Agreement to the Purchaser by the Developer does not create a binding obligation on the part of the Developer or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the Agreement Value, other charges/payments/amounts/dues as stipulated in the Payment Schedule and under this agreement within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. If the Purchaser(s) fails to execute and deliver to the Developer this Agreement within 30 (thirty) 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 Developer, then the Developer 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, the Developer shall be entitled to cancel this Quotation/Booking Form/Application Form/Allotment Letter and further Developer shall be entitled to forfeit an amount of 10% of the Agreement Value. In addition, the Purchaser shall also be liable to pay brokerage paid (if any) and interest. Balance (if any) will be refunded by the Developer without interest after the expiry of 30 days from the then date of cancellation / termination of Quotation/Booking Form/Application Form/Allotment Letter.

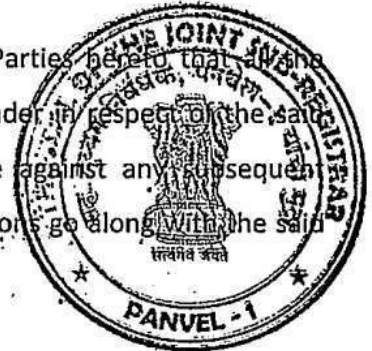
32. RIGHT TO AMEND

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



33. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT PURCHASERS

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 said Project Land shall equally be applicable to and enforceable against any subsequent Purchasers of the Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.



34. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in said Project Land, the same shall be in proportion to

the carpet area of the said Flat to the total carpet area of all the Flats in the said Project Land.

35. JOINT PURCHASERS

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

36. SEVERABILITY

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 conform 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.

37. WAIVER

Any delay tolerated or indulgence shown by the Developer in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of refund amount to the Purchaser by the Developer shall not be construed as waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Developer.

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38. UNSOLD FLAT/S

i. The Developer shall, even after formation of the said society/ association of person /Federation be entitled to deal and dispose off such unsold and unallotted Flats/Units/parking/retail area/s, spaces as per its choice and on such terms and conditions and considerations as the Developer may deem fit and proper.

The Developer shall be entitled to retain, sell, transfer, mortgage, let/lease out, grant on leave and licence basis including as paying guest and or otherwise however for short and/or long stay to any person/s and/or otherwise create third party rights in respect thereof and receive and appropriate the sales proceeds, licence fee, rentals, gross realizations in respect thereof without requiring the NOC/consent of the Society/ Association of Person /Federation that may be formed of all the Flat purchasers nor shall be liable to pay to the society/ Association of Person / federation any amounts/charges by whatever name called including non-occupancy charges as the Flats are unsold inventory of the Developer.

Provided further that upon such Flats being sold, the Society/ Association of Person /Federation shall unconditionally admit the Flat purchaser/s as members of the same

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without charging any premium, transfer charges, contributions, donations, or any other extra payment or charges by whatever name called to the Society/ Association of Person /Federation.

- iii. All unsold and/or unallotted Flat/s, units, retail area/s, spaces in the said Building including without limitation to parking spaces in the basement/stilt/podiums/mechanized/single covered shall always belong to and remain the property of the Developer.
- iv. The Developer shall be entitled but not obliged to join as a member of the Society/ association of person /federation in respect of the unsold units/Flat in the said Project Land and the Developer shall not be liable to pay/contribute any amount on account of non – occupancy charges or any other charges/ fund provided for under the bye-laws, rules and regulations or resolutions of the society/ association of person /federation.

39. ENTIRE AGREEMENT

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, booking form, allotment letter, application form, correspondences, arrangements negotiations, quotation, cost sheet, commitments, writings, discussions, representations, and warranties made by the Developer in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Developer and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

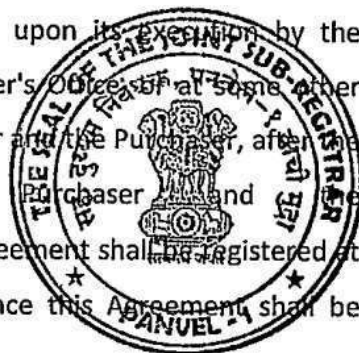
40. FURTHER ASSURANCES

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.

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41. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's Office or at some other place, which may be mutually agreed between the Developer and the Purchaser, after the Agreement is duly executed by the Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Assurances, Panvel. Hence this Agreement shall be deemed to have been executed at Panvel.



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42. The Purchaser and/or Developer shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Developer will attend such office and admit execution thereof.

43. **STAMP DUTY AND REGISTRATION:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

44. **DISPUTE RESOLUTION:** - Any dispute between the parties herein shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MAHARERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

45. **GOVERNING LAW**

That 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 Panvel courts will have the jurisdiction for this Agreement.

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

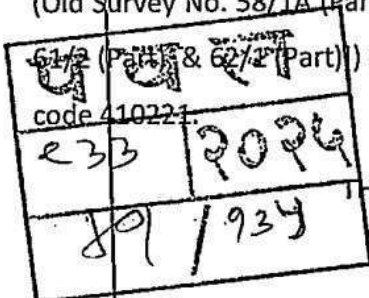
THE FIRST SCHEDULE ABOVE REFERRED TO

Said Project Land

(Description of the said Project Land admeasuring 667.00 sq. mtrs earmarked for the development of Area)

All that piece and parcels of portion/part of land bearing plot No. RZ-02 (pt), Gut No. 24/1/2(pt) (Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part),

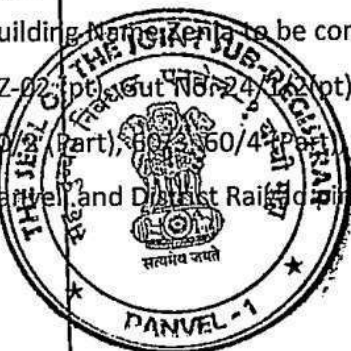
61/2 (Part) & 62/1 (Part)) situated in Village Bhokarpada, Taluka Panvel, and District Raigad pin code 410221.



THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of said Building)

Building Name _____ to be constructed on portion/part of the said Project Land bearing Plot No. RZ-02 (pt), Gut No. 24/1/2 (pt) (Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 61/2 (Part), & 62/1 (Part)) situated in Village Bhokarpada, Taluka Panvel, and District Raigad pin code 410221.



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THE THIRD SCHEDULE ABOVE REFERRED TO

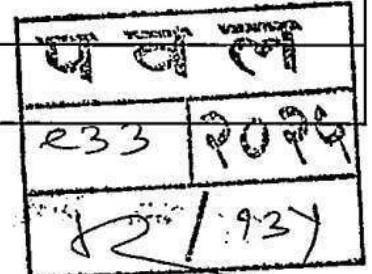
(Description of the said Flat and car parking space/s)

Flat bearing No. 3104 of carpet area admeasuring 109.59 sq. mtrs i.e. equivalent to 1179.63 sq. ft on 31st floor in the building (hereinafter referred to as "the Flat") as shown in the Floor plan hereto annexed and marked Annexure "F" for the total Agreement Value of Rs. Rs.2,16,88,911/- (Rupees Two Crore Sixteen Lakh Eighty Eight Thousand Nine Hundred and Eleven only) along with 1 number of mechanical car parking and 1 number of single covered car parking space(s) which are more particularly described in the Sixth Schedule annexed herewith. There is a balcony carpet area adm 9.28 sq. mtrs i.e equivalent to 99.89 sq.ft and utility carpet area adm 0.00 sq. mtrs i.e equivalent to 0.00 sq.ft (other Areas). The exact location and identification of such car parking space/s in the basement/podium/stilt /mechanized/single covered will be finalized by the Developer only upon completion of the said Project Land i.e. the said Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COLLECTION ACCOUNT NUMBER)

ACCOUNT NAME	PERSIPINA DEVELOPERS PVT LTD ZENIA COLLECTION A/C
BANK NAME	AXIS BANK LTD
ACCOUNT NO.	924020018170264
BRANCH ADDRESS	Ground Floor, CETTM MTNL, TECHNOLOGY STREET, Hiranandani Gardens, Powai, Mumbai 400076.
IFSC CODE	UTIB0000246
MICR NO.	400211027



THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS AND AMENITIES TO BE PROVIDED IN THE SAID FLAT)

Structure	RCC frame structure with brick/block masonry will be provided
Roof	All roofs will be waterproof
All Doors	Flush door shutters will be provided.
Windows	Powder coated aluminum windows
Flooring	Vitrified Tiles in Living, Dining, Kitchen and in all bed rooms. The toilets will be provided with Vitrified Tiles Antiskid Tiles will be provided in the Balcony & Utility Areas



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Kitchen	Quartz stone Kitchen platform will be provided with Hob and storage Unit below platform. Stainless Steel sink will be provided. Geyser & water purifier will be provided
Bathrooms	There would be Vitrified tiles on the walls, Branded WCs, washbasins and CP fittings will be provided. Provision for hot and cold water in the shower area. All toilets will have concealed plumbing.
Electrical	Concealed copper wiring with modular switches ELCB and MCB. Power supply would be 3 phase.
Painting	All internal walls will have a GVP plaster finish with acrylic distemper.
Meters	Electricity meters (as applicable) will be provided to each residential unit and the cost of each will be recovered separately.
Flooring	Flooring for all common areas will be of Vitrified Tiles or equivalent. The main entrance lobby would be in marble / Granite.
Elevator	Elevators (KONE/Schindler/OTIS/Thyssen Krupp/Johnson/City Lifts/TOSHIBA) shall be provided as per traffic Analysis calculation by one of the consultants.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(LIST OF COMMON AREAS AND FACILITIES IN THE SAID BUILDING) SPECIFICATIONS OF AMENITIES/ FACILITIES THAT ARE COMMON TO THE BUILDING/BLOCK: -

- 1) Elevators (KONE/Schindler/OTIS/Thyssen Krupp/Johnson/City Lifts/TOSHIBA) shall be provided as per Traffic Analysis calculation done by the Consultant.
- 2) Staircase flooring to be of KOTA finish or equivalent and corridor area flooring will be

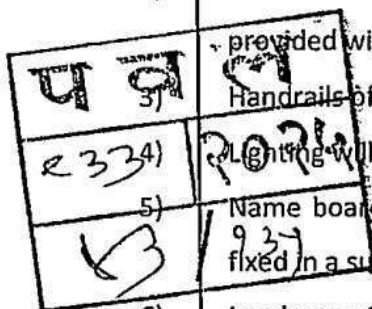
provided with vitrified tiles as per the Architect's design.

Handrails of the staircase and corridor will be as per the Architect's design.

Lighting will be provided in the common open area and in the car park area.

- 5) Name boards bearing the name of the BUILDING/BLOCK, and the Developer will be fixed in a suitable place.

- 6) Landscape Garden



By the within named DEVELOPER

PERSPINA DEVELOPERS PRIVATE LIMITED

Through its Authorized Officer by Virtue of

Board Resolution passed by the Company

Mr./Mrs. Sanjay Parekh

Signature



SIGNED AND DELIVERED)

By the within named PURCHASER)

Shri/Mr. Manjeet Guha Roy)

Signature Manjeet Guha Roy)

In the presence of:)

1. Smallick)

2. Arora)



SIGNED AND DELIVERED)

By the within named PURCHASER)

Shri/Mrs. Soma Guha Roy)

Signature Soma Guha Roy)

In the presence of:)

1. Smallick)

2. Arora)



RECEIPT

RECEIVED on the day and year first hereinabove written of and from the within named Purchaser the sum of Rs.21,47,202/- (Rupees Twenty One Lakh Forty Seven Thousand Two Hundred and Two Only)

Rs. 21,47,202/-

WE SAY RECEIVED FOR PERSIPINA DEVELOPERS PRIVATE LIMITED AUTHORISED SIGNATORY

WITNESSES: -

1.

2.

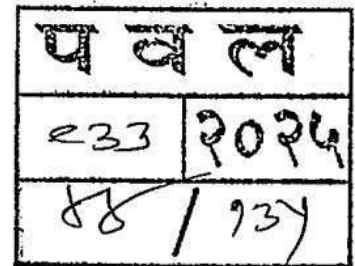
LIST OF ANNEXURES

Annexure "A"

Real Estate Regulatory Authority (RERA) Registration Certificate for registered project is Annexed hereto and marked as "Annexure A."

Annexure "B"

Certificate of Title in respect of the said Project Land. Annexed hereto and marked as Annexure "B"



Annexure "C"

Key Approvals as sanctioned and approved by MSRDC/Local Authority are set out in Annexure "C".

Annexure "D"

(TOTAL AGREEMENT VALUE AND PAYMENT SCHEDULE)

1. Total Agreement Value Rs.2,16,88,911/- (Rupees Two Crore Sixteen Lakh Eighty Eight Thousand Nine Hundred and Eleven only) in the following manner (hereinafter referred to as said "Agreement Value").

Payment Schedule		Payment Milestone
1	Earnest Amount 23-01-2025	10%
2	Due on or before 12-02-2025	15%
3	On Completion of 1st Podium Slab	10%
4	On Completion of 4th Floor Slab	5%
5	On Completion of 9th Floor Slab	5%
6	On Completion of 14th Floor Slab	10%
7	On Completion of 19th Floor Slab	5%
8	On Completion of 24th Floor Slab	5%
9	On Completion of 29th Floor Slab	5%
10	On Completion of 34th Floor Slab	5%
11	On Completion of Terrace Floor Slab	5%
12	On Completion of OHT & LMR	5%
13	On Completion of Blockwork and Apartment flooring	10%
14	On Receipt of Occupation Certificate	5%
Total Percentage		100%

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Time Being the Essence of this Agreement. The balance Agreement Value above excludes the other charges mentioned in Annexure E. The Purchaser shall pay the respective payments as stipulated above along with the applicable tax, other charges within 7 days of the Developer sending Demand Notice of the completion of each milestone.



The purchaser/s has paid on or before execution of this Agreement, a sum of Rs.21,47,202/- (Rupees Twenty One Lakh Forty Seven Thousand Two Hundred and Two Only) as Token Amount/Earnest Money/Advance Payment/Application Fee and hereby agrees to pay to the Developer the balance agreement value of Rs.1,95,41,709/- (Rupees One Crore Ninety Five Lakh Forty One Thousand Seven Hundred and Nine Only) in manner mentioned above.

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Annexure "E"

(AMOUNTS/OTHER CHARGES TO BE PAID BY THE PURCHASER)

1. Rs.15,000/- towards expenses for formation of the Society/ Association of Person /Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance deed including the share money(Structure/ Association of Person /Federation Conveyance);
2. Rs.23,031/- estimated interest free adhoc advance Township maintenance charges for the period of 36 months.
3. Rs.65,255/- towards estimated adhoc advance maintenance for proportionate share of taxes and other outgoings towards Building common area maintenance (BCAM), for the period of 12 months.
4. Rs.1,30,511/- towards estimated adhoc advance maintenance for proportionate share of taxes and other outgoings towards Association of Person /Federation common area maintenance (FCAM). for the period of 24 months.
5. Rs.15,354/- estimated amount towards the adhoc advance share of Property Tax for the period of 12 months.

Annexure "F"

Floor Plan of the Flat agreed by the Purchaser Annexure "F"

Annexure "G"

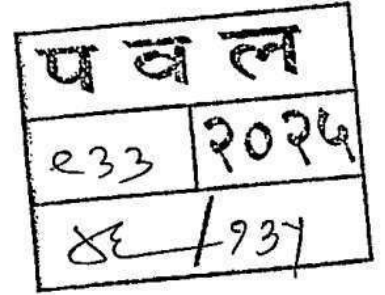
Property Card (7/12 Extract) in respect of the land owned by the Developer i.e. Persipina Developers Pvt. Ltd.; (Annexure "G")

Annexure "H"

Resolution passed by the Board of Directors on 02ⁿ July 2024 in favour of Mr. Sanjay Shashikant Parekh, Mr. Sumit Shyam Agarwal and Ms. Gunisha Sanyal (Annexure "H")

Annexure "I"

Power of Attorney dated 10th July, 2024 executed by Developer in favour of 1) Mr. Saicharan Sadanand Shetty 2) Mr. Anand Thapliyal and 3) Mr. Atish Sahadev Sapkal.



DATED THIS 4th DAY OF Feb 20 25

PERSIPINA DEVELOPERS PRIVATE LIMITED
DEVELOPER AND

PURCHASER 1: Mr. Manjeet Guha Roy

PURCHASER 2: Mrs. Soma Guha Roy

AGREEMENT FOR SALE of Flat No.3104 on
31st Floor in building "Zenja"

Manjeet Guha Roy

Soma Guha Roy

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P52000055661

Project: Zenia , Plot Bearing / CTS / Survey / Final Plot No.:RZ-02, Gut no. 24/1/2,(Old Survey No. 58/1A (Part), 58/1B(Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 61/2 (Part), & 62/1 (part))at Bhokarpada, Panvel, Raigarh, 410221;

- Persipina Developers Private Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400076.
 - 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;

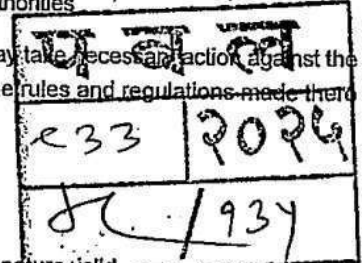
OR

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 05/04/2024 and ending with 31/12/2031 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.



Dated: 05/04/2024

Place: Mumbai

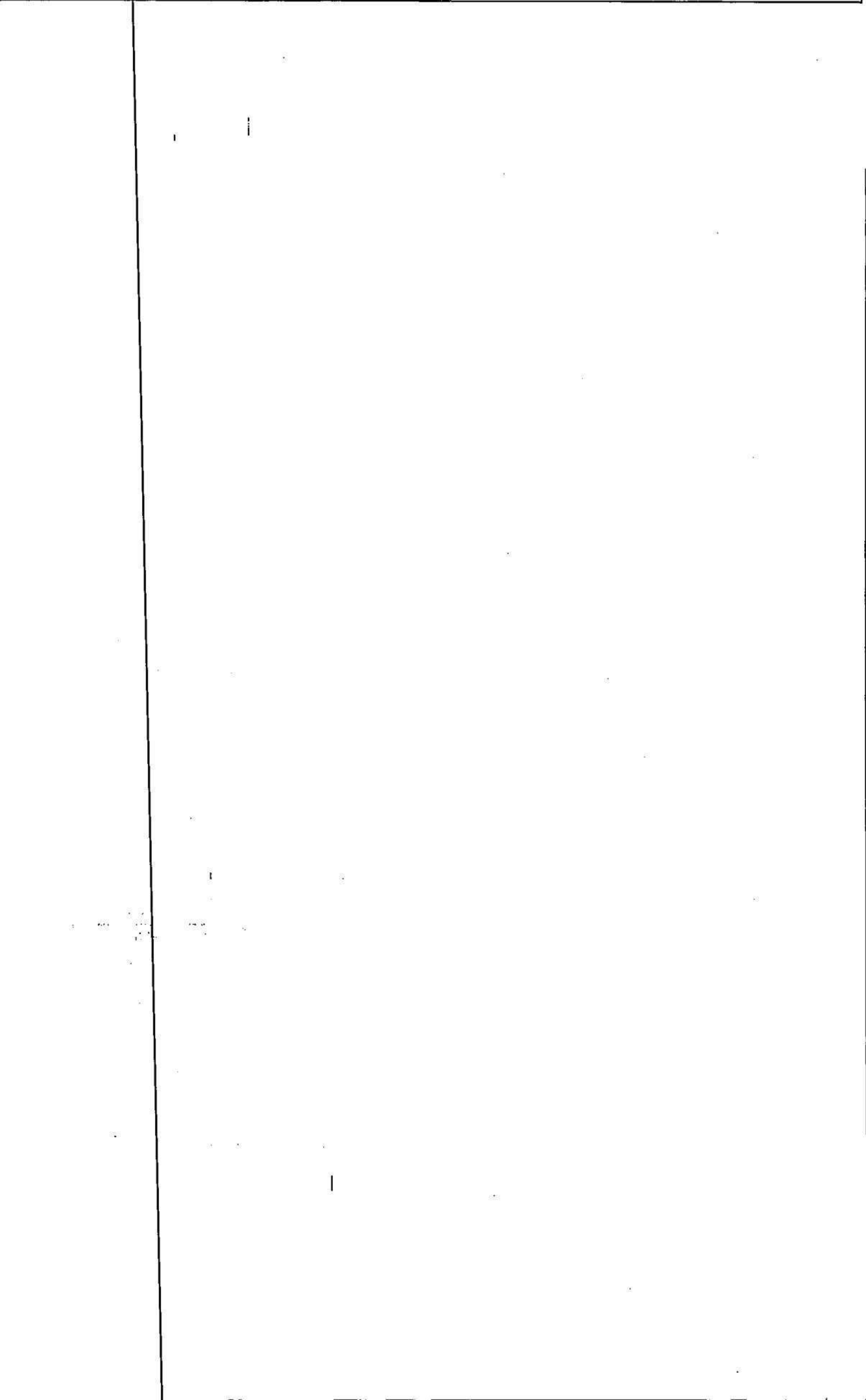


Signature valid

Digitally Signed by
Dr. Vasant Ramchand Prashu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 05/04/2024 18:19:08



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



Annexure - B

Office:

4th Floor, Northpoint,
Hiranandani Estate, Near Commissioner's Bungalow,
Chod. Bunder Road, Patlipada,
Thane (W) - 400 607.
Q 9820141204

S.M. KARNIK

B.A., LL.B

ADVOCATE

(Enrollment No. MAH/569/1985)

To,
Maha RERA,
House in Bhavan, Plot No. C-21,
E-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance report with respect of land bearing Plot No. RZ-02, New Gat No. 24/1/2 (Old Survey/Hissa Nos. 58/1A, 58/1B, 59, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 (New Nos. 62/1 and 62/2) collectively) situated at Revenue Village - Bhokarpada, Taluka Panvel, District - Raigad, lying being and situate at Registration and Sub-Registration District - Panvel (hereinafter referred to as the said "Property")

I have investigated the title of the said property on request of Parsipina Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its office at: 314 Dalamal Towers, Nariman Point, Mumbai 400 021 (hereinafter referred to as the said "Developer") and following documents i.e. :-

- 1) Description of the Land: As per Mutation No. 619 dated 31st October 2023, Land bearing New Gat No. 24/1/2, area admeasuring 47145.67 Sq. Mtrs. (post clubbing of all Survey Nos. mentioned herein i.e. 58/1A, 58/1B, 59/0, 60/1, 60/2, 60/3, 60/4, 61/2+3A (New No. 61/2), 61/3A (Old No. 61/2+3B1), 62/0 (New No. 62/1 and 62/2 collectively), situate at Revenue Village Bhokarpada, Taluka Panvel, District Raigad and in the Registration, District and Sub-District of Panvel.

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2) The Documents in respect of the said Property:

I. Survey/Hissa No. 58/1A :

- a) Agreement for Sale dated 23.10.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake confirmed by 1) M/s Maxpro Associate and 2) M/s. Juniper Farms Pvt. Ltd.
- b) Sale Deed dated 10.03.2008 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake and confirmed by 1) M/s Maxpro Associate through partner Rajesh Ramchandra Dake and 2) M/s. Juniper Farms Pvt. Ltd. through Shri. Sanjay Harkishor Parakh.
- c) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

II. Survey/Hissa No. 58/1B :

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- a) Agreement For Sale dated 24.10.2007 executed by 1) Shri. Devidas Govind Sawant and others through Constituted Attorney Shri. Pravin Laxman Patil in favour of in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake, confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and confirmed by 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parakh.



b) Sale Deed dated 10.03.2008 executed by Shri. Devidas Govind Sawant and others

- through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake, confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh.
- c) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya,
- d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

III. Survey/Hissa No. 59/0 :

- a) Sale Deed dated 18.10.2006 executed by Laxman Krishna Jangam and another through Constituted Attorney Shri. Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for an area adm. 1H-09R-5P out of total area 2H-19R-0P.
- b) Sale Deed dated 03.03.2007 executed by Laxman Krishana Jangam and Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for an area adm. 1H-09R-5P out of total area 2H-19R-0P.
- c) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar

IV. Survey/Hissa Nos. 60/1 and 60/2 :

- a) Power of Attorney dated 26.03.2019 executed by Kalpana Yashavant Salpal alias

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Chanda Dattatrey Chalake and another in favour of Bharat Dattatrey Chalake and others 2.

- b) Agreement For Sale dated 02.05.2019 executed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh.
- c) Supplementary Agreement dated 21.01.2020 executed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh, confirmed by Ruturaj Bharat Chalake and others.
- d) Confirmation Deed dated 03.02.2020 executed by Indumati Sitaram More deceased through Legal heirs Bebi Vaman Shinde and Sangita Krushna Shinde in favour of Bharat Dattatrey Chalake and 2 others.
- e) Sale Deed dated 01.09.2020 executed by Bharat Dattatrey Chalake in respect of S/H. No. 60/1 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh and confirmed by Jayavant Dattatrey Chalake and others.
- f) Sale Deed dated 01.09.2020 executed by Jayavant Dattatrey Chalake in respect of S/H. No. 60/2 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh, confirmed by Bharat Dattatrey Chalake and others.
- g) Deed of Confirmation dated 09.02.2021 executed by Smt. Parvati alias Sindhubai Baliram Chavhan and others in respect of S/H. No. 60/2 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh.
- h) Deed of Confirmation dated 09.02.2021 executed by Smt. Parvati alias Sindhubai Baliram Chavhan and others in respect of S/H. No. 60/1 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh.

V. Survey/Hissa Nos. 60/3 and 60/4.

- a) Sale Deed dated 17.02.2007 executed by Vishnu Laxman Shinde through constituted Attorney Sachin Ramchandra Thakur in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Shri. Rajesh Ramchandra Dalke.
- Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi

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Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

VI. Survey/Hissa No. 61/2+3A (new no. 61/2) :

- a) Sale Deed dated 18.10.2006 executed by Amruta Vitlu Sawant through constituted attorney Hemant Ramchandra Dake in respect of S/H. No. 61/2+3A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorized Signatory Santosh Ukhalkar.

VII. Survey/Hissa No. 61/3A (old no. 61/2+3B/1) :

- a) Sale Deed dated 18.02.2008 executed by Dattatrey Krishna Chalke through constituted attorney Hemant Ramchandra Dake in respect of S/H. No. 61/2+3B/1 (new no. 61/3A) in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake, confirmed by Maxpro Associates Pvt. Ltd. through it's Partner Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

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- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

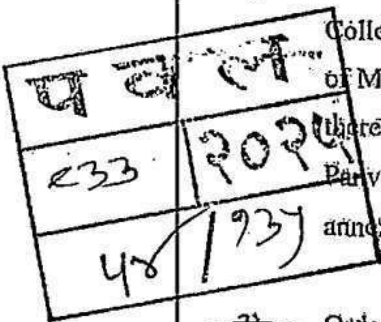
VIII. Survey/Hissa Nos. 62/0 (New Nos. 62/1 and 62/2) :

- a) Sale Deed dated 17.05.2007 executed by Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associate through Partner Rajesh Ramchandra Dake in favour of M/s. Sunby Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunby Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorized Signatory Santosh Ukhalkar.

Permissions/Sanctions/Orders:

- 1) Permission granted by the Collector Raigad, Alibaug vide Tenancy/KT-3/2006 Collector Office, Raigad dated 03.05.2006 to M/s. Caviara Construction Pvt. Ltd. of Mumbai to purchase agricultural land subject to terms and conditions mention therein, description of the land of Villages Bhokarpada and Barval of Taluka Parvel and Village Ris of Taluka Khalapur, which is given in the Annexure annexed therewith, including the land of the said property.

- 2) Order passed by the Development Commissioner (Industries), office of the Directorate of Industries Mumbai bearing No. DI/ Land / Permission/330/2006/A-31947 dated 17.10.2006 under Sec. 63(I) A - (ii) of Mumbai Tenancy &



[Handwritten signature]

Agricultural Land Act 1948, amended as per Maharashtra Tenancy & Agricultural Land Laws Act, 1994 and 2005 permit M/s. Sunny Vista Realtors Pvt. Ltd., 514, Dalamal Towers, Nariman Point, Mumbai - 400 021, to purchase land admeasuring 104.11 hectares for Multi Services (IT & ITES) SEZ of Village-Bhokarpada, Taluka - Panvel, as per details of land shown in the Annexure annexed thereto including the land of Village -Bhokarpada with the subject matter land, subject to compliance of the terms and conditions mention in the permission.

- 3) Order passed by the Hon'ble High Court Bombay on 14th March 2008 in the matter of the Companies Act, 1956 and in the matter of Petition under Sec. 391 to 394 of the Companies Act, 1956, and in the matter of Amalgamation of Caviana Constructions Pvt. Ltd. and Fiona Constructions Pvt. Ltd. with Sunny Vista Pvt. Ltd., together annexing therewith "Scheme of Amalgamation" of Caviana Constructions Pvt. Ltd. and Fiona Constructions Pvt. Ltd. (collectively the "Transferor Companies" WITH Sunny Vista Realtors Pvt. Ltd. (the Transferee Company). Description of the land belong and owned by Caviana Constructions Pvt. Ltd. and Fiona Constructions Pvt. Ltd. given in Schedule annexed to the said "Scheme of Amalgamation including the subject matter land;
- 4) Non-agricultural permission issued by the Collector, Raigad bearing No. M.S/L/INA1(B)/SR/145/2011 office of the Collector Raigad Alibaug dated 15.09.2012 to Sunny Vista Realtors Pvt. Ltd., Caviana Constructions Pvt. Ltd., Fiona Constructions Pvt. Ltd. in respect of the Survey Hissa Nos. 58/1A, 58/1B, 59/0, 61/2+3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, for which permission is being sought for construction of building/structures on non-processing area, subject to compliance of terms and conditions more particularly set out therein.
- 5) Sale Certificate dated 30.10.2014 for immovable property, including the land

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bearing Survey/Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A, 61/2+3B/1, 60/3, 60/4 and 62 out of the said property issued by Punjab National Bank, having office at— Maker Tower 'E', Ground floor, Cuff Parade, Mumbai – 400005, being secured creditor, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the Punjab National Bank, LCB Mumbai, the leader of consortium consisting of LIC Housing Finance Ltd. Andhra Bank JM Financial Asset Reconstruction Company Pvt. Ltd. (which has been taken over the loan from UCO Bank) (Consortium shall be hereinafter referred to as "PNB Consortium" in favour of M/s Parsipina Developers Private Limited having its Regd. Office at 514 Dalamal Towers, FPJ Marg, Nariman Point, Mumbai (Purchaser) together with all the rights, title and interest in respect of the Immovable Property on "as is where is basis" alongwith the balance recoverable from the customers, shown in the schedule there under written, secured in favour of the Punjab National Bank, being the leader of the PNB Consortium, having granted limits to M/s Sunny Vista Realtors Pvt. Ltd. (the name of the borrower) towards the Term Loan of Rs. 650.00 crores offered availed from PNB Consortium, the undersigned (officer of the PNB) acknowledges the receipt of the sale price of Rs. 551 crore i.e. Rupees Five Hundred fifty one crore only (including the amount of Rs. 5.51 crore i.e. Rupees Five Crore Fifty-One Lakh only deducted as TDS by the Purchaser) in full and hands over the delivery and possession of the Scheduled property. The property which was put-up for 'E' auction and being sold in one lot on 'As is where is basis' and 'As is what is basis' together with encumbrances and litigations as more particularly mentioned therein.

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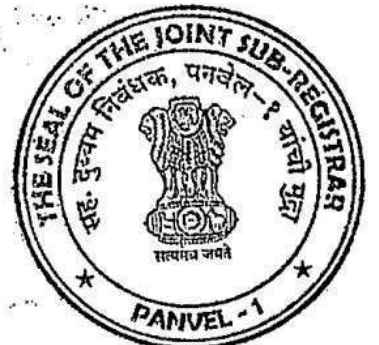
Govt. Letter issued by U.D. Dept. bearing its decision No.TPS-1815/UOR/78/15 dated 17.02.2016 to publish in Govt. Gazette Notification to the subject

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matter of to appoint Maharashtra State Road Development Corporation Limited 'MSRDC' as Spl. Planning authority for the area between Mumbai-Pune Express Way and Mumbai Pune Old High Way(NH4) and for the land within 2 km. South-West from Mumbai Pune Express Way excluding the area of Pune District (Mawal Taluka), area covered under IDP-1 project of NAINA and local authority if any.

- 7) Letter issued by the Sec. Officer, UD Dept. Govt. of Maharashtra to publish in Govt. Gazette 'Notification' of its decision bearing No. TPS-1717/240/case No.73/17/NV-12 dated 30.12.2017, the draft for publication annexed thereto, the subject matter grant of Location Clearance for to implement Integrated Township Project (ITP) on the land description of which annexed thereto including the land bearing Survey/Hissa Nos. 58/1A, 58/1B, 59/0, 61/2+3A (new no. 61/2), 61/2+3B1 (new no. 61/3A) and 62/0 (New Nos. 62/1 and 62/2) out of the said property by the Developers M/s. Persipina Developers Pvt. Ltd., subject to compliance of the terms and conditions more particularly mentioned in the order/sanction of the said Locational Clearance .
- 8) Letter dated 26.11.2018, bearing Javak No/V/20/Land/3690/2018-19, Alibaug 402201, issued by the office of the Deputy Conservator of Forest, Alibaug, to M/s Persipina Developers Pvt. Ltd. in respect of the land mentioned therein including the land bearing Survey/Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A (new no. 61/2), 61/2+3B1 (new no. 61/3A) and 62/0 (New Nos. 62/1 and 62/2) out of the said property, subject matter of grant of permission to implement ITP (Integrated Township Project), stating therein that in respect of the land mentioned in the letter, the provisions of Forest Preservation, (संरक्षण) Act 1980, Indian Forest Act 1927 and Wildlife Protection Act 1972, are not applicable as the land mentioned therein not listed in the forest land also the land not covered in "Eco Sensitive Zone" also the said land not covered under the reserved forest land.

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- 9) By Notification dated 17.01.2019 published by Ministry of Commerce and Industry (Department of Commerce), stating therein that M/s. Persipina Developers Pvt. Ltd. (former M/s. Sunny Vista Realtors Pvt. Ltd.) had proposed to set up a Sector Specific Special Economic Zone for IT/ITES (former service sector) interalia including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, total de-notification area of 134.79 hectors from the SEZ. Considering the facts, and in exercise of the powers conferred under concern Sec. of the Special Economic Zones Act, 2005 and the rules framed thereunder the Central Govt. de-notified an area of 134.79 hectors land including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property.
- 10) Notification bearing No. TPS-1316/CR-368/(Part I)15/37(IKK)(G)/TP-ITP/UD 13 dated 08.03.2019 issued by Urban Development Department, Govt. of Maharashtra for implementation of the rules and regulation of Special Regulation of Development of Integrated Township Project as mentioned in the Annexure 'A' annexed therewith.

11) Letter dated 27.08.2019, bearing Javak No/B/20/Land/2445/2019-20, Alibaug 402201, issued by the office of the Deputy Conservator of the Forest, Alibaug, to M/s. Persipina Developers Pvt. Ltd. in the respect interalia including the land bearing Survey/Hissa Nos. 60/1, 60/2, 60/3 and 60/4 out of the said property, subject matter of grant of permission to implement ITP (Integrated Township Project), stating therein that in respect of the land mention in the letter, the provisions of Forest Preservation (संवर्धन) Act 1930, Indian Forest Act 1927 and Wildlife Protection Act 1972, are not applicable, also the land above referred to is not listed in the forest land also the land not covered in "Eco Sensitive Zone" also land not covered under the reserve Private forest land.

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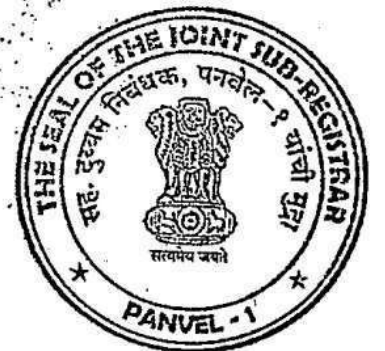


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- 12) Letter Of Intent (LOI) issued by the Collector, Raigad - Alibaug, bearing No. M.S./LNA1(A)/ITP/Barvai. and 3/Persipina/2019 dated 20.01.2020 to the Locational Clearance (ITP Project) granted to M/s. Persipina Developer Pvt. Ltd. vide Govt. Notification No. TPS1717/240/CR 73/17 UD 12 dated 30.12.2017 subject to comply the terms and conditions more particularly mentioned therein, including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/0, 61/2, 61/3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property.
- 13) Order u/s 63-1(A) of Maharashtra Tenancy And Agricultural Land Act, 1948 bearing no. Tenancy/Kat-2/Case- Change of Use/Persipina Developers Pvt. Ltd. /Application No. 42/2020 passed by Addl. Collector Raigad, Alibaug, dated 16.01.2020, including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/0, 61/2, 61/3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A), the land shall be used for 15 years from the date of first Sale-Deed on certain terms and conditions mentioned therein.
- 14) Notification dated 16.12.2020 issued by Town Planning and Valuation Dept. Maharashtra State, Pune under provisions of MRTP Act, 1966 No. MSRDC/Village-Bhokarpada and others/ITP/CR-65/19/TPV-3/3819, to add the land of 'Schedule-A' of the said Notification to the original Locational Clearance granted by the Govt. vide bearing No. TPS1717/240/CR73/17/UD 12 dated 30.12.2017, interalia the land bearing Survey Hissa Nos. 60/1, 60/2, 60/3 and 60/4 out of the said property.

- 15) Zone Confirmation Certificate dated 13.01.2021 issued by MSRDC to Persipina Developers Pvt. Ltd. interalia in respect of Survey Hissa Nos. 58, 59, 61 and 62 as the Zone details mentioned in Annexure 'A' attached therewith.

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16) Order u/s 63-1A of Maharashtra Tenancy And Agricultural Land Act, 1948 bearing no. Tenancy/Kat-2/Case- Change of Use/Persipina Developers Pvt. Ltd. /Application No. 89/2021 passed by Collector Raigad, Alibaug, dated 17.06.2021 including the land bearing Survey Hissa Nos. 60/3 and 60/4 out of the said property, change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A), the land shall be used for 15 years from the date of First Sale-Deed on certain terms and conditions mentioned therein.

17) Letter Of Intent (LOI) issued by the Collector, Raigad - Alibaug, bearing No. Mdh. Govt./LNA1(B)/Integrated Township/Bhokarpada/Part2/Persipina/2020 dated 18.08.2021 to the Locational Clearance (ITP Project) granted to M/s. Persipina Developer Pvt. Ltd. subject to comply the terms and conditions more particularly mentioned therein, for interalia land bearing Survey Hissa Nos. 60/1, 60/2, 60/3 and 60/4 out of the said property.

18) Letter dated 04.03.2022 issued by MSRDC under Letter No. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 to Persipina Developers Pvt. Ltd. interalia cover the land of the said property.

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3) 7/12 extract of GAT No. 24/1/2 (Earlier Known as Survey/Hissa Nos. 58/1A, 58/1B, 59/0, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 (New Nos. 62/1 and 62/2)) issued by Talathi of Poyanje - Panvel dated 31.10.2023 and mutation entries bearing nos.:
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a. S/H. No. 58/1A: 509, 278, 798, 1129, 1194, 283, 381, 471 and 580.

b. S/H. No. 58/1B: 802, 974, 134, 247, 284, 381, 471, 580.

c. S/H. No. 59/0: 509, 837, 205, 263, 381, 477, 580.

d. S/H. Nos. 60/1 and 60/2: 509, 563, 1190, 1191, 1208, 100, 478, 493, 499, 502, 527, 528, 531, 532, 543, 554, 564, 584.

e. S/H. Nos. 60/3 and 60/4: 509, 806, 875, 1111, 1129, 1194, 100, 217 and 580.

f. S/H. No. 61/2+3A: 509, 802, 974, 50, 100, 204, 381, 412, 471 and 580.



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- g. S/H. No. 61/3A: 509, 100, 840, 1190, 1191, 1197, 167, 280, 412, 481 and 580.
h. S/H. No. 62/0 (New Nos. 62/1 and 62/2): 509, 100, 235, 264, 381, 471, 514, 563 and 580.
i. Search Report for 31 years from 1993 till 16.11.2023.

4. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Persipina Developers Pvt. Ltd. is clear, marketable save and except the encumbrance mentioned hereinabove and pending litigation for final disposal as mentioned hereinbelow and encumbrances mentioned in the Annexure B.

Owners of the said property above-referred to:

GAT No. 24/1/2 : Persipina Developers Pvt. Ltd.

(Old Survey Nos. 58/1A, 58/1B, 59/0, 60/1 and 60/2, 60/3 and 60/4, 61/2+3, 61/3A, 62/0 (New Nos. 62/1 and 62/2))

5. The report reflecting the flow of the title of the Persipina Developers Pvt. Ltd. (the Developers) on the said Property/Land is enclosed herewith as Annexure A.

6. Litigation:

Sr. No. VII- In respect of old S/H. No. 61/3A (Part of Gat No. 24/1/2) in the court of CI(JD), Panvel R.C.S. No. 333/15 Persipina Developers Pvt. Ltd. has filed a civil suit against Vasant Chalake and another for encroachment of pipe lines. No adverse order passed against the Developers herein. Necessary Certificate dated 08/02/2023 issued by Adv. R.D. Godse on record to that effect.

Encl: Annexure.

Place: Thane.

Date: 20.11.2023.

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ANNEXURE 'A'
FLOW OF THE TITLE OF THE PROPERTY

The piece and parcel of land of revenue Village, Bhokarpada bearing New Gat No. 24/1/2 (Earlier known as Survey/Hissa Nos. 58/1A, 58/1B, 59, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 (New Nos. 62/1 and 62/2) are owned by Persipina Developers Pvt. Ltd. a Company incorporated under the provisions of Companies Act, 1956, having its office at 541, Dalamal Towers, Nariman Point, Mumbai- 400 021 (hereinafter referred to as the "Developer").

I. a. Survey/Hissa No. 58/1A

I. The land bearing Survey/Hissa No. 58/1A out of the said property presently is recorded on 7/12-extract in the ksjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 17800 sq. mtrs., (M.E. No. 471)

II. Mutation Entry-278, as per Tenancy Act/subject to u/s 3A Shri. Laxman Bhau Shinda as Protected Tenant.

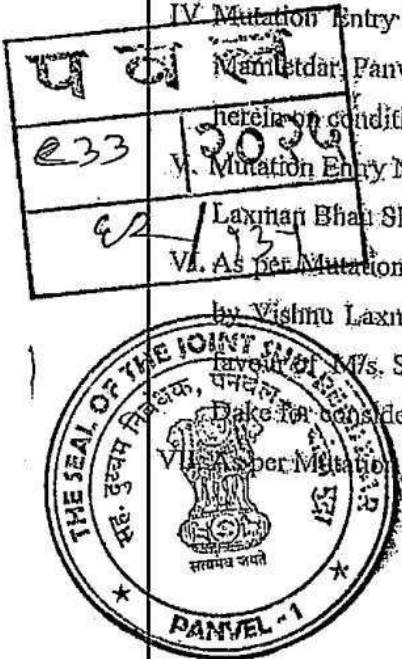
III. As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of kshatedar and other right holder.

IV Mutation Entry No. 798, as per BTAI Act order no. 32G 226 ALT No. 5& Addl. Mansedar, Panvel, by Tenant Shri. Laxman Bhau Shinde purchased the land mentioned hereinafter condition to pay Rs. 860=00 in 5 installment annually.

V. Mutation Entry No. 1194 dated 04.01.1980, written vardi dated 02.01.1980 given by Shri. Laxman Bhau Shinde recorded the name of his son Vishnu Laxman Shinde per vardi.

VI. As per Mutation Entry No. 283 dated 24.04.2008 Sale Deed dated 13.03.2008 executed by Vishnu Laxman Shinde through Constituted Attorney Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for consideration of Rs. 2,25,28,259/=.

VII. As per Mutation Entry No. 381 dated 22.06.2011, interalia in respect of S/H. No.



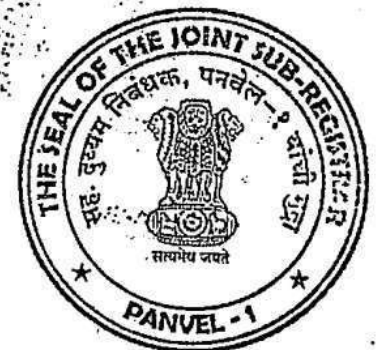
58/1A, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose. Cut. No. 57/2. area 0-77-0 out of excluded area 0-20-0 as per order passed by Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN A - I(B)/SR-111/2009 dated 11.11.2010.

- VIII. As per Mutation Entry No. 471 dated 25.05.2017, Sunny Vista Realtors Pvt. Ltd. (Khata No. 130) interalia in respect of Survey/Hissa No. 58/1A. area 1.7800 H.R. Sq. mtrs. through Punjab national Bank through AGM Rajesh Kumar Gupta. In favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. remarks in other rights column non-agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.
- IX. Mutation Entry No. 580 dated 15.06.2022 (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

(b)(i) By and under the Agreement for Sale dated 23.10.2007 duly registered in the office of the Sub-Registrar of Assurances- Panvel below document No. PVL3-11392-2007 dated 26.11.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake and confirmed by 1) M/s Maxpro Associate through partner Rajesh Ramchandra Dake and 2) M/s. Juniper Farms Pvt. Ltd. through Shri. Sanjay Harkishor Parekh for the consideration of Rs. 2,09,33,750/-.

(ii) Sale Deed dated 10.03.2008 duly registered in the office of the Sub-Registrar of Assurances- Panvel below document No. PVL3-3128/2008 dated 13.03.2008 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake and confirmed by 1) M/s Maxpro Associate through partner Rajesh Ramchandra Dake and 2) M/s. Juniper Farms Pvt. Ltd.

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through Shri. Sanjay Harkishor Parekh for the consideration of Rs.2,25,28,259/- (M.E.283)
(iii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 interalia in respect of Survey/Hissa No. 58/1A executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iv) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No. 4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 58/1A executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorized Signatory Santosh Ukhalkar. "Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel, Village Pansil, Ris and Talegabai Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hectar) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application, dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017."

2. (a) Survey/Hissa No. 58/1B

The land bearing Survey/Hissa No. 58/1B out of the said property presently is recorded on 712 extract in the kalyadar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 8200 sq. mtrs., (M.E. No. 471)

(ii) As per Mutation Entry No. 802 dated 20.12.1964, interalia in respect of S/H. No. 58/B. 32G beja of Rs. 970=00 fully paid by kul Shri. Govind Vilhu Sawant and beja of owner Shri. Uddhav Vinayak Tilak deleted from other rights column.

(iii) As per Mutation Entry No. 974 dated 20.04.1970, in respect of S/H. No. 58/1B, as per the Act subject to u/s 32G amount of Rs. 1199=75 paid by Kul Govind Vilhu Sawant thus deleted beja of land owner Shri. Udhav Vinayak Tilak from other right column,



issue 32M Certificate No. 32G dated 23.01.1970 Barwai 231.

(iv) As per Mutation Entry No. 134 dated 5.03.2002, by heirship Shri. Govind Withu Sawant expired on 24.03.2000, leaving behind him legal heirs wife- Parwati Govind Sawant, son - Devidas Govind Sawant, daughters- Niramala Laxman Yadav, Meena Shankar Kadav, Kamal Suresh Ghadge and Vanita Kailas Barskar.

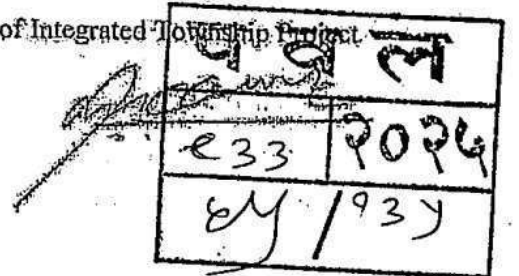
(v) As per Mutation Entry No. 247 dated 10.09.2007, by heirship Parvatibai Govind Sawant expired on 19.04.2007, leaving behind her legal heirs son - Devidas Govind Sawant, daughter- Niramala Laxman Yadav, Meena Shankar Kadav, Kamal Suresh Ghadge and Vanita Kailas Barskar.

(vi) As per Mutation Entry No. 284 dated 24.04.2008, as per Sale Deed dated 13.03.2008 executed by 1) Devidas Govind Sawant, 2) Shri. Niramala Laxman Yadav, 3) Meena Shankar kadav, 4) Kamal Suresh Ghadge and 5) Vanita Kailas Barskar through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramohandra Dake for the consideration of Rs. 94,21,821/-.

(vii) As per Mutation Entry No. 381 dated 22.06.2011, interalia in respect of S/A No. 58/1B, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose. Cut. No. 57/2 area 0-77-0 out of excluded area 0-20-0 as per order passed by Collector Raigad, Alibaug bearing order No. Mah. Shasan/EN A - I(B)/SR-111/2009 dated 11.11.2010.

(viii) As per Mutation Entry No. 471 dated 25.05.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake (Khata No. 163) interalia in respect of Survey/Hissa No. 58/1B area 0.8200 H.R. Sq. mtrs. Out of N.A. area 0.8200 H.R. sq. mtrs. and Pot. Kharaba area 0.0000 H.R. sq. mtrs., through Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. Remarks in other rights column as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 1.01.2016.

(ix) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project



of Persipina Developers Pvt. Ltd. interalia in respect of above referred land.

(b) (i) Agreement For Sale dated 24.10.2007 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL3-11393/2007 on 26.11.2007 executed by 1) Shri. Devidas Govind Sawant, 2) Shri. Nirjala Laxman Yadav, 3) Meena Shankar Kadav, 4) Kamal Suresh Ghadge and 5) Vanita Kailas Baraskar through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake and confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and confirmed by 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh

(ii) Sale Deed dated 10.03.2008 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL3-3127/2008 on 13.03.2008 executed by 1) Shri. Devidas Govind Sawant, 2) Shri. Nirjala Laxman Yadav, 3) Meena Shankar Kadav, 4) Kamal Suresh Ghadge and 5) Vanita Kailas Baraskar through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake and confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and confirmed by 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh.

(iii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iv) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document No.4437/2017, on 26.04.2017 interalia in respect Survey/Hissa No. 58/LB executed Punjab National Bank through AGM Rajesh Kumar Gupta in favour of



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Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

"Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel

And Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hectore) with constructed area.

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017."

3. (a) Survey/Hissa No. 59/0

(i) The land bearing Survey/Hissa No. 59/0 out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 21900 sq. mtrs., (M.E. No. 477)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khabedar and other right holder.

(iii) As per Mutation Entry No. 837 dated 10.01.1965 (Barvai), as per order no. 32G by ALT & Addl. Mamledar, Panvel purchase price of Rs. 150=00 paid by Tenant Shri. Laxman Krishna Jangam and Nanu Nagu Jangam, thus deleted the name of owner Shri. Raghupathi Chindu Jangam and as per 32 M Certificate tenants names are recorded in Kabjedar column and owner name was deleted.

(iv) As per Mutation Entry No. 205 dated 20.03.2007, in respect of Survey/Hissa No. 59/0 for an area adm. 11-09R-5P out of total area 2-19-0; Sale Deed executed by Laxman Krishna Jangam and Nanu Nagu Jangam through constituted attorney Rajesh Dake in favour of M/s Sunny Vista Realtors Pvt. Ltd. through its Director Rajesh Ramchandra Dake, Recorded as per Reg. Book No. 7679/2006 dated 20.10.2006 and Taluka

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Hakkanond Kat-4/Apatrak/925/2006 dated 17.11.2006.

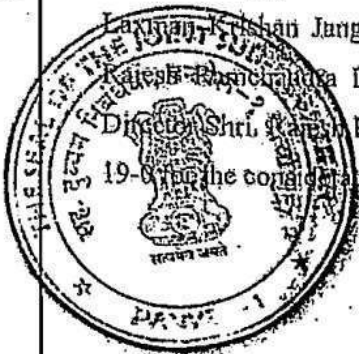
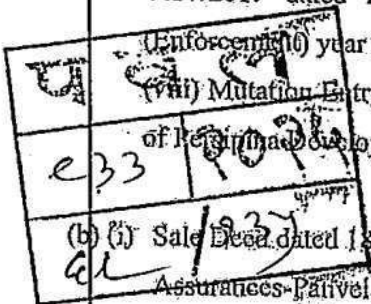
(v) As per Mutation Entry No. 263 dated 28.01.2008, in respect of Survey/Hissa No. 59/0 for an area adm. 1H-09R-5P out of total area 2-19-0, Sale Deed dated 18.05.2007 executed by Laxman Krishna Jangam and Nani Nagu Jangam through constituted attorney Hemant Dake in favour of M/s Sunny Vista Realtors Pvt. Ltd. through its Director Rajesh Ramchandra Dake, Recorded as per Reg. Book No. 5344/2007 and Taluka Hakkanond Kat-4/Apatrak/736/2007 dated 07.07.2007.

(vi) As per Mutation Entry No. 381 dated 22.06.2011, interalia in respect of Survey/Hissa No. 59/0, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose. Gut. No. 57/2 area 0-77-0 out of excluded area 0-20-0 as per an order passed by the Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN A - 1(B)/SR-111/2009 dated 11.11.2010.

(vii) As per Mutation Entry No. 477 dated 01.09.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake (Khata No. 73) interalia in respect of Survey/Hissa No. 59/0 area 2.1900 H.R. Sq. mtrs. Out of N.A. area 2.1900 H.R. sq. mtrs. and Pot. Kharaba area 0.0000 H.R. sq. mtrs., in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed with Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. The land mention herein is a Non-Agricultural.

(viii) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

(b) (i) Sale Deed dated 18.10.2006 duly registered in the office of the Sub-Registrar of Assurances-Palivel below document No. PVL3-7679-2006 dated 20.10.2006 executed by Laxman Krishna Jangam and Nani Nagu Jangam through Constituted Attorney Shri. Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake, for an area adm. 1H-09R-5P out of total area 2-19-0 for the consideration of Rs. 8,21,500/-.



- (ii) Sale Deed dated 03.03.2007 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL-5344-2007 dated 18.03.2007 executed by Laxman Krishan Jangam and Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for an area adm. 1H-09K-5P out of total area 2-19-0 for the consideration of Rs. 61,35,500/-.
- (iii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL-1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- (iv) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances Panvel-2 below Document Sr. No. 4437/2017, on 26.04.2017 interalia in respect Survey/Hissa No. 59/0, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar. "Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hectore) with constructed area.

The said Sale Certificate dated 30.10.2014, executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017."

4. (a) Survey/Hissa No. 60/1 and 60/2

(i) The land bearing Survey/Hissa No. 60/1 and 60/2 out of the said property presently is recorded on 7/12 extract in the kabedar column in the name of Persipina Developers Pvt.

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Ltd. for an area admeasuring 46310 sq. mtrs., (M.E. No. 531, 532)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 563 (Village-Barvai), dated 20.02.1964, interalia in respect of the land mentioned herein, under the provisions of Sec. 32G of BTAL Act. 1948, Purchase Price of Rs. 1000/- paid by Kul Shri. Krishna Ragho Chalake to the land owner Shri. Yashwant Vinayak Tilak, thus Tenancy Mamletdar, Panvel issued B2M Certificate bearing no. 588 dated 27.08.1963 and the name of Krishna Ragho Chalake recorded as a owner and deleted the name of Shri. Yashwant Vinayak Tilak.

(iv) As per Mutation entry No. 1190, dated 2.12.1979 (Barvai), interalia in respect of the land mention herein, by heirship Krishna Ragho Chalake expired on 25.07.1971, leaving behind him legal heirs sons- 1) Dattatray Kalshana Chalake, 2) Mukund Krishna Chalake, daughters- 3) Indumati Sitaram More, 4) Sindhubai Baliram Chavhan. Wife- 5) Parvatibai Krishna Chalake, recorded as per varas.reg.

(v) As per Mutation entry No. 1191, dated 5.12.1979 (Barvai), interalia in respect of the land bearing Surveey/Hissa Nos. 123/1, 123/2 (new nos. 60/1 and 60/2) mention herein, as per written vardi given by 1) Indumati Sitaram More and 2) Sindhubai Baliram Chavhan their names deleted from revenue record.

(vi) As per Mutation Entry 1208 dated 16.08.1980, Mukund Krishna Chalke and Dattatray Krishna Chalke gave vardi on 20.07.1980 the land mentioned in S/H. No. 123/1 for area 2-67-0 possession (vahivat) in the name of Bharat Dattatray Chalke and S/H. No. 123/2 for area 1-24-0 possession (vahivat) in the name of Jaywant Dattatray Chalke.

(vii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai - Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 dated 11.01.1998. Land acquisition officer, Mumbai - Pune Express Way the entries recorded

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in other right column deleted as per Tahasildar - Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(vii) As per Mutation Entry No. 478, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. २८०/२२-२, दि. ०७.०५.२०१६ for exactly match hand written and computerize 7/12 extract under E-Mutation project. (E-Module)

Sr. No.	S/H. No.	Column for Changes	Current position	Changes as per this
23.	60/1		on: 7/12 extract Class II (subject to u/s 43)	mutation

(ix) As per Mutation Entry No. 493, dated 19.06.2018, interalia in respect of the land mention herein, as per MLRC Act 1966 u/s 247 Appeal filed by Santosh Chalake in the court of SDO Panvel, against mutation no. 1208 of Village Bhokarpada under MLRC Act 1966 u/s 247, wherein 'Stay Order' passed by SDO Panvel, for not creating third party interest in respect of the land bearing.

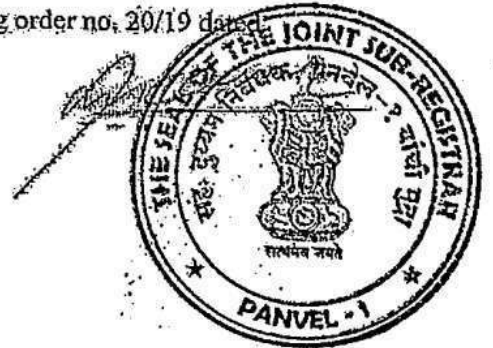
(x) As per Mutation Entry No. 499, dated 15.01.2019, interalia in respect of the land bearing Survey Hissa Nos. 60/1 and 60/2, RTS Appeal I21/2017 order dated 02.01.2019, filed by Kalpana Yashwant Sakpal against Bharat Dattatrey Chalake before the SDO Panvel, application given by the applicant for the Appeal withdraw which is for the mutation no. 1208.

(xi) As per Mutation Entry No. 502, dated 15.04.2019, RTS Appeal No. 20/2019 in the court of SDO Panvel between Sindhubai Baliram Chavhan (Applicant) V/s Bharat Dattatrey Chalake and others (Respondent), order passed dated 05.04.2019 as follows:

- 1) Appeal is being granted.
- 2) M.E. No. 1991 in the Village of Bhokarpada should be cancelled and Applicant name recorded in the suit property together with Respondents.
- 3) No order for expenses.
- 4) The decision should be communicated to all concern.

Recorded as per order no. 20/2019 dated 05.04.2019 by SDO Panvel, in the Land Records as per order passed by Dy. Superintendent, Panvel, bearing order no. 20/19 dated

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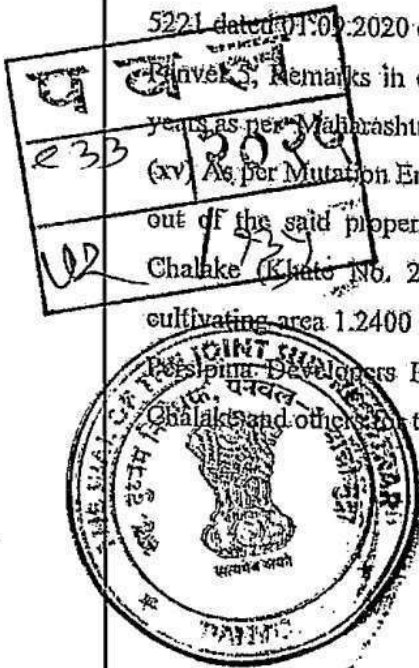
05.04.2019. In other rights column order passed by Collector, Raigad in the Hakkanond/Appeal No. 48/2019 dated 15.04.2019, re-record carry out after the decision of Collector hence record cancelled.

(xii) As per Mutation Entry No. 527 dated 20.05.2020, in respect of Survey Hissa No. 60/2 out of the said property, Shri. Jaywant Dattatrey Chalake full fill all the requirement of Govt. Gazette dated 07.05.2014. as per Tenancy Act subject to u/s 43 'Niyantrit Satta Prakar' 40 times Nazarana amount of Rs. 300/- paid dated 16.03.2020 thus the land mention herein converted into Class I and remove from Class II. Recorded as per Tahsildar, Panvel order bearing no. Hakkanond/S.R.36/3023/2020 dated 20.03.2020.

(xiii) As per Mutation Entry No. 528 dated 20.05.2020, in respect of Survey Hissa No. 60/1 out of the said property, Shri. Bharat Dattatrey Chalake full fill all the requirement of Govt. Gazette dated 07.05.2014. as per Tenancy Act subject to u/s 43 'Niyantrit Satta Prakar' 40 times Nazarana amount of Rs. 575/- paid dated 16.03.2020 thus the land mention herein converted into Class I and remove from Class II. Recorded as per Tahsildar, Panvel order bearing no. Hakkanond/S.R.37/3024/2020 dated 20.03.2020.

(xiv) As per Mutation Entry No. 531 dated 21.09.2020, in respect of Survey/Hissa No. 60/1 out of the said property, Sale Deed dated 01.09.2020 executed by Bharat Dattatrey Chalake (Khate No. 47) Survey/Hissa No. 60/1 area 3.3110 H.R. Sq. mtrs. out of cultivating area 2.6760 H.R. sq. mtrs. and Pot Kharaba area 0.6350 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khate No. 227) and confirmed by Jaywant Dattatrey Chalake and others for the consideration of Rs. 28,73,00,000/-. Recorded as per Doc. No. 5221 dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances- Panvel, Remarks in other rights column as non agricultural use compulsory before 5 years as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

(xv) As per Mutation Entry No. 532 dated 21.09.2020, in respect of Survey/Hissa No. 60/2 out of the said property, Sale Deed dated 01.09.2020 executed by Jaywant Dattatrey Chalake (Khate No. 21) Survey/Hissa No. 60/2 area 1.3200 H.R. Sq. mtrs. out of cultivating area 1.2400 H.R. sq. mtrs. and Pot Kharaba area 0.0800 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khate No. 227) and confirmed by Bharat Dattatrey Chalake and others for the consideration of Rs. 28,73,00,000/-. Recorded as per Doc. No.



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5222 dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances-
Panel 5, Remarks in other rights column as non-agricultural use compulsory before 5
years as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

(xvi) As per Mutation Entry No. 543, dated 07.11.2020, in respect of land bearing
Survey/Hissa Nos. 60/1 and 60/2, Authority- Revenue and Forest Department, Order No.
Hon'ble Revenue Minister (State of Maharashtra), order dated 02.12.2020, order passed
by Hon'ble Revenue Minister (State of Maharashtra) as follows:

1) Order passed by Upper Commissioner Konkan Division bearing order no.
Appeal/Desk/RTS/Revision/86/2020 dated 07.10.2020 remarks in the record of rights of
7/12 extract "as is where is basis" up to the final decision of the said property.

2) The decision should be communicated to all concern.

3) The case should be submitted to get the date and time of hearing.

In other rights column of the 7/12 extract remarks as per order by the Revenue Minister
"as is where is basis" (जेसे अ);

(xvii) As per Mutation Entry No. 554, dated 04.08.2021, Authority- Maharashtra Revenue
Tribunal, Order No. RTS-2820/Case No. 304/J-4A, order dated 06.07.2021, inter alia in
respect of the land bearing Survey/Hissa Nos. 60/1 and 60/2, order passed by Hon'ble
Revenue Minister as follows:

a) Allowing review application preferred by an Applicant

b) Order passed by Upper Commissioner Konkan Division bearing order no.
Appeal/Desk/RTS/Revision/86/2020 dated 07.10.2020 cancelled.

c) as per order discussed in point no. 6.4 the name of applicant recorded by heirship

d) There are no order for expenses.

(xviii) As per Mutation Entry No. 564 dated 24.11.2021, in respect of the land mention
herein, in the mutation entry no. 543 reflected 'Stay' passed by Hon'ble Minister
(Revenue) dated 02.12.2020 to the Order by Upper (Addl) Commissioner Konkan
Division bearing order no. Appeal/Desk/RTS/Revision/86/2020 dated 07.10.2020 remarks

in the record of rights of 7/12 extract to keep position "as is where is basis". And the final
decision of the said Appeal No. 2820/Case No. 304/J-4A submitted before Hon'ble
Minister (Revenue), passed an order on 06.07.2021, by allowing review application

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preferred by an Applicant Sindhubai Chavhan. Thus, the Persipina Developers Pvt. Ltd. and applicant amicably settled the dispute out of the court, and the land mentioned herein omitted from the Application/Appeal mentioned in point no. 6.4 of this order. Thus, the letter issued by Hon'ble Tahasildar bearing No. Hakkanond/Kat-4/10800/2021 dated 22.11.2021 deleted the remark of 'Jaise the' (जैसे थे) from the other rights columns of 7/12 extract in respect of the land bearing Survey/Hissa Nos. 60/1 and 60/2.

(xix) Mutation Entry No. 584 dated 07.07.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. in respect of S/H. Nos. 60/1 and 60/2).

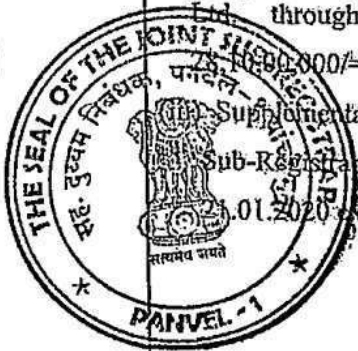
(xx) On 07/07/2022 Maharashtra Excise Tribunal passed an order bearing no. अधिसूचना क्र. /विवो मरारविम/मौ. भोकरपदा व इतर / ए.न.व.प्र./प्र. क्र.६६/१९/दिपीडी -३/३८१९ दि. १६/१२/२०२० included additional area in pre-approved Integrated Township Project (ITP) of Persipina Developers Pvt. Ltd. situated at Village Bhokarpada under Rule No. 45 of Maharashtra Regional and Town Planning Act, 1966. Accordingly, mutation was recorded in other rights column as "Integrated Township Project" of 7/12 extract of S. No. 60/1 and 60/2 under schedule A. under Mutation No. 584

(c) (i) Irrevocable Power of Attorney dated 26.03.2019 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL3-5092/2019 dated 26.03.2019 executed by Kalpana Yashavant Sakpal alias Chanda Dattatrey Chalake and another in favour of Bharat Dattatrey Chalake and others 2 for the consideration of Rs. 2,50,00,000/-.

(ii) Agreement For Sale dated 02.05.2019 duly registered in the office of the Sub-Registrar of Assurances - Panvel below document No. PVL3-7524/2019 dated 02.05.2019 executed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parckh for the consideration of Rs. 2,50,00,000/-.

(iii) Supplementary Agreement dated 21.01.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-952/2020 dated 21.01.2020 executed by Bharat Dattatrey Chalake and others and confirmed by Ruturaj

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- Bharat Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 63,00,000/-.
- (iv) Confirmation Deed dated 03.02.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL4-1353/2020 dated 03.02.2020 executed by Indumati Sitaram More deceased through Legal heirs Bebi Vaman Shinde and Sangita Krushna Shinde in favour of Bharat Dattatrey Chalake and 2 others for the consideration of Rs. 60,00,000/-.
- (v) Sale Deed dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-5221/2020 dated 01.09.2020 executed by Bharat Dattatrey Chalake and confirmed by Jayavant Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 28,73,00,000/- by obtaining appropriate 'Sale Permission' u/s 43 BTAL Act 1948, bearing No. Rev. branch: No. Record of Rights/SR 37/3024/2020 dated 20.03.2020 issued by Competent Authority and the Tahasildar, Panvel converting Class -II entry into Class-I. (Survey/Hissa No. 60/1)
- (vi) Sale Deed dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-5222/2020 dated 01.09.2020 executed by Jayavant Dattatrey Chalake and confirmed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 28,73,00,000/- by obtaining appropriate 'Sale Permission' u/s 43 BTAL Act 1948, bearing No. Rev. branch: No. Record of Rights/SR 36/3023/2020 dated 20.03.2020 issued by Competent Authority and the Tahasildar, Panvel converting Class -II entry into Class-I. (Survey/Hissa No. 60/2)
- (vii) Deed of Confirmation dated 09.02.2021 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-2260/2021 dated 09.02.2021 executed by 1) Smt. Parvati alias Sindhubai Baliram Chayhan, 2) Kashinath Sangale, 3) Bebi Kashinath More, 4) Shaila Prakash Shinde, 5) Sunita Ashok Jadhav, 6) Kashinath Baliram Chayhan, 7) Ganesh Baliram Chayhan, 8) Jayashri Milind Utekar in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 1,71,58,980/- (Survey/Hissa No. 60/1).

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(viii) Deed of Confirmation dated 09.02.2021 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL5-2249/2021 dated 09.02.2021 executed by 1) Smt. Parvati alias Sindhutai Baliram Chavhan, 2) Bharati Kashinath Sangale, 3) Bebi Kashinath More, 4) Shaila Prakash Shinde, 5) Surita Ashok Jadhav, 6) Kashinath Baliram Chavhan, 7) Ganesh Baliram Chavhan, 8) Jayashri Milind Utokar in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 68,40,697/- (Survey/Hissa No. 60/2)

(ix) On 07/07/2022 Maharashtra Excise Tribunal has passed an order bearing no. अखिसुचना क्र. /विद्यो भरारविमं/वि. भोकरपाडा व इतर / एन.ब.प्र/प्र. क्र.६५/१९/दिपीव्ही -३/३८१९ दि. १६/१२/२०२० included additional area in pre-approved Integrated Township Project (ITP) of Persipina Developers Pvt. Ltd. situated at Village Bhokarpada under Rule No. 4.5 of Maharashtra Regional and Town Planning Act, 1966. Accordingly, mutation was recorded in other rights column as "Integrated Township Project" of 7/12 extract of S. No. 60/1 and 60/2 under schedule A. under Mutation No. 584

5. a. Survey/Hissa Nos. 60/3 and 60/4

(i) The land bearing Survey/Hissa Nos. 60/3 and 60/4 out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 1240 sq. mtrs., (M.E. No. 471)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Honble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.11.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 806 dated 27.12.1964, in respect of S/H. No. 60/3 and 60/4 (old nos. 123/3 and 123/4), subject to u/s-43 BTAL Act as per order no. 32G-227 the Honble Excise Tribunal & Addl. Mamledar, Panvel, Tenant (kul) Shri. Laxman Bhaui Shinde purchase the said land on condition to pay Rs. 125=00 in 5 installment annually.

As per Mutation Entry No. 875 dated 04.12.1967, 32G boja fully paid by kul Shri.

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Laxman Bhau Shinde of Rs. 131=3 and owner Shri. Yashwant Vinayak Tilak's boja deleted from other rights column as per Hukum No. 32G Barwai 227.

(v) As per Mutation Entry No. 1111 dated 02.08.1975, in respect of the land mention herein, 32G boja of Rs. 125=00 paid with interest by kul Shri. Laxman Bhau Shinde and owner's boja deleted from other rights column as per 32M Certificate.

(vi) As per Mutation Entry No. 1194 dated 04.01.1980, interalia in respect of the land mention herein, written vardi dated 02.01.1980 given by Shri. Laxman Bhau Shinde recorded the name of his son Vishnu Laxman Shinde.

(vii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of S.No. 60/3 out of the land mention herein, certain portion of the lands kept reserved for Mumbai - Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai - Pune Express Way the entries recorded in other right column deleted as per Tahasildar - Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(viii) As per Mutation Entry No. 217 dated 03.05.2007 Sale Deed dated 23.02.2007 executed by Vishnu Laxman Sinde through Constituted Attorney Sachin Ramchandra Thakur in favour of M/s. Sunny Vista Realtors Pvt. Ltd, through Director Shri. Rajesh Ramchandra Dake for consideration of Rs. 2,48,000/=, Recorded as per no. Hakkanond Kat-4/Apatrak/R.No.325/07 dated 07.04.2007. As per order of Hon'ble Commissioner, Development Dept. (Industrial) No. DI/Land/Permission 330/2006/A-31947 dated 17.10.2006 recorded as per u/s. 63 (1)(A) sale permission for Multi-Services (IT and ITES) SEZ.

(ix) As per Mutation Entry No. 471 dated 25.05.2017, Sunny Vista Realtors Pvt. Ltd. interalia in respect of Survey/Hissa No. 60/3 area 0.0580 H.R. Sq. mtrs. Out of N.A. area 0.0580 H.R. sq. mtrs. and Pot Kharaba area 0.0000 sq. mtrs. and Survey/Hissa No. 60/4 area 0.0660 H.R. Sq. mtrs. Out of N.A. area 0.0300 H.R. sq. mtrs. and Pot Kharaba area 0.0360 sq. mtrs. through Punjab national Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs.

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551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. remarks in other rights column non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.

(x) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of said property.

(b) (i) Sale Deed dated 17.02.2007 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL3-2039-2007 dated 23.02.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Sachin Ramchandra Thakur in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.

(ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect Survey/Hissa Nos. 60/3 and 60/4 executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalga.

Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acres (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-130000/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 163,10,250/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 28,21,23,000/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 18,50,00,000/- and stamp by JDR Raigad dated 30.03.2017."

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6. (a) Survey/Hissa No. 61/2+3A (New No. 61/2)

(i) The land bearing Survey/Hissa No. 61/2+3A (New No. 61/2) out of the said property to presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 7100 sq. mtrs., (M.E.No. 471)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

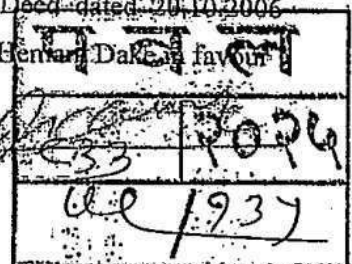
(iii) As per Mutation Entry No. 802 dated 20.12.1964, ALT No. 5 and Addl. Mamletdar Panvel as per order no. 32G 231 Tenant Shri. Govind Vithu Sawant purchase the land on condition to pay Rs. 970=00 in 10 installment annually and subject to u/s 43 BTAL Act. Accordingly the name of land owner Shri. Uddhav Vinayak Tilak recorded in other right column.

(iv) As per Mutation Entry No. 974 dated 20.04.1970, as per BTAL Act subject to u/s 32G amount of Rs. 1199=75 paid by Kaji Govind Vithu Sawant thus, deleted boja of land owner Shri. Udhav Vinayak Tilak from others rights column as per issue 32M Certificate No. 32G dated 23.01.1970 Barwa 231.

(v) As per Mutation Entry No. 50 dated 01.07.1992, Govind Vishnu Sawant handed over the land to his brother Amruta Vishnu Sawant due to partition hence Govind Vishnu Sawant's name was deleted from kabjedar and Amruta Vishnu Sawant's name is recorded as per R.No. Hakkanond/1992/303/4 dated 10.06.1992.

(vi) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai - Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai - Pune Express Way, the entries recorded in other right column deleted as per Tahasildar - Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(vii) As per Mutation Entry No. 204 dated 20.03.2007 Sale Deed dated 20.10.2006 executed by Amruta Vithu Sawant through Constituted Attorney Bentar Dake in favour



of M/s. Sunny Vista Realtors Pvt. Ltd. through it's Director Shri. Rajesh Ramchandra Dake for the consideration of Rs. 5,32,500/-. Recorded as per A Patrak no. 7678/2006 and Taluka Hukum no. Hakkanond Kat-4/Apatrak Reg. No. 925/2006-dated 17.11.2006. and order by Hon'ble Commissioner, Development Dept.(Industrial) No.DI/Land/Permission 330/2006/A-31947 dated 17.10.2006 recorded as per sale permission under 63 1(A).

(viii) As per Mutation Entry No. 381 dated 22.06.2011, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose under conditions I to 33 order passed by Collector Raigad-Alibaug. Gut. No. 57/2 area 0-77-0 out of excludd area 0-20-0, Alibaug bearing order No. Mah. Shasan/LNA - 1(B)/SR-111/2009-dated 11.11.2010.

(ix) As per Mutation Entry No. 412 dated 11.10.2012, as revision appeal no. 3/2012 preferred under Sec. 257 of MTAL Act 1966, the rectification carried out as per the table mention therein :

Old S.H.No.	New S.H. No.	Area	Assessment
61/2+3A	61/2	0-71-0	3=19
61/2+3B1	61/3A	0-66-4	3=19
61/2+3B2	61/3B	0-66-4	3=18

(x) As per Mutation Entry No. 471 dated 25.05.2017, executed by Sunny Vista Realtors Pvt. Ltd through Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 61/2 area 0.7100 H.R. Sq. mtrs. Out of N.A. area 0.7100 H.R. sq. mtrs. and Pot Kharaba area 0.0000 H.R. sq. mtrs., through Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 35,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. Remarks in other rights column as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.

(xi) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

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(b) (i) Sale Deed dated 18.10.2006 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVLB-7678-2006 dated 20.10.2006 executed by Amruta Vithu Sawant through constituted attorney Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake. (S.No. 61/2+3A).

(ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No. 4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 61/2+3A (New No. 61/2), executed by Punjab National Bank through AGM. Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santoshi Ukhalkar.

"Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur.

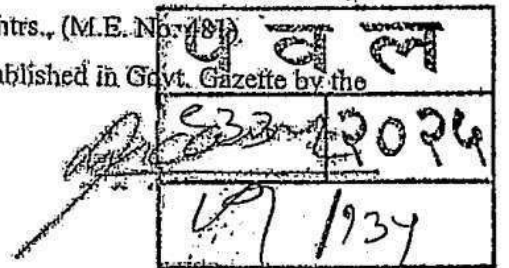
Total area 588.01 acre (SEZ notified area 139.83 Hectore) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by IDR Raigad dated 30.03.2017."

7. (a) Survey/Hissa No. 61/3A (old no. 61/2+3B1)

(i) The land bearing Survey/Hissa No. 61/3A (old no. 61/2+3B1) out of the said property presently is recorded on 7/12 extract in the kabsedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 6640 sq. mtrs., (M.E. No. 181)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the



Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 840 dated 10.01.1965 (Barvai), ALT No. 5 and Addl. Mamildar Panvel as per hukum no. 32G purchase price of Rs. 950/- paid in cash by tenant Krishna Ragho Chalake to the owner Uddhav Vinayak Tilak. Accordingly, tenant was recorded in Kabjedar column and Owners' name was deleted as per 32 M Certificate.

(iv) As per Mutation Entry No. 1190 dated 02.12.1979, by heirship Shri. Krishna Ragho Chalke expired on 25.07.1979, leaving behind to him legal heirs son - 1) Dattatray Krushna Chalke, 2) Mukund Krushna Chalke, married daughters - 3) Indumati Sitaram More, 4) Sindhubai Baliram Chavan, wife - 5) Parvatibai Krushna Chalke recorded as per varas panchanama and varas register.

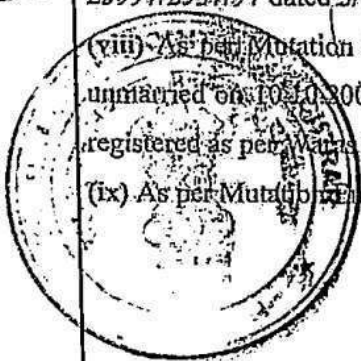
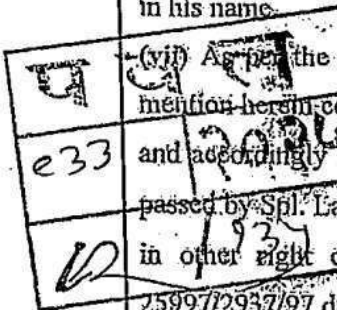
(v) As per Mutation Entry No. 1191 dated 05.12.1979 in respect of land mentioned herein, Smt. Indumati Sitaram More and Sindhubai Balirama More gave in writing to delete their names as legal heirs hence deleted accordingly.

(vi) As per Mutation Entry no. 1197 dated 04.01.1980, Shri. Ramchandra Tatya Chalke given vardi on 02.01.1980, the land mentioned in the said Mutation including the land bearing old number having in possession of his brother i.e. for by partition land recorded in his name.

(vii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai - Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai - Pune Express Way the entries recorded in other right column deleted as per Tahasildar - Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(viii) As per Mutation Entry no. 167 dated 22.12.2005, Mukund Krishnaji Chalke died unmarried on 10.10.2004, leaving behind him heir - Brother Dattatray Krishnaji Chalke, registered as per Varas Register no. 25.

(ix) As per Mutation Entry No. 280 dated 17.03.2008 Sale Deed dated 18.02.2008



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executed by Dattatrey Krishna Chalake through Constituted Attorney Hemant Ramchandra Dake as Seller in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake as the Purchaser for the consideration of Rs. 95,45,000/=. Recorded as per Index II Reg. Book No. 2119/2008. and Hakekanond Kat-4/Apatrak/R.No. 1376/2008 dated 14.03.2008. As per order of Hon'ble Commissioner, Development Dept. (Industrial) No. DI/Land/Permission/330/2006/A-31947 dated 17.10.2006 recorded u/s. 63 (1)(A) sale permission for Multi-Services (IT and ITES) SEZ.

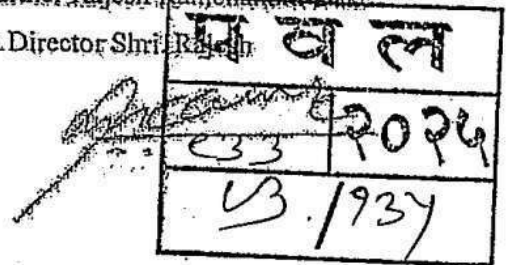
(x) As per Mutation, Entry No. 412 dated 11.10.2012, as revision appeal no. 3/2012 preferred under Sec. 257 of MTAL Act 1966, the rectification carried out as per the table mention therein :

Old S.H.No.	New S.H. No.	Area	Assessment.
61/2+3A	61/2	0-71-0	3=19
61/2+3B1	61/3A	0-66-4	3=19
61/2+3B2	61/3B	0-66-4	3=18

(xi) As per Mutation Entry No. 481 dated 30.10.2017, Order No. Bhokarpada 471/2017, mutation entry no. 471 dated 25.05.2017 recorded as per Confirmation Deed with Sale Certificate in the office of Sub-Reg. Panvel-2 bearing Doc. No. 4437/2017 dated 11.05.2017, as this mutation entry has not been implemented, it has been recorded as per this mutation, order by Mandal Authority Poyanje, Remarks in other rights column Index II, Security Interest (Enforcement) year 2002. non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.

(xii) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

(b) (i) Sale Deed dated 18.02.2008; duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL-2119-2008 dated 18.02.2008 executed by Dattatrey Krishna Chalake through constituted attorney Hemant Ramchandra Dake confirmed by Maxpro Associates Pvt. Ltd, through it's Partner Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh



Ranchandra Dake. (S.No. 61/2+3B1)

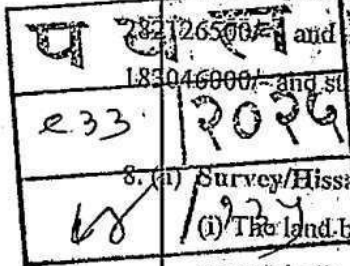
(ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL-1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kauga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 61/3A (old no. 61/2+3B1), executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

"Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur

Total area 588.01 acre (SEZ notified area 139.83 Hectar) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 82126500/- and Challan No. GRN-MH009769672201617B dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017."



8. (i) Survey/Hissa No. 62/0 (new nos. 62/1 and 62/2)

(i) The land bearing Survey/Hissa No. 62/0 (new nos. 62/1 and 62/2) was recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area of 11360 sq. mtrs., (M.E. No. 553)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12/11/56, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.



(iii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai - Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai - Pune Express Way the entries recorded in other right column deleted as per Tahasildar - Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

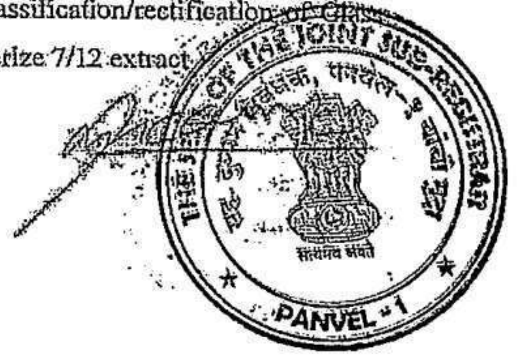
(iv) As per Mutation Entry No. 264 dated 28.01.2008, Sale Deed dated 18.05.2007 executed by Nanu Nagu Jangam through constituted attorney Hemant Dake in favour of M/s Sunny Vista Realtors Pvt. Ltd. through its Director Rajesh Ramchandra Dake, Recorded as per Reg. Book No. 5345/2007 and Taluka Hakkanond Kat-4/Apatrak/736/07 dated 07.07.2007, and As per order of Hon'ble Commissioner, Development Dept. (Industrial) No. DI/Land/Permission-330/2006/A-31947 dated 17.10.2006 recorded u/s. 63 (1)(A) sale permission for Multi-Services (IT and ITES) SEZ.

(v) As per Mutation Entry No. 381 dated 22.06.2011, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purposes. Gut. No. 57/2 area-0-77-0 out of excluded area-0-20-0 as per Hon'ble Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN.A - 1(B)/SR-111/2009 dated 11.11.2010.

(vi) As per Mutation Entry No. 471 dated 25.05.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 62/0 area 0.7479 H.R. Sq. mtrs. Out of area 0.5739 H.R. sq. mtrs. and Pof Kharaba area 0.1740 sq. mtrs. through Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002, recorded in the other rights column non agricultural use compulsory as per Maharashtra Govt. GAZET dated 1.01.2016.

(vii) As per Mutation Entry No. 514 dated 19.11.2019, order no. Hakkanond/Kat/1937/155/online Mutation/2019 Rectification, order dated 14.06.2019, order by Tahasildar Panvel as per MLRC 1966 u/s 155 area rectification/classification/rectification of GRS /decimal rectification for require rectification in computerize 7/12 extract

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(viii) As per Mutation Entry No. 553 dated 02.08.2021, (computerized) revised numbers of 7/12 extract as per Hakkanond/Kat4/4045/2021 dated 14.07.2021.

62/0 -- revised S/H Nos. 62/1 and 62/2.

(ix) Mutation Entry No. 580 dated 05.06.2022 (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

(b) (i) Sale Deed dated 17.05.2007 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL3-5345-2007 dated 18.05.2007 executed by Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake and confirmed by 1) M/s. Maxpro Associate through Partner Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for the consideration of Rs. 67,27,500/-.

(ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances, Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

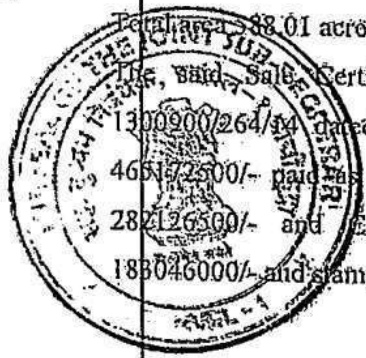
(iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 62/0 (new nos. 62/1 and 62/2), executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalakar.

(iv) Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel of Village Pansli, Ris and Talegaon Tal. Khalapur

Total area 38.01 acre (SEZ notified area 139.83 Hectore) with constructed area.

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 46512500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 18046000/- and stamp by JDR Raigad dated 30.03.2017."

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On 31st October 2023 Deputy Superintendent of Land Records Panvel has issued Ka. Ja. Pa. No. 219/2023 and letter no. Surveying/KIP/ Village Bhokarpada/ D.R No. 219/2023/1949 dated 29.04.2023 alongwith letter Hakkanond/ KT-4/1165/9163/2023 dated 19th June 2023 from Tahasildar Panvel, earlier Survey nos. 58/1A, 58/1B, 59, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 have been closed and post clubbing of old survey nos. new Gat No. 24/1/2 is mutated in revenue records under Mutation No. 619.

Sr. No.

1. 7/12 extracts as on date of application for registration
2. Mutation Entry : 47, 50, 100, 123, 134, 167, 204, 205, 217, 235, 247, 263, 264, 276, 278, 280, 283, 284, 381, 412, 471, 477, 478, 481, 492, 493, 502, 509, 514, 517, 527, 528, 531, 532, 534, 543, 554, 563, 564, 578, 580, 584, 619, 794, 798, 801, 802, 806, 837, 840, 846, 875, 967, 974, 1111, 1127, 1129, 1190, 1191, 1194, 1197, 1208

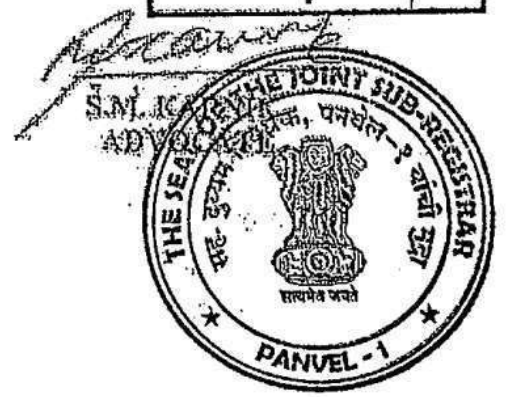
2. Search Report for 31 years from 1993 taken from Sub-Registrar office at 16.11.2023.

3. Litigation :

In respect of S/H. No. 61/3A in the court of CJ(JD), Panvel R.C.S. No. 333/15 Persipina Developers Pvt. Ltd. has filed a civil suit against Vasant Chalake and another for encroachment of pipe-lines. No adverse order passed against the Developers herein. Necessary Certificate dated 08.02.2023 issued by Adv. R. D. Gadhole on record to that effect. Therefore, the title of Persipina Developers Pvt. Ltd. appears good, clear and marketable subject to compliance and removal of encumbrances and litigation mentioned herein, the entries and remarks wherever necessary from the other rights column, and to comply the terms and conditions mentioned in Master layout bearing vide Letter No. MSRDC/SAP/TF-1/Master Layout Approval/2022/336 dated 4th March 2022 approved by The Maharashtra State Road Development Corporation (MSRDC).

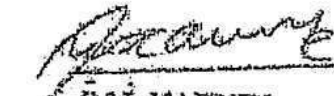
Thane
Date: 20.11.2023

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ANNEXURE B
ENCUMBRANCES

Persipina developer Pvt. Ltd. has mortgaged and obtained Project finance on the Entire Larger Land, save and except survey no 60/1 and 60/2 at Village Bliokarpada (Taluka Panvel), District Raigad on terms and conditions of the loan availed from SBI, PNB HFL and Axis Bank vide Loan Agreements dated 17.07.2017, 28.04.2017 and 05.10.2016 and the Deeds of Modification dated 23rd August 2019 vide documents bearing Serial No 9239 of 2019 and Serial No. 9240 of 2019 at Panvel 5. The Lenders (SBI, Axis Bank and PNB HFL) have appointed Axis Trustee Services Limited to act on their behalf. Therefore, entire movable Fixed and Current assets (including Cash Flows / future receivables, book debts corresponding to area sold / unsold) of project (Present and Future) in the said Project stand hypothecated / charged to Axis Trustee Services Limited.


S.M. KARNIK
ADVOCATE

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Letter No. MSRDO/SPA/ITP-1/RZ-02/RevisedCC/2024/149

Date: 25/01/24

Maharashtra State Road Development Corporation Limited



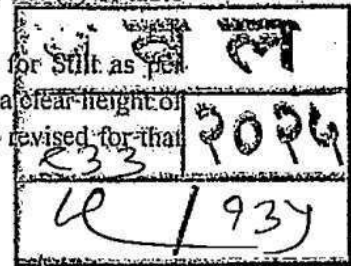
'Revised Commencement Certificate'

To,

M/s. Persipina Developers Pvt. Ltd.,
Alpha Building, 1st floor,
Main street, Hiranandani gardens, Powai
Mumbai - 400 076.

With reference to your Application dated 14/08/2023 received on 12/09/2023 for granting of 'Revised Commencement Certificate' for Residential Purpose under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction of proposed Residential building under ITP on Plot no. RZ-02, Gut No. 24/1/2 [Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 61/2 (Part), & 62/1 (Part)] at Village - Bhokarpada, Taluka - Panvel, Dist - Raigad. The Revised Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) The Project Proponent has proposed total 9 Residential Buildings in amendment. Out of which modification are proposed in 5 Residential buildings i.e. Mayflower, Marigold, Zenia, Jasmine, Lavender and one Residential building i.e. Aster is newly proposed. The residential floor plans of 3 Residential Buildings i.e. Acacia, Orchid, Iris has kept intact as per previous permission dated 21/02/2023. But due to change in podium floor plans this Revised permission is issued for all buildings for convenience purpose. Hence, This Revised Commencement Certificate supersedes previous Commencement Certificate dated 21/02/2023.
- 2) The Project Proponent shall obtain Access NOC and execute agreement with Highway Authority (NH4) and submit the same to SPA, MSRDC before proceeding work beyond plinth level.
- 3) The conditions Stipulated in Approvals/NOC's from various Authorities shall be strictly adhered to. The Project Proponent shall apply for revised permission, if this approval is in contravention to any condition stipulated in approvals/NOC's from any other department.
- 4) Parking provided more than 50% over and above stipulated requirement in table 8 B and 8C of the UDCPR, shall be liable for payment of charges as per footnote no. (v) of table 8B of the UDCPR.
- 5) In case of stack parking, clear height of 4.50 m. shall be maintained for Stilt as per regulation no. 6.16 in UDCPR. In case due to any structural requirement, a clear height of 4.5m is not met, it is responsibility of project proponent to get the plans revised for that purpose.



Page 1 of 5

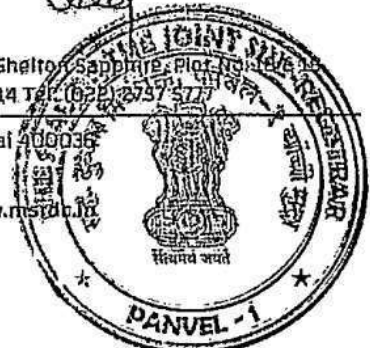
Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelter Sappire, Plot No. Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2369 5777

Registered Office: Napean Sea Road, Besides Priyadarshini Park, Mumbai - 400036
Tel: (022) 2369 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGCQ1586

GST: 27AAACM689302P

www.msrdc.in



- 6) All the terms and conditions laid down in the Master Layout for Integrated Township Project granted by MSRDC vide letter no. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 dtd. 04/03/2022 shall be followed scrupulously.
 - 7) The Project Proponent shall strictly adhere the Unified Development Control and Promotion Regulations (UDCPR) for Maharashtra State and provisions therein for Integrated Township Project (ITP) sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
 - 8) As per regulation no. 14.1.1.9 (vi) of UDCPR, every Occupation Certificate for the regular tenements shall be granted only along with the Occupation Certificate in proportionate with Social Housing component.
 - 9) The Project Proponent shall fulfil Liabilities as mentioned in regulation no. 14.1.1.10 of UDCPR
 - 10) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
 - 11) This commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
 - 12) This permission is limited to only for ITP Plot no. RZ-02, Gut.No: 24/1/2 [Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 61/2 (Part), 62/1 (Part)] at Village - Bhokātpada, Taluka - Panvel, Dist - Raigad and does not entitle the project proponent to develop any other land.
 - 13) As per Reg. no. 6.12 of UDCPR, the responsibility of structural and other stability and safety of high-rise buildings shall lie with Project Proponent/owner/ developer and concerned expert, consultant, executants appointed by owner/developer.
 - 14) As per Reg. no. 14.1.1.6 (vi) (b) of UDCPR, the Project Proponent/s shall submit the certificate of Architect to SPA, MSRDC regarding completion of plinth stating that the construction of plinth is as per the approved building Plans.
- The Project Proponent shall restrict the built up area (FSI) of 2,26,384.321 Sq.M. as mentioned in the approved plan attached to this Commencement Certificate.
- This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- The amount of Rs. 68,00,600.00/- (Rupees Sixty Three lakh, Twenty Seven thousand, Two Hundred only) deposited at MSRDC vide receipt No: 4324 dtd. 15/02/23 and receipt No: 45504 dtd. 23/01/24 as Security Deposit shall be forfeited either in whole or in part at

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the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.

- 18) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Project Proponent/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Project Proponent shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Project Proponent and his appointed licensed Architect/Engineer.
- 19) The Project Proponent shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source, as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharge in ITP for solid as well as liquid waste.
- 20) The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste.
- 21) The Project Proponent/s shall plant indigenous trees at the rate of at least 150 trees per ha. and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Regulation No. 14.1.1.11.
- 22) As per condition mentioned in Provisional Fire NOC, the Project Proponent shall obtain approval for Fire Station from the Fire Advisor, MSRDC. The Project Proponent shall construct and maintain the Fire Station building & Infrastructure at their own cost. The project proponent shall post well-trained staff at fire station as per the recommendations of the Fire Advisor, MSRDC as per regulation no. 14.1.1.12 (vii) of UDCPR. The Fire Station shall be developed by Project Proponent for their ITP before applying for Occupancy Certificate and the same shall be in working and active mode to serve in case of any eventuality.
- 23) The Project Proponent is required to install Installation of Solar-Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 24) As per Regulation no. 14.1.1.10 (iv)(e), The Project Proponent shall arrange generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with at least 10% of total requirement of common physical infrastructure of the project.
- 25) As per Regulation no. 9.27 in UDCPR, the Project Proponent shall provide minimum 2 passengers Fire Lift as proposed in plans.

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- 26) The Project Proponent shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 27) The Project Proponent shall get the approved entire ITP layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations, constructed structure shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of intimation of plinth completion.
- 28) This Revised Commencement Certificate is based on the documents submitted by the Project Proponent. This Commencement Certificate doesn't absolve the Project Proponent any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Project Proponent is solely responsible for settling for the same.
- 29) The Project Proponent shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 30) The size and location of Electric Meter Room, Panel Room, DG Set, L/V/Electrical shaft, Substation shall be fixed in consultation with Electrical Inspector. The Provisional NOC from Electrical Inspector shall be submitted for the same before intimating for plinth completion and Final NOC shall be submitted at the time Occupancy Certificate.
- 31) The Project Proponent shall provide at his own cost, the infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 32) The Project Proponent shall pay all the dues before seeking Occupancy Certificate.
- 33) No building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 34) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 35) The amount of Rs. 2,03,66,100/- for gross BUA of 85,007.51 sq.m. out of total gross BUA 3,40,029.66 sq.m deposited at MSRDC vide receipts No: 4326 dtd. 15/02/23 and Receipt No: 5505 dtd. 23/01/24 as Labour Cess. The Project Proponent shall pay balance of any as per prevailing rates for completed work in particular year directly to the concerned department and submit the receipt of payment to this office. All payments

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- towards labour cess will be verified at the time of Occupancy Certificate and Project Proponent shall pay difference amount in case of any discrepancy observed in payments.
- 36) The Project Proponent shall submit Revised Provisional Green Certificates as per amendment proposed at the time of Plinth Intimation and Final Green certificates for buildings at the time of Occupancy Certificate having, at least 3 star ratings from GRIHA / Silver from IGBC/ Silver from LEED / equivalent rating from The ASSOCHAM GEM.
- 37) The Project Proponent shall provide required number of parking spaces equipped with Electric Charging points as per norms of Environmental Department and Maharashtra Pollution Control Board.
- 38) The Project Proponent shall hand over the Planning Authority's share of land as per regulation no. 14.1.1.7 (v) in UDCPR as and when demand raised by Authority.
- 39) The conditions Stipulated in NA order, Master Layout Approval & NOCs by various Authorities shall be strictly adhered to.
- Failure to comply with above conditions would result in revocation of this commencement certificate.

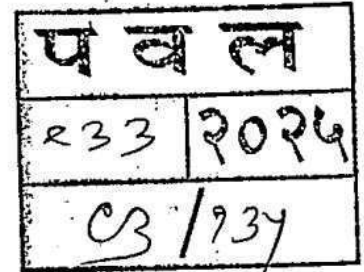
O.C. Signed by

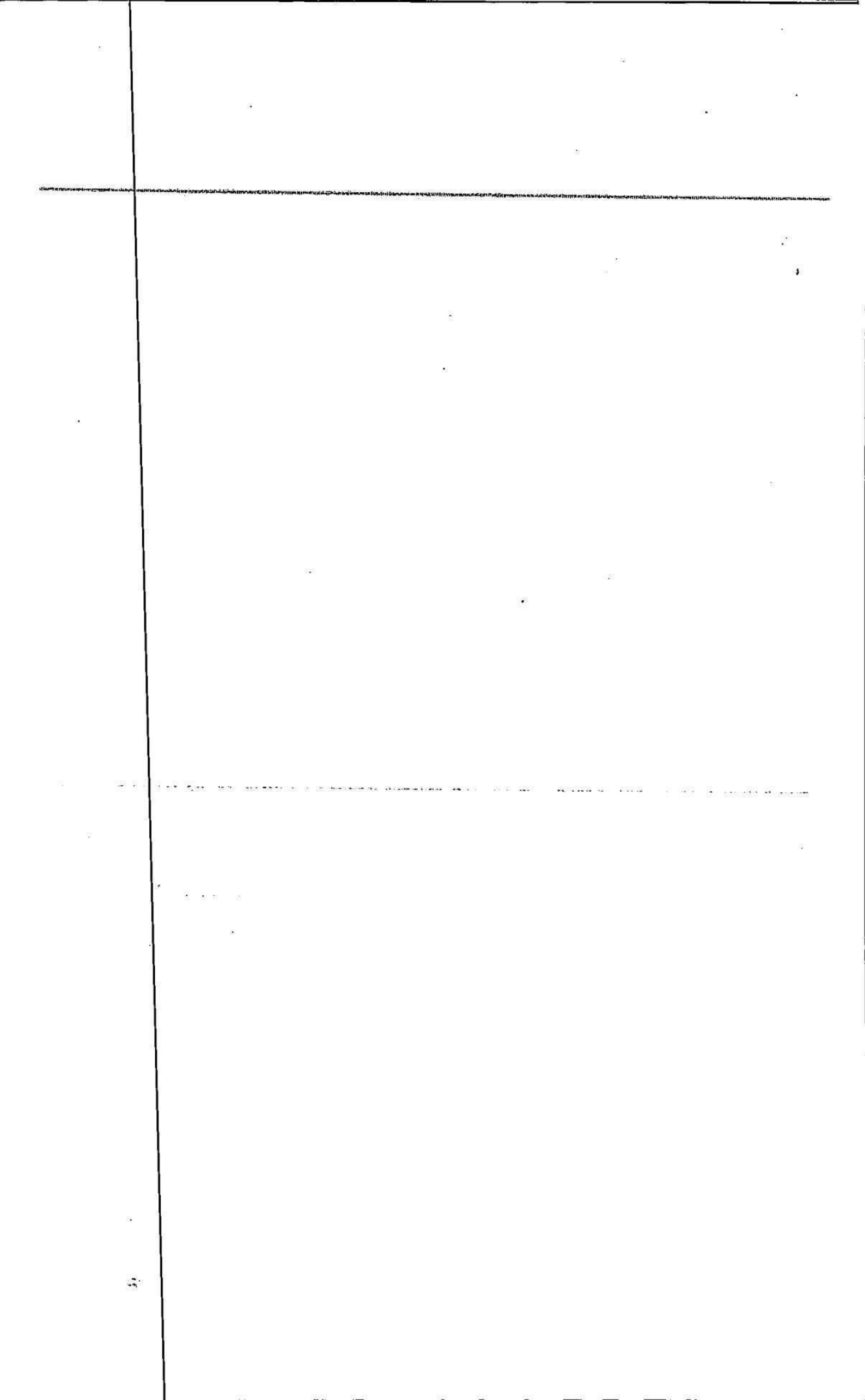
Joint Managing Director (II)


Dy. Chief Planner,
SPA, MSRDC Ltd.

CC to:

1. The Hon'ble District Collector, Raigad, Near Hirakot Lake, Alibag, Dist - Raigad 402201
2. Dy. Superintendent of Land Records, behind Banthiya school, Metro Center, Sector 18, New Panvel.
3. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400 051.
4. The Dy. Executive Engineer, M.S.E.D.Co. Ltd., Panvel (II), Subdivision, Market, M.Hamid road, Old Panvel, Tal:Panvel, Dist:Raigad 410206.
5. Architect - Gunisha Sanyal (CA/2014/63903), M/s. Persipina Developers Pvt. Ltd., Alpha Building, 11th floor, Main street, Hiranandani gardens, Powai Mumbai - 400 076.





बुद्धिमत्ता दिनांक: 31/10/2023

महाराष्ट्र शासन

भाव समता धारा (विभागात्मक प्रवृत्त)

[समाप्त प्रमाण पत्र (अभिज्ञान) प्राप्त नसल्याने (अपवाद) प्रवृत्त (अपवाद) दिनांक: 31/10/2023]

भाव समता धारा (553/73)
ULIN: 16444179286

पत्रिका: पत्रवेल

जिल्हा: रायगड

पत्रिका क्रमांक: 24/172

महाराष्ट्र शासन

सहायक सचिव

पत्रिका क्रमांक

Table with columns: क्षेत्र, पत्रिका क्रमांक, भौतिक संख्या, उम्र, आकार, प्रारंभ, पत्रिका क्रमांक, and other details. Includes a list of numbers at the bottom.

भाव समता धारा (विभागात्मक प्रवृत्त)

[समाप्त प्रमाण पत्र (अभिज्ञान) प्राप्त नसल्याने (अपवाद) प्रवृत्त (अपवाद) दिनांक: 31/10/2023]

भाव समता धारा (553/73)

पत्रिका: पत्रवेल

जिल्हा: रायगड

पत्रिका क्रमांक: 24/172

Table with columns: क्र.सं., क्षेत्र, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक, पत्रिका क्रमांक.

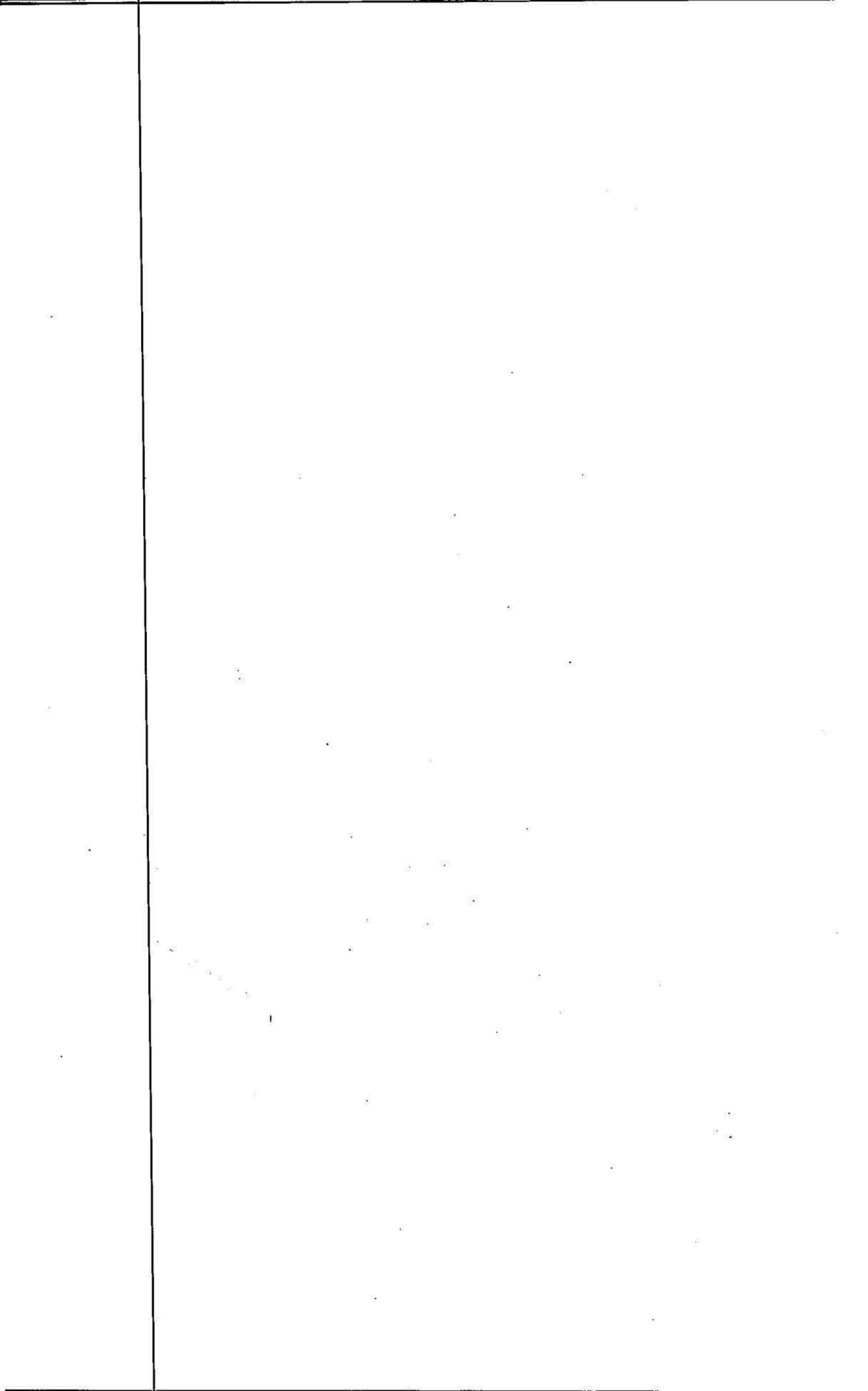
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दिनांक: 31/10/2023
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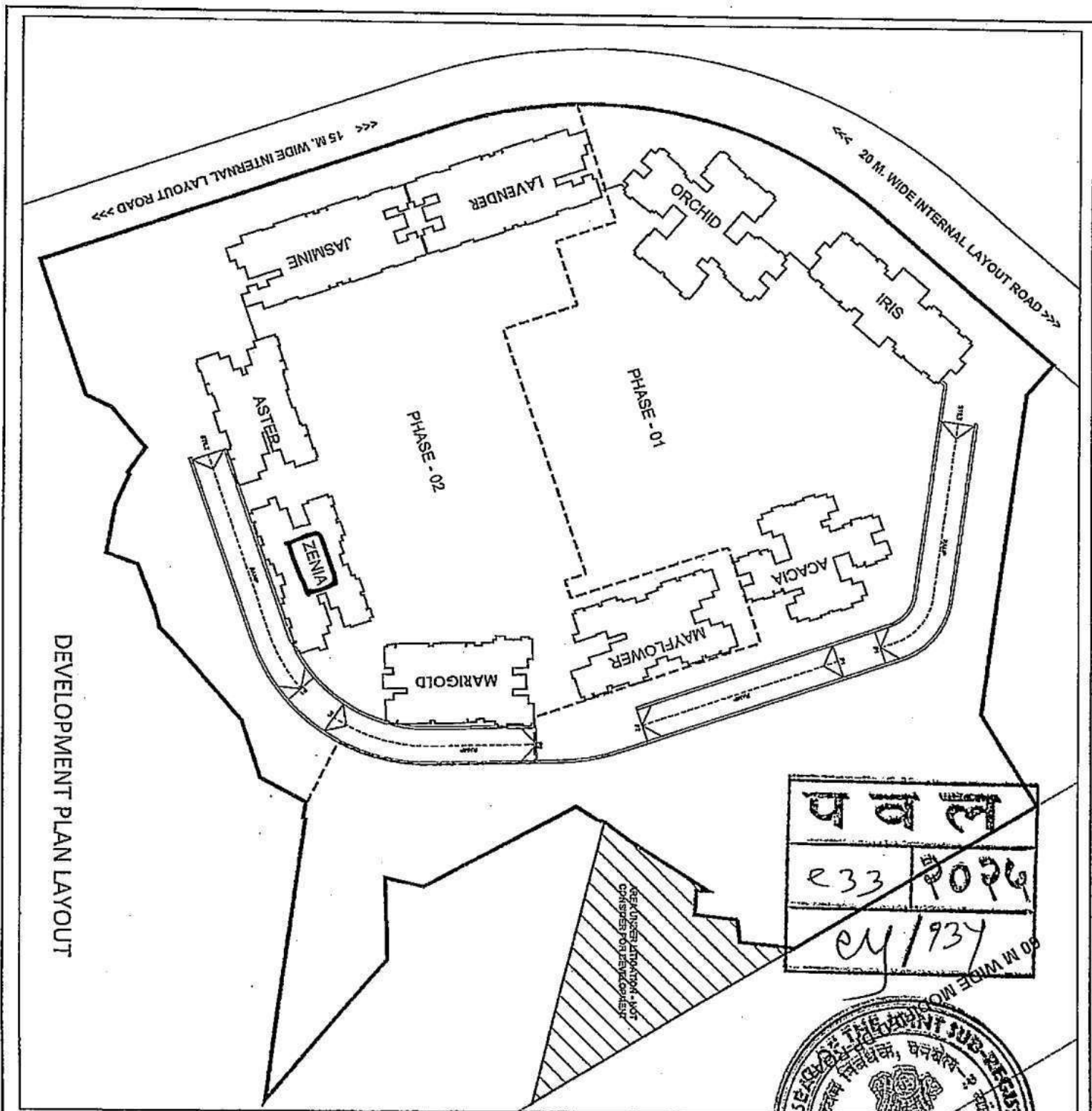
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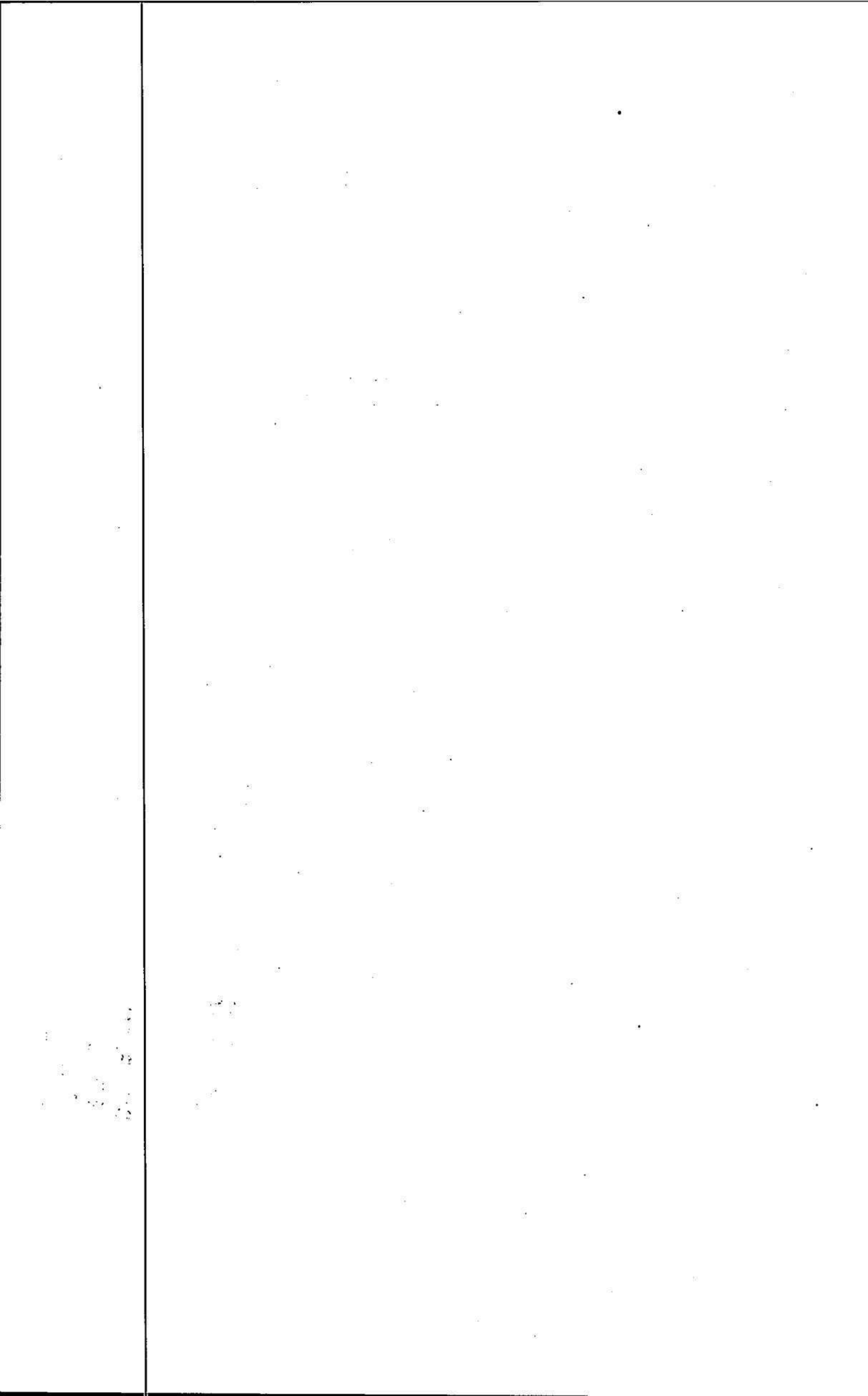
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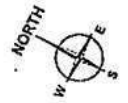
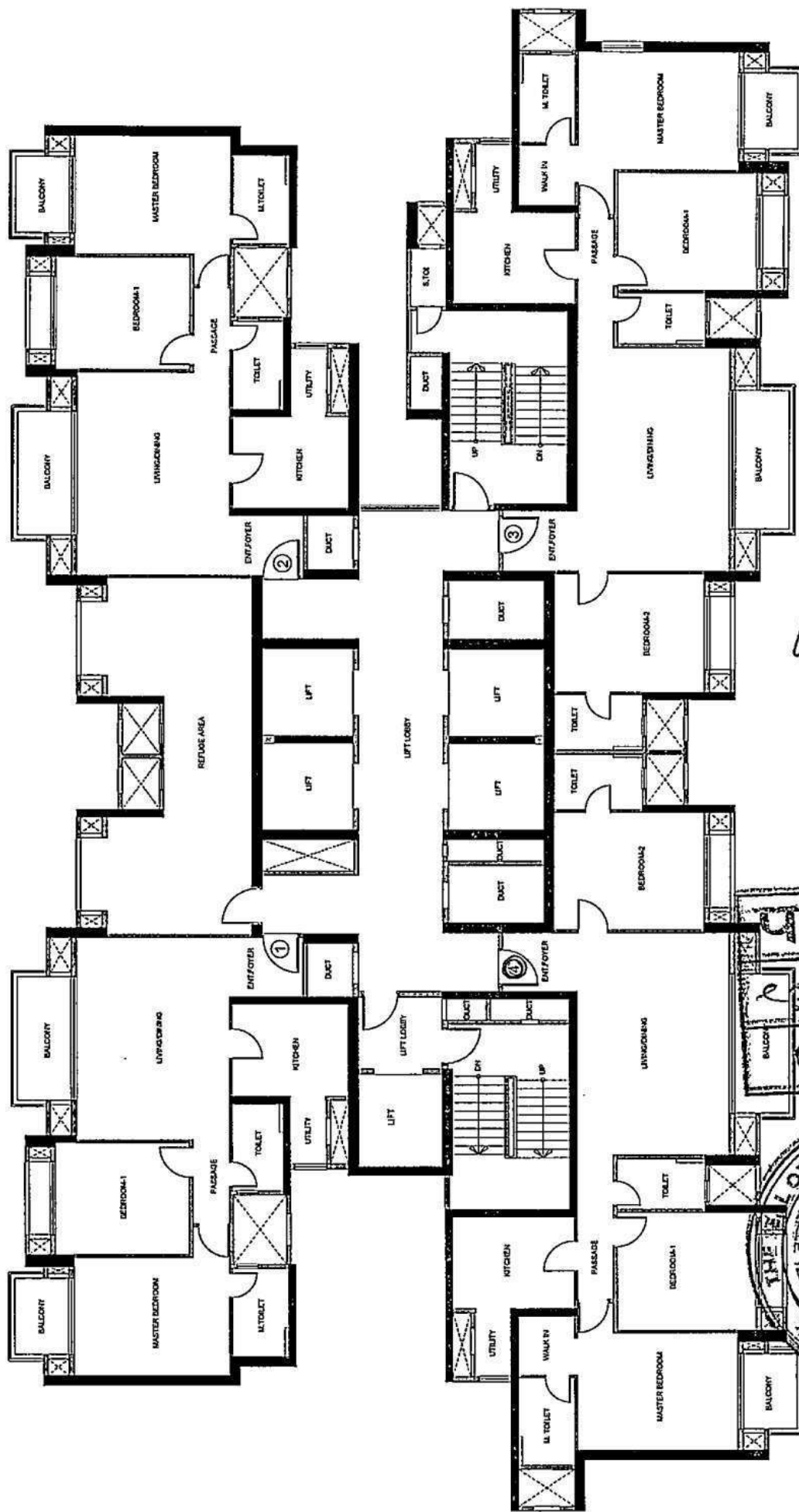


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<p>GOLDEN WATLOW CENTERS OF SHEET DRAWING MATERIALS</p>	<p>NAME & SIGNATURE OF OWNER</p>	<p>DESCRIPTION OF PROPERTY & PROPERTY PARTICULARS M/s PERSIPIMA DEVELOPERS PVT.LTD 42/1st FLOOR, 1st Flr, SAJAN STREET, 4TH CROSS, KANDIVALSA WEST, MUMBAI</p>	<p>DATE OF APPROVAL</p> <p>DATE OF REVISION</p> <p>DATE OF REVISION</p> <p>DATE OF REVISION</p>	<p>APPROVED BY</p> <p>DATE</p>	<p>OWNER'S SIGNATURE</p> <p>ADDRESS OF ARCHITECT</p> <p>NAME: A. Gunisha Saha Sanyal 10/1, 1st Floor, 1st Cross, KANDIVALSA WEST, MUMBAI TEL: 022-2552 2042</p>
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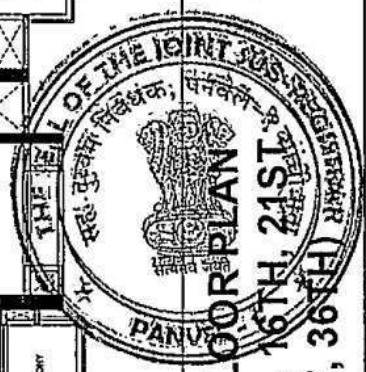




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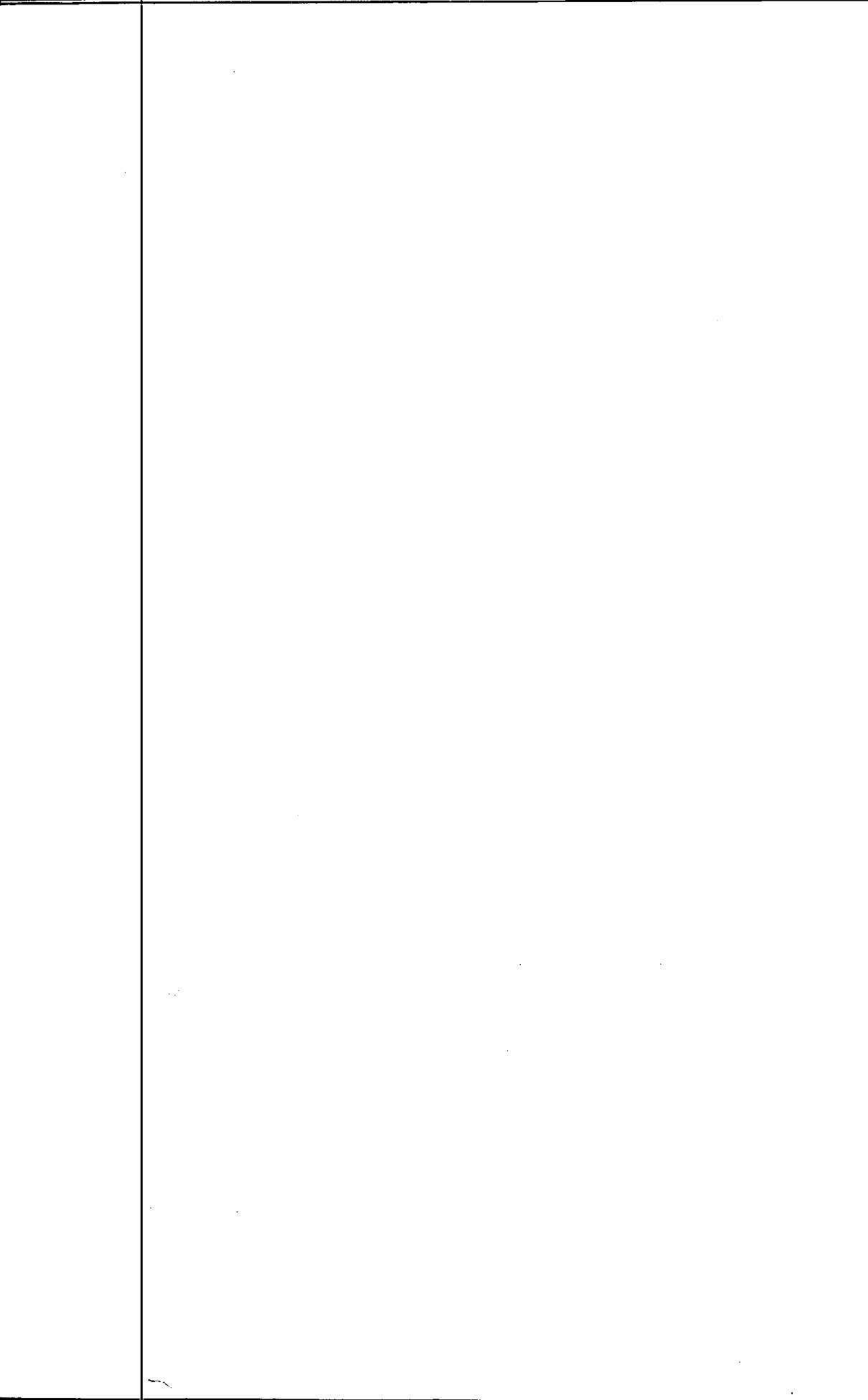
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REFUGE FLOOR PLAN
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 26TH, 31ST, 36TH)

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ANNEXURE

Receipt (pay)

520/18770

Wednesday, July 10, 2024

9:56AM

भावती

Original/Duplicate

नोंदणी नं. 39M

Regn. 39M

भावती क्र.: 19808 दिनांक: 10/07/2024

भावाचे नाव: पत्रद्वे

दस्तावेज क्रमांक: करसं 520/18770-2024

दस्तावेजाचा प्रकार: शुद्धपत्रव्यासय

सादर: भावाचे नाव: भावती देवदास प्रायव्हेट लिमिटेड सर्फे: भावासाठी/द्वारे/सिनेट्रि/अथवा/पत्रद्वे

₹. 100.00

₹. 500.00

DELIVERED

₹. 600.00

भावाचा मूळ दस्त: भावती देवदास प्रायव्हेट लिमिटेड
10/07/2024 दिनांक: 10/07/2024

Joint Registrar

भावाचा मूळ दस्त: 1/-
भावाचा मूळ दस्त: 100/-
भावाचा मूळ दस्त: 500/-

- 1) देवदास प्रायव्हेट लिमिटेड DHO क्रमांक: 500/-
दोस्त/सहायक/भावासाठी: 0724093816198 दिनांक: 10/07/2024
भावाचे नाव: भावासाठी
- 2) देवदास प्रायव्हेट लिमिटेड eOffice/भावासाठी: 100/-
दोस्त/सहायक/भावासाठी: MH004941236202425R दिनांक: 10/07/2024
भावाचे नाव: भावासाठी

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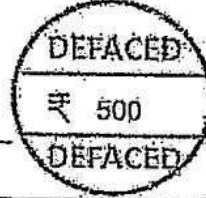
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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724093816198

Receipt Date 10/07/2024

Received from SELF, Mobile number 9890000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 18770 dated 10/07/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 09/07/2024

Bank CIN 10004152024070915034

REF No. 419135913507

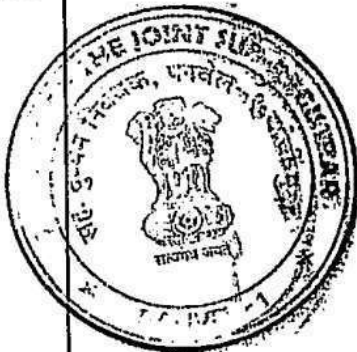
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Deface Date 10/07/2024

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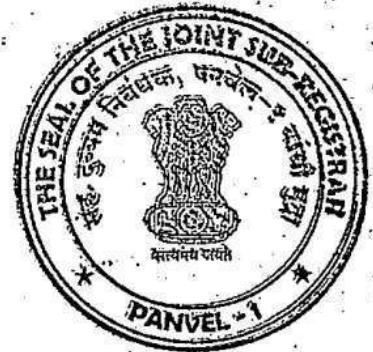


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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724093816198	Date 09/07/2024
Received from SELF, Mobile number 9890000000, an amount of Rs. 500/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 5, of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 09/07/2024
Bank CIN 10004152024070915034	REF No. 419135913507
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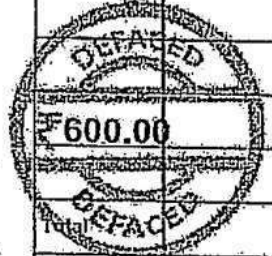
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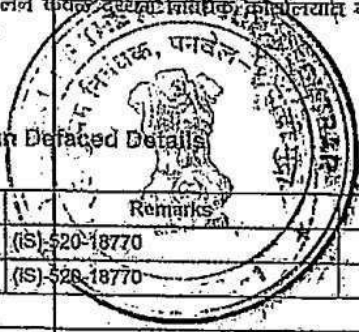
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MTR Form Number-6

GRN	MH004941236202425P	BARCODE	Date		09/07/2024-13:56:04	FormID	18(f)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)				
			PAN No. (If Applicable)				
Office Name	KRL5 JT SUB REGISTRAR KURLA NO 5		Full Name	PERSIPINA DEVELOPERS PRIVATE LIMITED			
Location	MUMBAI		Flat/Block No.				
Year	2024-2025 One Time		Promises/Building				
	Account Head Details	Amount In Rs.	Road/Street				
0030045501	Stamp Duty	500.00	Area/Locality				
0030083301	Registration Fee	100.00	Town/City/District				
			PIN				
			Remarks (If Any)				
			Second Party Name = SAIGEN SAADHANG SHETI AND OTHERS -				
			Amount In Words	Six Hundred Rupees Only			
		600.00	Words				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD No.	23 2024		Bank CIN	Ref. No.	10000502024070803849	0501978930256	
Name of Bank	STATE BANK OF INDIA		Bank Date	RBI Date	09/07/2024-13:56:30	Not Verified with RBI	
Name of Branch	KURLA		Bank Branch	STATE BANK OF INDIA			
			Scroll No. , Date	Not Verified with Scroll			



पचल
23 2024
900/175

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9000000000
सदर चलन ठेक दफ्तार निसिदक कार्यालय नोंदणी कचवयाच्या दफ्ताराती लागू आहे. नोंदणी न कचवयाच्या दफ्ताराती सदर चलन लागू नाही.



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-18770	0002692052202425	10/07/2024-09:55:49	IGR561	100.00
2	(IS)-520-18770	0002692052202425	10/07/2024-09:55:49	IGR561	500.00
Total Defacement Amount					600.00

करल - ५
दस्त क्र. १७७७ / २०२४
०/२५

CHALLAN
MTR Form Number-6

GRN	MH004941236202425P	BARCODE	[Barcode]		Date	09/07/2024-13:58:04	Form ID	48(1)
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 KRL6_JT.SUB.REGISTRAR,KURLA NO 5				Full Name		PERSIPINA DEVELOPERS PRIVATE LIMITED		
Location MUMBAI				Flat/Block No.				
Year 2024-2025 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030045501 Stamp Duty			500.00		Area/Locality			
0030063301 Registration Fee			100.00		Town/City/District			
				PIN				
				Remarks (If Any)				
				SecondPartyName=SAICHARAN SADANAND SHETTY AND OTHERS				
				Amount In		Six Hundred Rupees Only		
Total				600.00		Words:		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		
Cheque/DD No.				Bank Date		RBI Date		10000502024070903849 0501978930256
Name of Bank				Bank Branch		STATE BANK OF INDIA		Not Verified with RBI
Name of Branch				Scroll No., Date		Not Verified with Scroll		232 2024



Department ID:
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यतर निबंधक कार्यालयों में ही दर्ज कराया जा सकता है। नोदणी न करवाया गया दस्तावेज़ी लागू नहीं है।

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करल - ५
दस्त क्र. १७७७ / २०२४
५/२५

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS PERSIPINA DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having its registered office at 1st Floor, Olympia, Hiranandani Gardens, Powai Mumbai (hereinafter referred to as the "Company"), and represented by its Authorized Signatory 1) Ms. Gunisha Sanyal (PAN: AWWPS0948N), 2) Mr. Sanjay Parekh (PAN : ADDPP9535H) and 3) Mr. Sumit Agarwal (PAN: AAWP22513J) all major of age, having office address at 1st Floor, Olympia, Hiranandani



Gardens, Powai Mumbai - 400076 (hereinafter referred to as "the Executants") have been authorized by virtue of Board Resolution passed on 02ND July, 2024 to sign and execute on behalf of the company, various agreements/ deeds and documents including agreement/s for sale, sale deed/s, assignment deed/s, cancellation deed/s, release deed/s, rectification deed/s, declarations, affidavits, and such other incidental deeds and documents etc. (hereinafter referred to as the said "deeds and documents") In respect of Flat/s, building/s constructed at Hiranandani Fortune City, at Village Bhokarpada, Taluka Panvel, District Raigad more particularly described in the Schedule appended

पंजीकृत
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१०२/१३५

herewith
WHEREAS, we have executed deed/s and document/s on behalf of the Company in respect of the flat/s, situated in the Building/s and the said Building/s is/are situated on the land described in the schedule hereunder written in favour of the purchaser.



WHEREAS the said deeds and documents is/are required to be lodged for registration in the Office of the Sub-Registrar of Assurances at Panvel,

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करल: ५५
 करल: क्र. १८६६ / २०२४
 AND WHEREAS the Executants of the Company are resident of Mumbai and

due to pre-occupation and busy schedule it is not possible for them to travel to the Sub-Registrar's Office at Panvel and personally appear before the said office for registration of the said deeds and documents.



AND WHEREAS the Executants are also authorized to appoint 1) Mr. Saicharan Sadanand Shetty and 2) Mr. Anand Thapliyal and 3) Mr. Atish Sapkal as their lawful constituted attorneys to do and perform all or any of the acts, deeds or things mentioned hereunder.

NOW BY THIS POWER OF ATTORNEY we, 1) Ms. Gunisha Sanyal, 2) Mr. Sanjay Parekh and 3) Mr. Sumit Agarwal do hereby nominate, constitute and appoint 1) Mr. Saicharan Sadanand Shetty, 2) Mr. Anand Thapliyal and 3) Mr. Atish Sapkal, all of major of age, Indian Inhabitant, as true and lawful ATTORNEYS for and on behalf of the Company and to do jointly and/ or severally the following acts, deeds and things in the name and on behalf of the Company:

1. To appear before the Sub-Registrar of Assurances at Panvel or any other Government Authority prescribed for the registration of the said deeds and documents and to present and lodge any of the said deeds and documents for registration and to admit the execution thereof and also to make applications, sign and submit any such other forms and statements necessary and incidental thereto for the purpose of registration of such deeds and documents as the case may be.

पुल
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 १०३१ १३१

2. To pay applicable stamp duty and registration charges either on behalf of Customer or otherwise, in respect of the said deeds and documents before the appropriate authorities and for that purpose, to have the said deeds and documents adjudicated if necessary and to sign and



✓

✓

2

Sachin

Agarwal

Anand

करल - ५
दस्त क्र. १७७० /२०२४
७/१२/१५

applications as may be applicable for the said purpose as the said attorney may think appropriate.

3. To receive back the originals of the said deeds and documents from the Sub-Registrar's office; apply for and to receive certified copies of the registered deeds and documents in the name and on behalf of the Company.

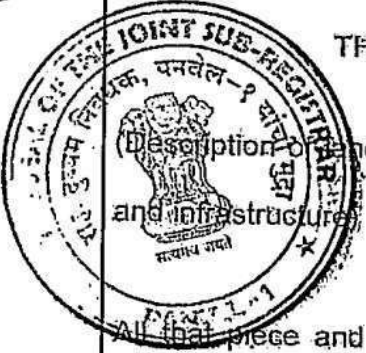


4. AND GENERALLY to do all acts, deeds and things which are incidental to and necessary, to exercise or give effect to the above.

5. The Attorney (as agent) is accountable to the Company (Principal) and shall maintain proper accounts. No Consideration has been received for executing this power.

प व ल	२३३	२०१५
	१००	१९३५

We, hereby ratify and agree to ratify all acts, deeds, things and whatever the said attorney/e shall do, execute and perform in the premises stated above as if done and acted by us and we shall be bound by the same.



THE SCHEDULE ABOVE REFERRED TO

and for development by construction of residential buildings and infrastructure

All that piece and parcels of land bearing Survey Nos. mentioned herein below:

Plot No. RZ01 Gut No. 24/1/1 (Old Survey No. 57/1, 57/2, 57/3B, 57/4, 58/1A Part, 58/1B Part, 58/2, 59/0 Part),

Plot No. RZ02 Gut No. 24/1/2 (Old Survey No. 59/0 Part, 60/1, 60/2, 60/3, 60/4, 61/2, 61/3A 62/0, 58/1A Part, 58/1B Part),

2 - [Signature] A copy to

[Signature]

करल - ५
 दस्त क्र. १५६० / २०२४
 Plot No. RZ03 GUT No. 24/1/3 (Old Survey No. 65/1A, 65/1B, 65/2, 66/0, 67/0,
 68/0) situated in Village Bhokarpada, Taluka Panvel, District Raigad.

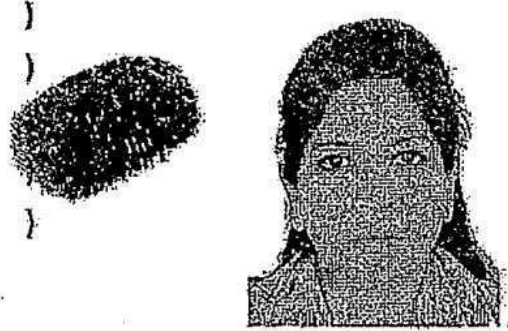
IN WITNESS WHEREOF We, Ms. Gunisha Sanyal, Mr. Sanjay Parekh and Mr. Sumit Agarwal do hereby set our hands to this Power of Attorney on this Day of 10th July, 2024.

SIGNED AND DELIVERED
 BY THE WITHNAMED
 For Persipina Developers Pvt. Ltd.



1. Gunisha Sanyal
 (Executant)

[Handwritten signature of Gunisha Sanyal]



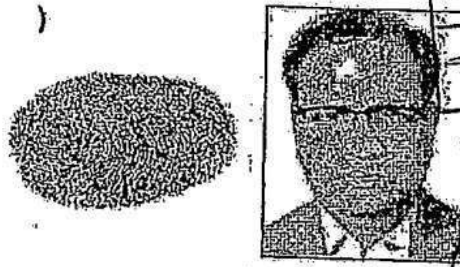
2. Sanjay Parekh
 (Executant)

[Handwritten signature of Sanjay Parekh]

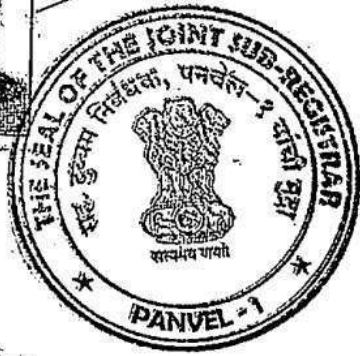


3. Sumit Agarwal
 (Executant)

[Handwritten signature of Sumit Agarwal]



प व ल
 २३३ / २०२५
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We Accept
 (Signature of Anandharan Sadanand Shetty)



[Handwritten signature of Anandharan Sadanand Shetty]



2. Mr. Anand Thapliyal



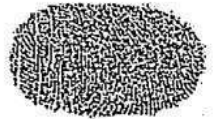
Anand



3. Mr. Atish Sapkal
As a Constituted Attorneys



A. Sapkal



Witnesses:

1) *S. Chak*

2) *Bhambhani*

करल - 6
दस्त क्र. 9660 / 2028
e/24



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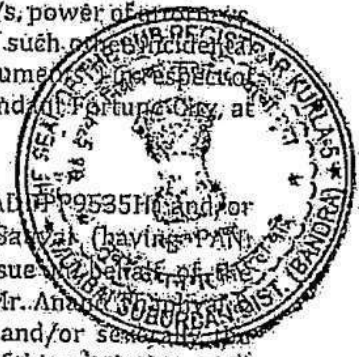


करल - ५
दस्त क्र. १५७७० /२०२४
१०/२५

Persipina Developers Private Limited
 CIN:- U45200MH2007PTCL72099

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PERSIPINA DEVELOPERS PRIVATE LIMITED (THE COMPANY) AT THEIR MEETING HELD ON 02ND JULY, 2024 AT 3RD FLOOR, OLYMPIA, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI- 400076.

"RESOLVED THAT Mr. Sanjay Shashikant Parekh (having PAN: ADDPP9535H) and/or Mr. Sumit Agarwal (having PAN: AAIPA2513J) and/or Ms. Gunisha Sanyal (having PAN: AWVPS0948N), be and are hereby severally authorized for a period of three years from the date of passing of this resolution or till they are associated with the company whichever being earlier, to sign and execute on behalf of the Company various agreements/ deeds and documents including agreement/s for sale, Deed of Conveyance, sale deed/s, assignment deed/s, cancellation deed/s, power of attorney, release deed/s, rectification deed/s, declarations, affidavits, attestations and such other incidental deeds and documents etc. (hereinafter referred to as the said "deeds and documents") in respect of Apartments/Flats/ Retail Shops/offices in buildings constructed at Hiranandani Fortune City, at Village Bhokarpada, Taluka Panvel, District Raigad;



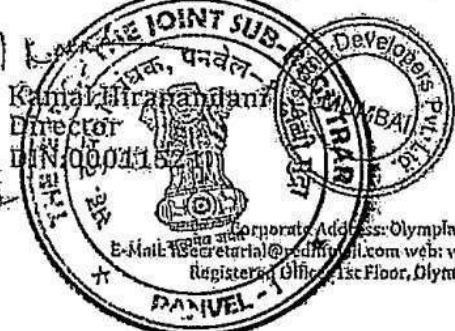
RESOLVED FURTHER THAT Mr. Sanjay Shashikant Parekh (having PAN: ADDPP9535H) and/or Mr. Sumit Agarwal (having PAN: AAIPA2513J) and/or Ms. Gunisha Sanyal (having PAN: AWVPS0948N), be and are hereby authorized to sign, execute and issue on behalf of the Company, a Power of Attorney authorising Mr. Saicharan Sadanand Shetty, Mr. Anand Mr. Atish Sahadev Sapkal to represent, register, do and perform jointly and/or severally the following acts and deeds, for a period of three years from the date of passing of this resolution or till they are associated with the company whichever being earlier:

- To appear before the Sub-Registrar of Assurances at Panvel or any other Government Authority prescribed for the registration of the said deed and documents and to present and lodge any of the said deeds and documents for registration and to admit the execution thereof and also to make applications, sign and submit any such other forms and statements necessary and incidental thereto for the purpose of registration of such deeds and documents as the case may be.
- To pay applicable stamp duty and registration charges either on behalf of Customer or otherwise, in respect of the said deeds and documents before the appropriate authorities and for that purpose, to have the said deeds and documents adjudicated if necessary and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.

To receive back the originals of the said deeds and documents from the Sub-Registrar's office; apply for and to receive certified copies of the registered deeds and documents in the name and on behalf of the Company.

AND GENERALLY to do all acts, deeds and things which are incidental to and necessary, to exercise or give effect to the above"

उपरोक्त
 २३३
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 Certified True Copy
 For Persipina Developers Private Limited

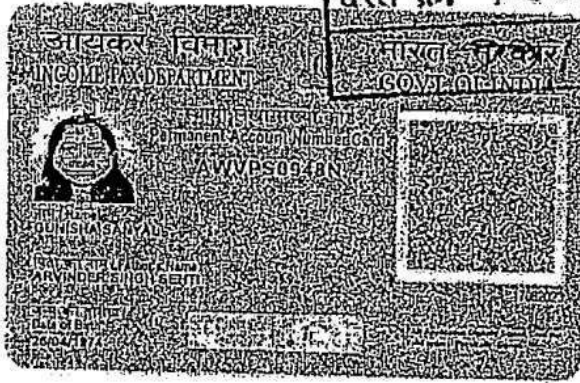


Corporate Address: Olympia Building, Hiranandani Business Park, Powai, Mumbai - 400076.
 E-Mail: Secretarial@persipina.com web: www.hiranandaniiparks.com Tel: 022 2576 6868/3600 Fax: (91-22) 2570-6455
 Registrar's Office: 1st Floor, Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai - 400076.

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करल - ५
 दस्त क्र. १७७० / २०२४



गुनिशा संयल
 Gunisha Sanyal
 जन्म तिथि/DOB: 26/04/1974
 महिला/FEMALE

8232-5318-3604
 VID: 9198-6454-0294-0398

मेरा आधार, मेरी पहचान

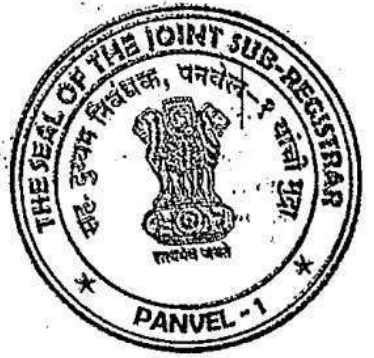
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पता:
 2304, ग्लेन क्रॉफ्ट, गिगान्दाल गार्डन्स, मांजरी, मुंबई, महाराष्ट्र - 400078

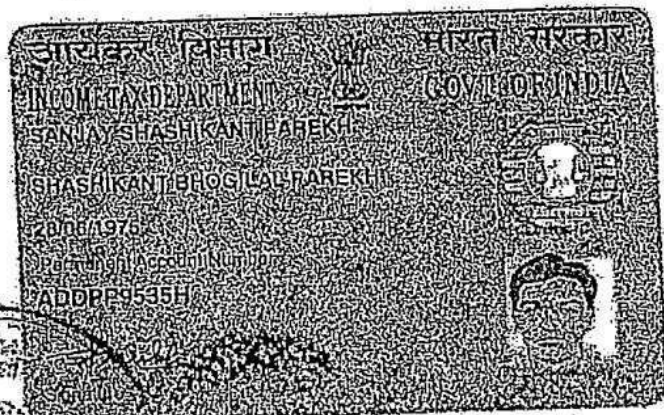
Address:
 2304, Glen Croft, Gigandol Gardens,
 Bandra, Mumbai, Maharashtra - 400078

8232-5318-3604
 VID: 9198-6454-0294-0398

प व ल
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कसल - ५
 वसत क्र. १८६६० / २०२४
 १२/१२



भारत सरकार
 Government of India
 संजय शशिकान्त पारख
 Sanjay Shashikant Parekh
 जन्म तारीख / DOB - 28/08/1975
 पुरुष / Male

8107 6439 4532

माझी आधार, माझी ओळख

Sanjay Parekh

प व ल
 २३३ / २०२५
 १०८ / १३१

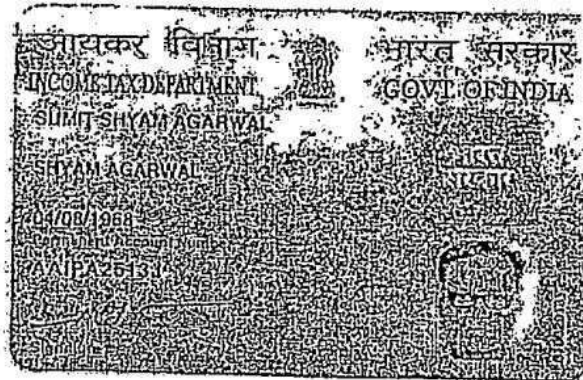
भारतीय वित्तीय सेवा आयोग प्राधिकरण
 Financial Services Regulatory Authority of India



पत्ता: वडिलाचे/माईचे नांव: शशिकान्त पारख ९०१, क्लेपटॉन, चोंडसे एनक्लेव, हिरानंदानी एस्टेट, सॅन्डोजबाग, ठाणे - ४००६०७
 Address: S/O: Shashikant Parekh, 901, Clayton, Todas Enclave, Hiranandani Estate, Firanandani Estate, Thane, Sandozbaugh, Maharashtra, 400607

8107 6439 4532

करल - ५
 क्र. १६०० / २०२४
 ९३/२५



भारत सरकार
 GOVT. OF INDIA
 सुमित श्याम आगरवाल
 Sumit Shyam Agarwal
 जन्म वर्ष / Year of Birth: 1988
 पुरुष / Male



9088 6268 9306

आधार - शासनक बागसाचा अधिकार

भारत सरकार
 GOVT. OF INDIA
 मुंबई ४००१०१, चिंचवड पूर्व, माडुली
 Address: B-A-1901/2, Whispering
 Palm, Akurdi Road, Lokhandwala
 Townships, Kandivli East,
 Mumbai, Kandivli East,
 Maharashtra, 400101

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 ११० / १३५

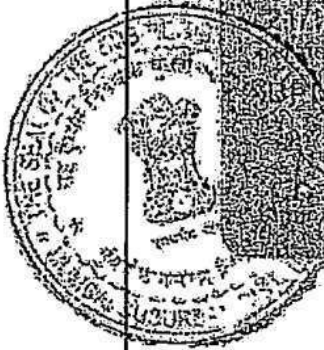
1947
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करल - 4
 वृत्त क्र. 9000 / 2028
 9012

सायवर विभाग
 INCOME TAX DEPARTMENT
 SAICHARAN SADANAND SHETTY
 SADANAND PUTTANNA SHETTY
 17/07/1982
 PAN Number: BAFPS5661M

भारत सरकार
 GOVT OF INDIA



भारत सरकार
 GOVERNMENT OF INDIA

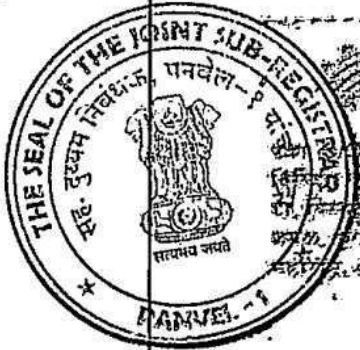
साईचरण मदानंद शेली
 Saicharan Sadanand Shelly
 जन्म वर्ष / Year of Birth: 1982
 लिंग / Male

2055 53-13 9764

आधार - सामान्य माणसाचा अधिकार

प व ल
 233 / 2024
 999 / 937

(Signature)



भारत सरकार
 GOVERNMENT OF INDIA

सायवर विभाग
 INCOME TAX DEPARTMENT

आधार - सामान्य माणसाचा अधिकार

Address: SIO Sadanand Shetty,
 ROOM NO 201, BUILDING NO 5
 MALANDA CO OP HSS SOCIETY,
 EXTENSION DAFTARY ROAD,
 NEAR HIGHWAY KURAR,
 KURAR VILLAGE, Malad East
 S.C. Mumbai, Maharashtra.
 400097

1827 4206 1803 2207

3206 1803 2207

1827 4206 1803 2207

1827 4206 1803 2207