

529/2514
Saturday, February 08 2025
3 26 PM

पावती

Original/Duplicate
नोंदणी क्र 39म
Regn 39M

यावाचे नाव अष्टे
दस्तऐवजाचा अनुक्रमांक पबल5-2514-2025
दस्तऐवजाचा प्रकार करारनामा
सादर करणाऱ्याचे नाव तारा प्रसाद सतपथी

पावती क्र 2712 दिनांक 08/02/2025

नोंदणी फी ₹ 30000 00
दस्त हाताळणी फी ₹ 2400 00
पृष्ठांची गळ्या 120

एकूण ₹ 32400 00

आपणास मूळ दस्त, धवनेल प्रिंट, सूची-२ अदाजे
3 44 PM ह्या वेळेस मिळेल

Okunt
Joint-Sub Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

वाजार मुल्य ₹ 3891856 64 /-
मोवदला ₹ 6099099/-
भरलेले मुद्राक शुल्क ₹ 366000/-

- 1) देयकाचा प्रकार DHC रकम ₹ 400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक 0225086102082 दिनांक 08/02/2025
बँकेचे नाव व पत्ता
- 2) देयकाचा प्रकार DHC रकम ₹ 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक 0225082702321 दिनांक 08/02/2025
बँकेचे नाव व पत्ता
- 3) देयकाचा प्रकार Challan रकम ₹ 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक MH015801729202425E दिनांक 08/02/2025
बँकेचे नाव व पत्ता

पक्षकाराची स्वाक्षरी
Prakash
मुळदस्तावेज परत मिळाला.

Y निधीक
सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

Jayaprakashad...
हो मुझे ज्ञान

या श्री / श्राम
पुस्तकें मंगलानदी श्री / श्रामक
धाना प्रार्थनाकाल कार्त आरं तनी मद्र इतएवम
याचेकडे देण्यात यावा ही विनती

Jayaprakashad... सही



12/02/2025

सूची क्र.2

दुय्यम निबंधक सह दु नि पनवेल 5

दस्त क्रमांक 2514/2025

नोंदणी

Regn 63m

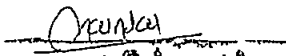
गावाचे नाव : आष्टे

(1) वितोखाचा प्रकार	करारनामा
(2) भोवदला	6099099
(3) बाजारभाव (भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3891856 64
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव रायगड इतर वर्णन , इतर माहिती विभाग 5, दर 44800, सदनिका क्र 702,7 वा मजला, ब्लॉक वी, "मॅडिक्वामस रेसिडेन्सी फेज 1", सर्व्हे न / हिस्सा न 136,138/1,140/8/ए,140/9, मौजे आष्टे, ता पनवेल, जि रायगड, क्षेत्र 65 838 चौ मी. कारपेट एरिया + 6.995 चौ मी (वाल्कनी, ड्राय युटिलिटी, टेरस) (Survey Number 136 & others ,)
(5) क्षेत्रफळ	1) 65 838 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव.-मे. सुपर्द मा डेक्लपर्स एल एल पी तर्फे अधिकृत स्वाक्षरी करता भागीदार सुगत जी वाघमारे तर्फे कु मु म्हणून संकेत शिरभाते वय -28, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , रोड नं 1215 वी, वन लोडा प्लेस, सेनापती वापट मार्ग, लोअर परेल, मुंबई , महाराष्ट्र, मुम्बई पिन कोड -400013 पॅन न - AEWFS8119Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -तारा प्रसाद सतपथी वय -45, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , रोड नं 146, अनिसाथी नगर, देवास, मध्य प्रदेश , आहवा प्रदेश, देवास पिन कोड -455001 पॅन न -BISPS1354N
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	12/02/2025
(11) अनुक्रमांक, खड व पृष्ठ	2514/2025
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	366000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्याङ्गनासाठी विचारात घेतलेला तपशील -

मुद्राक 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

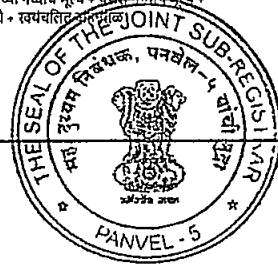

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बाधीव)						
Valuation ID	20250208594	08 February 2025, 02:59:32 PM				
पवल 5						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	रायगड					
तालुक्याचे नाव	पनवेल					
गावाचे नाव	आष्टे					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर / न भू क्रमांक				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
3950	44800				चौ मीटर	
बाधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र -	79.416 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका		मिळकतीचा प्रकार -	बाधीव
वाधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे		मूल्यदर/वाधकामाचा दर -	Rs 3950/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
	= (((44800-3950) * (100 / 100)) + 3950)					
	= Rs 44800/-					
मजला निहाय घट/वाढ	= 1.05 of 44800 = Rs 47040/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 47040 * 79.416					
	= Rs 3735728.64/-					
C) वदिस्त वाहन तळाचे क्षेत्र	13.94 चौ मीटर					
वदिस्त वाहन तळाचे मूल्य	= 13.94 * (44800 * 25/100)					
	= Rs 156128/-					
Applicable Rules	3, 18, 19					
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वदिस्त वाहन तळाचे मूल्य + रागतल्या गळीचे मूल्य + वरील मजलीचे मूल्य + इगारती भावतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + वदिस्त घात्काची + रकयचलित मूल्य = A + B + C + D + E + F + G + H + I + J = 3735728.64 + 0 + 156128 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 3891857/- = २ अडतीस लाख एकव्याण्णव हजार आठ शो सत्तावन्न /-					

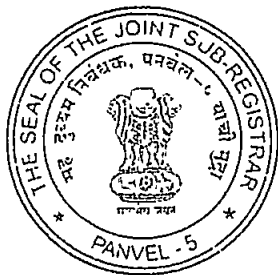
पवल - ५

24/02/2025

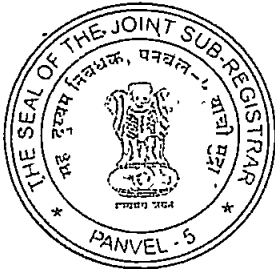
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2498	2024
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पं.सं. - ५	
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४ / १२०	



CHALLAN
MTR Form Number-6



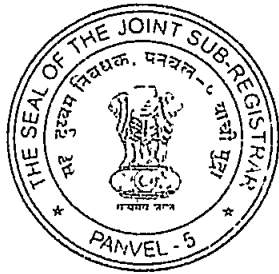
GRN	MH015801729202425E	BARCODE	Date		08/02/2025-11 21 09	Form ID	25 2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
			PAN No (If Applicable)	BISPS1354N			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		Full Name	MR TARA PRASAD SATAPATHY			
Location	RAIGAD		Flat/Block No	Flat No 702, 7 th Floor Block B Maximus			
Year	2024-2025 One Time		Premises/Building	Residency Phase 1			
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	366000 00	Road/Street	Survey Nos 136 And Others, Village Ashle			
0030063301	Registration Fee	30000 00	Area/Locallty	Tal Panvel, Dist Raigad			
			Town/City/District				
			PIN	4	1	0	2 0 6
			Remarks (If Any)	PAN2=AEWFS8119Q~SecondPartyName=Ms Superb Maa Developer LLP-			
			Amount In	Three Lakh Ninety Six Thousand Rupees Only			
			Words	५ १९२०			
Total		3,96,000 00					
Payment Details		IDBI BANK	FOR USE IN RECEIVING				
Cheque-DD Details		Bank CIN	Ref No	69103332025020811008			
Cheque/DD No		Bank Date	RBI Date	08/02/2025 11 21 57			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No , Date	Not Verified with Scroll				

Department ID
NOTE - This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document
रादर चलान भोगळ दुय्यम निवशक कार्यालयात मोदणी करायच्या दस्ताव्याच्या दस्ताव्याची लागू आहे मोदणी न करायच्या दस्ताव्याची रादर चलान लागू नाही.

Sr No	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(IS)-529-2514	0008753723202425	08/02/2025-15 26 32	IGR548	30000 00

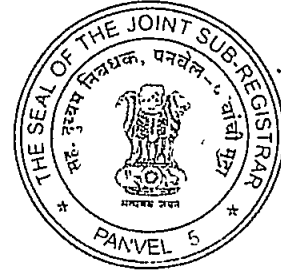
2	(S)-529-2514	0008753723202425	08/02/2025-15 26 32	IGR548	366000.00
Total Defacement Amount					3,96,000.00

<p>पु.पं. - 4</p>
<p>२५१४/२०२५</p>
<p>६ / १२०</p>

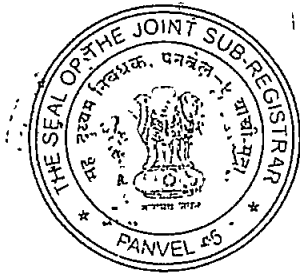


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225082702321	Date 08/02/2025
Received from , Mobile number 7249777777, an amount of Rs 2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S R Panvel 1 of the District Raigarh	
Payment Details	
Bank Name IBKL	Date 08/02/2025
Bank CIN 10004152025020802193	REF No 2954623336
This is computer generated receipt, hence no signature is required	

पत्रल - ५
२५१०२०२५
७ / १२०



पं. सं. ल - ५	
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८ / १२०	



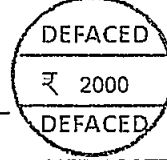


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225082702321 Receipt Date 08/02/2025

Received from , Mobile number 7249777777, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No 2514 dated 08/02/2025 at the Sub Registrar office Joint S R Panvel 5 of the District Raigarh

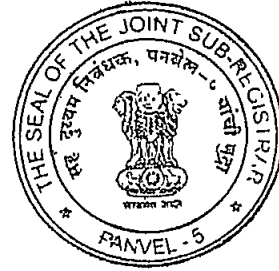


Payment Details

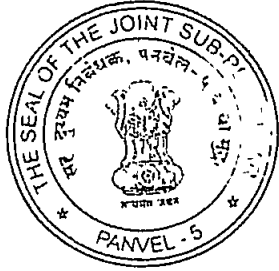
Bank Name IBKL	Payment Date 08/02/2025
Bank CIN 10004152025020802193	REF No. 2954623336
Deface No 0225082702321D	Deface Date 08/02/2025

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पवल - ५
२५१४ २०२५
९ / १२०

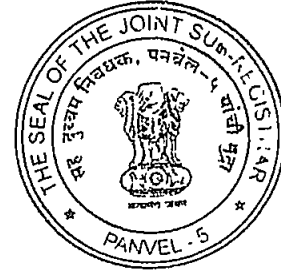


पंचल - ५.	
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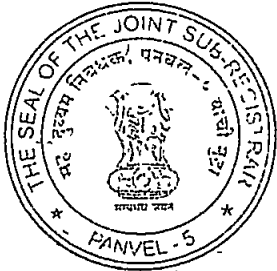


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225086102082	Date 08/02/2025
Received from , Mobile number 7249777777, an amount of Rs 400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S R Panvel 1 of the District Raigarh	
Payment Details	
Bank Name IBKL	Date 08/02/2025
Bank CIN 10004152025020801966	REF No 2954619840
This is computer generated receipt, hence no signature is required	

पवल - ५	
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प व ल - ५	
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१२ / १२०	



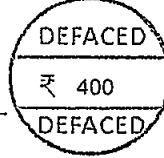


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225086102082 Receipt Date 08/02/2025

Received from , Mobile number 7249777777, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 2514 dated 08/02/2025 at the Sub Registrar office Joint S R Panvel 5 of the District Raigarh

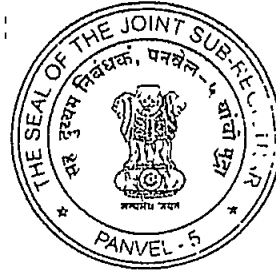


Payment Details

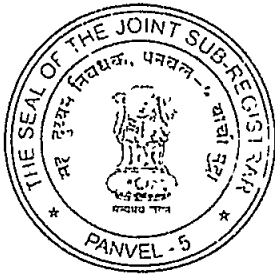
Bank Name IBKL	Payment Date 08/02/2025
Bank CIN 10004152025020801966	REF No. 2954619840
Deface No 0225086102082D	Deface Date 08/02/2025

This is computer generated receipt, hence no signature is required

प व ल - ५
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पं. सं. - ५	
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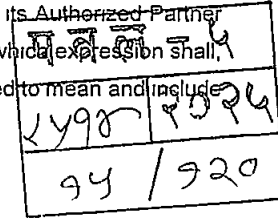


AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Panvel, Navi Mumbai on this 08 Day of FEBRUARY, Two Thousand and Twenty Five

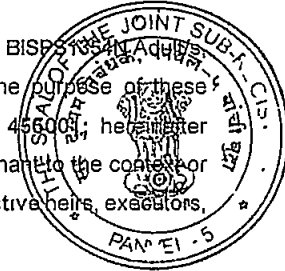
BETWEEN

M/s Superb Maa Developer LLP, a LLP incorporated under the provisions of Limited Liability Partnership Act, 2008 having LLPIN ABZ-5858 and PAN No AEWFS8119Q and having its registered office address at 1215B, One Lodha Place, Senapati Bapat marg, Lower Parel, Mumbai, Maharashtra - 400013 represented through its Authorized Partner Sugat G. Waghmare, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the FIRST PART;



AND

MR. TARA PRASAD SATAPATHY, About Age 45 Years, PAN No. : BISPS7854NAD44 Indian Inhabitant/s of Madhya Pradesh having their address for the purpose of these presents at- 146, Anilshree Nagar, Dewas, Madhya Pradesh- 456001; hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.



The Developers and the Allottee/s are hereinafter collectively referred to as "the Parties," and individually as a "Party "

WHEREAS

A The Developer is undertaking development of all those pieces and parcels of land admeasuring approximately 19,999 32 square meters (Net Plot Area) bearing the following Survey Numbers / Hissa Numbers, lying, being and situate at Village Ashte, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA, ("the Land"), in accordance with applicable laws (as amended / modified from time to time), including the provisions of the Unified Development Control Regulations ("UDCPR") as applicable from time to time, in the manner as stated herein

- 1 Survey No 136 admeasuring approximately 2480 squaremeters (26,694 72 square feet)
- 2 Survey No 138 Hissa No 1 admeasuring approximately 7530 squaremeters (81,052 square feet)
- 3 Survey No 140 Hissa No 8/A admeasuring approximately 3878 square meters (41,742 79 square feet)
- 4 Survey Nos 140 Hissa No 9 admeasuring approximately 7472 square

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meters (80,428 60 square feet)

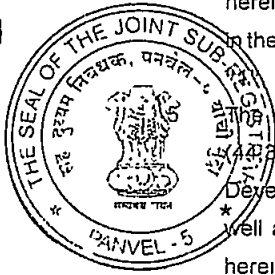
The Land is more particularly described in the Part A of the First Schedule

B The rights, title and interest of Land are in the following manner

- 1 The Developer has acquired Development Rights in respect of Survey No 136 in pursuance of the Development Agreement dated 29 05 2023 against monetary consideration as well as allotment of constructed area to the Owner, Shri Pandurang G Patil hereinafter referred to as the First Land This is more particularly described in the Part B of the First Schedule hereunder written and marked as Annexure "1",
- 2 The Developer has acquired Development Rights in respect of Survey No 138 Hissa No 1 in pursuance of Development Agreement dated 29 05 2023 against monetary consideration as well as allotment of constructed area to the Owner, Shri Shri Pandurang G Patil, Bhagwan G Patil, Ashok G Patil, Amol K Patil, Gulab K Patil, Manoj K Patil Vrushali K Patil, hereinafter referred to as the Second Land This is more particularly described in the Part C of the First Schedule hereunder written and marked as Annexure "1",
- 3 The Developer has acquired Development Rights of 3878 square meter (41,742 79 square feet), in respect of Survey No 140 Hissa No. 8/A in pursuance of Development Agreement dated 25 10 2023 against monetary consideration as well as allotment of constructed area to the Owner Mrs Priya B Patil, hereinafter referred to as the Third Land This is more particularly described in the Part D of the First Schedule hereunder written and marked as

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- Annexure "1",
- 4 The Developer has acquired Development Rights of 3352 square meter (36,080 92 square feet) in respect of Survey No 140 Hissa No 9 in pursuance of Development Agreement dated 25 10 2023 against monetary consideration as well as allotment of constructed area to the Owner, Mrs Priya B Patil, hereinafter referred to as the Fourth Land This is more particularly described in the Part E of the First Schedule hereunder written and marked as Annexure



- 5 Developer has acquired Development Rights of 4120 square meter (44,247 68 square feet) in respect of Survey No 140/9 in pursuance of Development Agreement dated 20 12 2023 against monetary consideration as well as allotment of constructed area to the Owner, Mrs Sonal A Chauhan, hereinafter referred to as the Fifth Land This is more particularly described in the Part F of the First Schedule hereunder written and marked as Annexure "1",

C The manner in which the Developer has acquired the ownership / development rights of the Land is duly set out in the said Title Certificate (as defined below/attached).

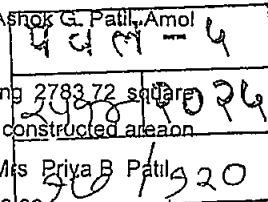
D There are no pending litigation with respect to the Land (or part thereof)

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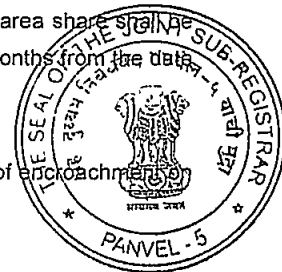
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E. Details of covenants affecting the Land

- 1 The Developer has to allot constructed area admeasuring 1091 2 square meter (11,745 square feet) being 40% (forty percent) constructed area out of total constructed area on Survey No 136 on the basis of Base FSI 1 1 to the Owner, Shri. Pandurang G Patil,
2. The Developer has to allot constructed area admeasuring 3313 2 square meter (35,663 28 square feet) being 40% (forty percent) constructed area out of total constructed area on Survey No. 138 Hissa No 1 on the basis of Base FSI 1 1 to the Owner, Shri Pandurang G Patil, Bhagwan G Patil, Ashok G. Patil, Amol K Patil, Gulab K Patil, Manoj K Patil, Vrushali K Patil,
- 3 The Developer has to allot constructed area admeasuring 2783 72 square meter (29964 square feet) of constructed area out of total constructed area on Survey No 140/8/A and Survey No 140/9, to the Owner, Mrs Priya B Patil,



- F The land owners in total shall be allotted constructed area of 7188 034 square meter (77,372 Square feet) As per the Development Agreement, this area shall be allotted anywhere in the land, within the prescribed time of 60 months from the date of execution of the Development Agreements



- G Details of illegal encroachment on the Land - There is no kind of encroachment on the Land
- H All the permissions required from the Government Authorities relating to the title & building permission the Land have been obtained
- I The Developer is vested with the right to develop the Land in the manner stated hereinabove inter-alia by constructing buildings ("the Buildings")
- J. Save and except the area mentioned in Recital F above, the Developer is entitled to sell the premises in the Buildings to be constructed on the Land, in accordance with the terms and conditions of the sanctions and approvals obtained / being obtained in relation to the same
- K The Developer is undertaking the development of the Land in a phase-wise manner for a residential/mixed-use project and in constructing a residential/mixed-use project thereon in a phased manner in the following manner
- 1 On the complete portion of Land admeasuring 19,999 32 Square meters (2,15,272 68 square feet), ("the said Land"), after deduction of area under road and amenities to be surrendered to Local Authority the Developer is constructing the said real estate project The Developer is constructing four buildings called '[Block A, Block B, Block C & Block D]', (Block A, Block B, Block C & Block D, hereinafter for the sake of brevity, together shall be referred to as "the said Buildings" AND individually shall be referred to as "the said Building"
 - 2 The current approvals for the said four buildings are for Stilt + 3 podiums + 24 upper floors which shall be increased to Stilt + 3 podiums + 35 upper floors

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3 In future, the Developer proposes to construct commercial / retail units, etc in the manner subject to the Provision in Clause 2 and/or as approved by the MSRDC / Planning Authority

L. The development of the said Buildings known as "[Block A, Block B, Block C & Block D]" is the Project (as defined below) and proposed as a "real estate project" by the Developer and is registered as a 'real estate project' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") by the Developers, having RERA NUMBER P52000066491.

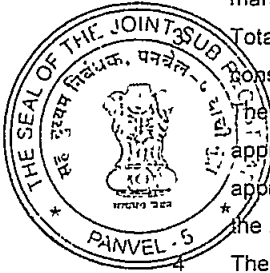
M The Allottee/s is/are desirous of purchasing residential premises bearing Flat No. 702 on the 7th floor of the said Building/Block "B" Outer View (hereinafter referred to as the "said Premises") has / have approached the Developers and requested the Developers to allot to him/her/it/them the said Premises in the said Building more particularly described in the Second Schedule hereunder written

N The principal and material aspects of the development of the Real Estate Project, are briefly stated below

1. The said Building is a part of the Buildings

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By and under its Letter dated 15th March, 2024, the Special Planning Authority of the Maharashtra State Road Development Corporation (SPA MSRDC) has issued a *Commencement Certificate* of the buildings known as "[Block A, Block B, Block C & Block D]" on a portion of the Land Copy of the Commencement Certificate dated 15th March, 2024 is hereto annexed and marked as Annexure 1.



Total FSI area of 52,120 97 square meters has been sanctioned for consumption in the construction and development of the Real Estate Project. The Developer proposes to eventually consume a further FSI area of approximately 28,322 83 square meters, aggregating to a total FSI area of approximately 80443 80 square meters in the construction and development of the Real Estate Project,

4 The current approvals for the said four buildings are for Stilt + 3 podiums + 24 upper floors which shall be increased to Stilt + 3 podiums + 35 upper floors upon utilization of further FSI area stated herein above

5 The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s are listed in the Third Schedule hereunder written ("Real Estate Project Amenities")

6 The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee/s of all phases are listed in the Fourth Schedule hereunder written ("The Project Amenities")

7 The details of conferment of title upon the Society with respect to the Real

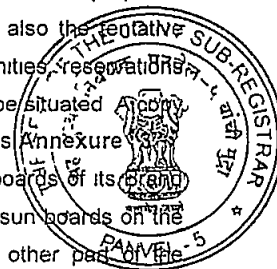
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Estate Project are more particularly specified in Clauses 11 and 12 below

O The principal and material aspects of the development of the Land ("The Project") as disclosed by the Developer are briefly stated below

1. The Project is known as "Maximus Residency Phase 1"
2. The area of the Land 19,999 32 square meters (2,15,272 68 square feet) which is to be developed in a phase-wise manner
3. The total development of FSI area of 80,443 80 square meters is proposed on the Land
4. The Allottee/s has / have perused a copy of the Layout Plan ("Layout Plan"), annexed to this Agreement as Annexure "2", which specifies the location of the Existing buildings and new developments in future to be constructed on the Land, is aware about the proposed total FSI proposed to be utilized on the Land ("Proposed Potential") and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situated. A copy of the Proposed Layout is annexed hereto and marked as Annexure 2 of its brand.
5. The Developer shall be entitled to put up hoardings / boards of its brand Name, in the form of neon signs, MS letters, vinyl and sun boards on the Land and on the façade, terrace, compound wall or other part of the buildings / towers as may be developed on the Land from time to time. The Developer shall also be entitled to place, select and decide the hoarding / board sites
6. The Developer shall be entitled to confer / cause to confer part/structure conveyance of particular Building/ Block to such Other Societies, as mentioned at Clauses 11 and subject to faithful compliance of Clause 18 below
7. The statutory approvals mandatorily require the Developer to hand over a certain stipulated percentage of the Land to the concerned authorities or develop the same as public amenity. The Developer shall have to determine and identify the portion and location of the Land to be handed over for complying with the terms and conditions of the statutory approvals. Only the portion of the Land left over after handing over the stipulated percentage, if any, to the MSRDC SPA, or other statutory authority and/or developing the same as a public amenity, as applicable, would be available for transferring to the Society
8. The nature of the development of the Land will be phase-wise and would constitute a mixture of users as may be permissible under applicable law from time to time
9. The Developer would be entitled to aggregate any contiguous land parcel with the development of the Land, as provided under the Proviso to Rule 4(4) of the RERA Rules and develop these contiguous land parcel in phases. All such contiguous land parcel acquired by the Developer shall be referred to as the Larger Land

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The Developer is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Land (defined below), in full or in

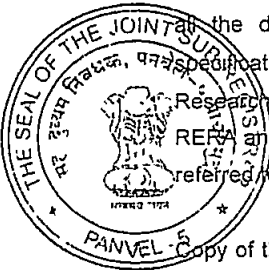
part, as may be required by the planning authority under applicable law from time to time

- P The Developer has entered into standard agreement/s with a Licensed Surveyor registered with the required & concerned Municipal Corporation/ Authority
- Q The Developer has entered into standard agreement/s with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects
- R The Developer has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Licensed Surveyor and the Structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project
- S The Developer has the right to sell the said Premises in the Real Estate Project to be constructed on the said Land and to enter into this Agreement with the Allottee/s of the said Premises to receive the Sale Consideration in respect thereof
- T. The Allottee/s has / have, prior to the date hereof, examined the nature of development of the Land and all the title deeds and documents referred to herein and

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- has caused the same to be examined in detail by his/her/its/their Advocates and Planning and Architectural consultants The Allottee/s has / have agreed and consented to the development of the Whole Project The Allottee/s will also examine all the documents and information uploaded by the Developers on the website of the Authority as required by RERA and the RERA Rules

- U On demand from the Allottee/s, the Developer has given inspection to the Allottee/s of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Developer's Architects, Messrs VAO Architects Research & Design Studio, and of such other documents as are specified under RERA and the Rules and Regulations made thereunder including all the documents referred to in this Agreement including the Recitals herein



- Copy of the said Title Certificate/s dated 25/05/2024 issued by Advocate Manisha Gaikar certifying the right/entitlement of the Developer is annexed and marked as Annexure "3" hereto ("the said Title Certificate"),

- W The authenticated copies of the 7/12 Extracts OR Index 2s of the Land are annexed hereto as Annexure "4" collectively
- X. The present sanctioned floor plan with respect to the said Premises is annexed hereto and marked as Annexure "5" The carpet area (as defined under RERA) of the said Premises is 65.838 square meters, equivalent to approximately 708.680 square feet.

Manisha Gaikar

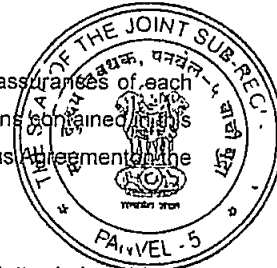
Y. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Real Estate Project and only upon the due observance and performance of which the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority

Z Further, (i) the requisite approvals and sanctions for the development of the Real Estate Project from the competent authorities are obtained / being obtained and (ii) the approvals and sanctions from other relevant statutory authorities, are applied for and/or in the process of being obtained and/or have been obtained by the Developer

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AA. The Developer has accordingly commenced the construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and the approvals and permissions, as referred hereinabove

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



CC. The Developer has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to purchase and acquire from the Developer, the said Premises, or for an aggregate price of Rs. 60,99,099/- (Rupees SIXTY LAKHS NINETY NINE THOUSAND NINETY NINE only) ("Sale Consideration") and upon the terms and conditions mentioned in this Agreement Prior to the execution of these presents, the Allottee/s has / have paid to the Developer / Society a sum of Rs. 6,40,406/- (Rupees SIX LAKHS FORTY THOUSAND FOUR HUNDRED SIX ONLY), being part payment of the Sale Consideration of the said Premises agreed to be sold by the Developer to the Allottee/s as advance payment (the payment and receipt whereof the Developer doth hereby admit and acknowledge and of and from the same doth forever release and discharge the Allottee/s forever)

DD Under Section 13 of RERA, the Developers are required to execute a written agreement for sale of the said Premises with the Allottee/s, i.e., this Agreement, and are also required to register this Agreement under the provisions of the Registration Act, 1908

EE In accordance with and subject to the terms and conditions set out in this Agreement, the Developers hereby agree to sell and the Allottee/s hereby agree/s to purchase and acquire the said Premises

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

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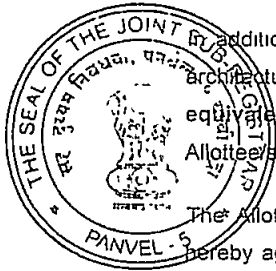
- 1 The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- 2 The Developer shall construct the Real Estate Project being the said Building known as "[Block A, Block B, Block C & Block D]" on the said Land, in accordance with the plans, designs and specifications as referred hereinabove and as approved by the MSRDC SPA and/or the other competent authorities from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s and which are listed in the Third Schedule hereunder written.

PROVIDED THAT the Developer shall have to obtain the prior consent, in writing, of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s.

3. Purchase of the said Premises and Sale Consideration:

The Allottee/s hereby agree/s to purchase and acquire from the Developer and the Developer hereby agrees to sell to the Allottee/s the Premises No. 702 of the Block "B" (Outer view) admeasuring Premises is 65.838 square meters, equivalent to approximately 708.680 square feet, carpet area as per RERA, as more particularly described in the Second Schedule and as shown on the Floor Plan annexed and marked Annexure "6" hereto, at and for the consideration of Rs. 60,99,099/- (Rupees SIXTY LAKHS NINETY NINE THOUSAND NINETY NINE only). The said Premises shall contain any amenities within it as set out in the Fifth Schedule hereto.

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In addition, the said premises also has appurtenant balconies, dry utility area, architectural projections & exclusive terraces admeasuring 6.995 Square meter equivalent to 75.29 square feet area, which shall be for exclusive use of the Allottee/s.

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, covered car parking space at Podium level Parking bearing No P1-81 admeasuring "134.55 sq ft each" having 16.4 ft length x 8.2 ft breadth x 8 ft vertical clearance.

The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. 60,99,099/- (Rupees SIXTY LAKHS NINETY NINE THOUSAND NINETY NINE only).

S. Srinivasan

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(i) The Allottee/s hereby agrees to abide by the following payment Schedule

Sr. No.	Work Completion	Percentage	Amount
1	Booking Amount	10.00%	Rs 6,09,910/-
2.	On execution of this Agreement	10.00%	Rs 6,09,910/-
3	On Completion of Plinth	20.00%	12,19,820/-
4.	On Completion of the 2 nd Slab	10.00%	Rs. 6,09,910/-
5.	On Completion of the 5 th Slab	4.00%	Rs. 2,43,964/-
6.	On Completion of the 10 th Slab	4.00%	Rs. 2,43,964/-
7.	On Completion of the 15 th Slab	3.00%	Rs. 1,82,973/-
8.	On Completion of the 20 th Slab	3.00%	Rs. 1,82,973/-
9	On Completion of the 25 th Slab	3.00%	Rs 1,82,973/-
10	On Completion of the 29 th Slab	3.00%	Rs. 1,82,973/-
11.	On Completion of the Brick Work & Internal Plaster of the said premises	5.00%	Rs. 3,04,955/-
12	On completion of Flooring, Doors & Windows of the said Premises	5.00%	Rs. 3,04,955/-
13	On completion of staircase, Lift walls, Lobbies of the floor and Sanitary Fittings of the said Premises	5.00%	Rs. 3,04,955/-
14	On Completion of External Plaster, Plumbing & Elevation	5.00%	Rs. 3,04,955/-
15.	On completion of Electrical Fittings and Lift Works	5.00%	Rs 3,04,955/-
16	On Possession	5.00%	Rs. 3,04,955/-
	Total	100%	Rs. 60,99,099/-

(ii) The Developer shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Real Estate Project as detailed in the Clause 3(i) above (the payment at each stage is individually referred to as the "Installment" and collectively referred to as the "Installments") The payment shall be made by the Allottee/s within 7 (seven) days of the Developer making a demand for the payment of the Installment, time being the essence of the contract

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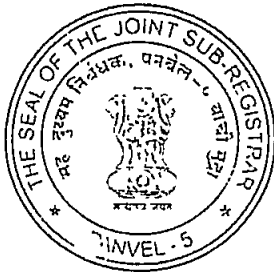
The payment by the Allottee/s in accordance with Clause 3(i) is the basis of the Sale Consideration and is one of the principal, material and

fundamental terms of this Agreement (time being the essence of the contract) The Developer has agreed to allot and sell the said Premises to the Allottee/s at the Sale Consideration inter-alia because of the Allottee/s having agreed to pay the Sale Consideration in the manner more particularly detailed in the Clause 3(i) here above written All the Installments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s simultaneously on the execution of this Agreement

- (iv) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, Goods and Service Tax and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the construction / development of the Real Estate Projects and/or with respect to the said Premises this Agreement) It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including Value Added Tax, Service Tax, Goods and Service Tax and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Developer shall not be liable to bear or pay the same or any part thereof

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- (v) The Sale Consideration excludes all costs, charges and expenses including but not limited to stamp duty, registration charges, out-of-pocket expenses and / or incidental charges in connection with the documents to be executed for the sale of the said Premises including on this Agreement and expenses on all documents for sale and/or transfer of the said Premises, including applicable stamp duty and registration charges on this Agreement



- (vi) The Developer may absorb, in his sole discretion, cost towards Stamp Duty and/or GST, for early payments payable by the Allottee for the period by which the respective instalment has been preponed The provision for absorbing Stamp Duty and/or GST and percentage of such costs absorbed by the developer shall not be subject to any revision/withdrawal, once granted to an Allottee by the Developer This may depend on case to case The Developer has the sole right to alter the payment schedules in mutual consent with the Allottee

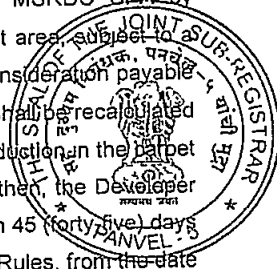
- (vii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges

Signature

which may be levied or imposed by the competent authority local bodies / Government from time to time The Developer undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc , the Developer shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments

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(viii) The Developer shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Real Estate Project is complete and the Occupation Certificate is granted by the MSRDC SPA by furnishing details of the changes, if any, in the carpet area subject to a variation cap of 3% (three percent) The total Sale Consideration payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Developer If there is any reduction in the carpet area beyond the defined limit of 3% (three percent), then, the Developer shall refund the excess money paid by Allottee/s within 45 (forty five) days with annual interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Allottee/s If there is any increase in the carpet area allotted to Allottee/s, the Developer shall demand additional amount from the Allottee/s towards the Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the said Premises It is clarified that the payments to be made by the Developer/ Allottee/s, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed in Clause 3(i) above



(ix) The Allottee/s authorize the Developer to adjust / appropriate all payments made by him/her/it/them under any head(s) of dues against lawful outstanding, if any, in his/her/its/their name as the Developer may in its sole discretion deem fit and the Allottee/s undertake not to object/demand/direct the Developer to adjust his/her/its/their payments in any manner

(x) In addition to the carpet area of the said Premises, there are certain constructed areas free of FSI including niches, flower-beds, ornamental projections, architectural projections, etc. and additional spaces appurtenant to the said Premises hereinafter collectively referred to as "the Aggregate Areas"

(xi) In addition to the Aggregate Areas, there are certain common areas and facilities such as the lobby, refuge areas, staircases, corridors, passages, amenity areas, service areas etc , in the Real Estate Project

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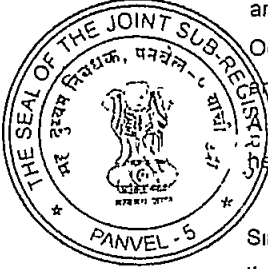
(xii) The internal fittings, fixtures and amenities in the said Premises that shall be provided by the Developer are listed in the Fifth Schedule hereunder written

(xiii) The Developer has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to acquire from the Developer the said Premises on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Allottee/s to the Developer is agreed on the basis of the carpet area of the said Premises. The Sale Consideration is only in respect of the said Premises and the Developer has neither charged nor recovered from the Allottee/s any price or consideration for the Additional Areas and the common areas and/or the Car Parking Space and that the Additional Areas and the common areas shall be allowed to be used free of cost, without any price or consideration

(xiv) The Developer/Allottee hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MSRDC SPA or other competent authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Allottee/s, obtain from the MSRDC SPA or other competent authority, the Occupation Certificate in respect of the said Premises

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Time is of the essence for the Developer as well as the Allottee/s. The Developer shall abide by the time schedule for completing the Premises and handing over the said Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s which are listed in the Third Schedule and Fourth Schedule hereunder written



Similarly, the Allottee/s shall make timely payments of all installments of the Sale Consideration and other dues payable by him/her/it/them and meeting, complying with and fulfilling all its other obligations under this Agreement

(xvi) All payments shall be made by way of demand drafts/ pay orders/ account payee cheques/ RTGS/ ECS/ NEFT or any other instrument drawn in favor of / to the account of the Developer set out in the Second Schedule hereunder written. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse / pay all such amounts due and payable to the Developer through an account payee cheque / demand draft / pay order / wire transfer drawn in favor of

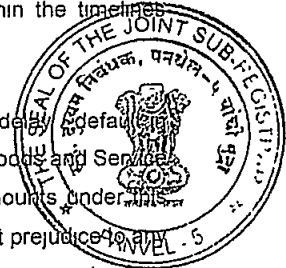
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/to the account of the Developer more particularly mentioned in the Second Schedule hereunder written Any payments made in favor of / to any other account other than as mentioned in the Second Schedule shall not be treated as payment towards the said Premises The Allottee/s shall satisfy the Developer either through his/her/its/their banker's commitment or in such other manner as shall be determined by the Developer with regard to the security for the payment of each installment of the Sale Consideration

(xvii) The Allottee/s is / are aware that the Allottee/s is / are required to deduct tax at source in accordance with the applicable rates as per the Income Tax Act, 1961 and the Allottee/s shall comply with the same and deposit the same in the government treasury to the credit of the Permanent Account Number of the Developers and provide the Developers with the certificate evidencing such deduction and deposit, within the time prescribed under the Income Tax Act, 1961

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(xviii) The Allottee/s agrees and confirms that in the event of default in making payment of the Service Tax, Value Added Tax, Goods and Service Tax, Tax Deducted at Source or any such taxes or amounts under this Agreement as called upon by the Developer, then without prejudice to any other rights or remedies available with the Developer under this Agreement, the Developer shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall pay within seven days on the receipt of intimation the balance amount due and payable by the Allottee/s to the Developer



(xix) The Allottee/s is/are further desirous of using for himself / herself / itself / themselves ONE parking space/slot being Single ("the said Car Parking Space") and the same shall be limited common areas and facilities The location and other details viz car park numbering, etc Shall be as mentioned in the Second Schedule hereto Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Developer, the Developer has agreed to allot to the Allottee/s, the right to use the said Car Parking Space for himself / herself / itself / themselves or his / her / its / their visitors/guests on the terms and conditions hereinafter appearing

The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking Space by the Developer and/or the Society and shall pay such outgoings in respect of the said Car Parking Space as may be levied by the Developer and/or the Society

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4 FSI, TDR and development potentiality with respect to the Real Estate Project

- (i) The Allottee/s hereby agree, accept and confirm that the Developer proposes to develop the Real Estate Project (including by utilization of the full development potential) on the said Land in the manner more particularly detailed at Recitals above and Allottee/s has / have agreed to purchase the said Premises based on the unfettered and vested rights of the Developer in this regard

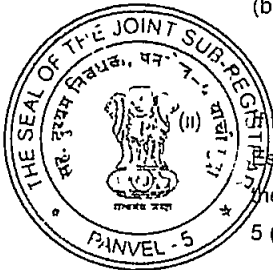
5 Possession Date, Delays and Termination

- (i) The Developer shall give possession of the said Premises to the Allottee/s on or before the date set out in the Second Schedule hereunder written. If the Developer fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Developer shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the said premises with interest at the same rate as prescribed by RERA from the date the Developer received the sum till the date the amounts and interest thereon is repaid

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Provided however, that the Developer shall be entitled to extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors

- (a) war, civil commotion or act of God,
(b) any notice, order, rule, notification of the Government and/or other public or competent authority/court



If the Developer fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause 5 (i)), then the Allottee/s shall be entitled to either of the following

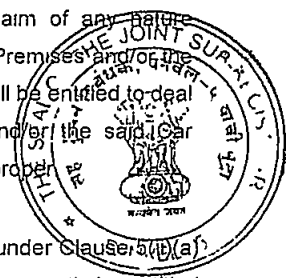
- (a) Call upon the Developer by giving a written notice by Courier / E-mail / Registered Post A D at the address provided by the Developer ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon per annum for every month of delay from the Possession Date ("the Interest Rate"), on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Developer to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Developer to the Allottee/s

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(b) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Developer by Courier / E-mail / Registered Post A D at the address provided by the Developer ("Allottee/s' Termination Notice") On the receipt of the Allottee/s' Termination Notice by the Developer, this Agreement shall stand terminated and canceled Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Developer, the Developer shall refund to the Allottee/s the amounts already received by the Developer under this Agreement ~~with interest~~ thereon at the Interest Rate to be computed from the date the Developer received such amount/part thereof ~~fill the date such~~ amounts with interest at the Interest Rate thereon are duly repaid, On such repayment of the amounts by the Developer (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever on the Developer and/or the said Premises and/or the said Car Parking Space and the Developer shall be entitled to deal with and/or dispose of the said Premises and/or the said Car Parking Space in the manner it deems fit and proper

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- (iii) In case if the Allottee/s elects his/her/its/their remedy under Clause 5(ii)(a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Clause 5(ii)(b) above
- (iv) If the Allottee/s fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Developer interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon per annum, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate
- (v) Without prejudice to the right of the Developer to charge interest at the Interest Rate mentioned at Clause 6(iv) above, and any other rights and remedies available to the Developer, on the Allottee/s committing three defaults, whether continuously or severally, in payment on due date of any amount due and payable by the Allottee/s to the Developer under this Agreement (including but not limited to his/her/its/their proportionate share of taxes levied by concerned local authority and other outgoings) shall constitute an event of default of the Allottee/s ("Event of Default")
- (vi) Upon the occurrence of an Event of Default, the Developer shall be entitled to, at its own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s Provided that, the Developer shall give a notice of 15 (fifteen) days in writing to the Allottee/s ("Default Notice"), by Courier / E-mail / Registered Post A D at the address provided

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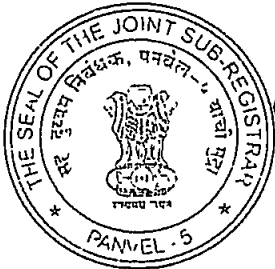
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by the Allottee/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement

- (vii) The Developer shall notify by Courier / E-mail / Registered Post A D at the address provided by the Allottee/s in case of delay/s or default/s of payment of Sale Consideration by the Allottee/s
- (viii) If the Allottee/s fails to rectify the breach or breaches mentioned by the Developer within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Developer shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Developer Termination Notice"), by Courier / E-mail / Registered Post A D at the last known address provided by the Allottee/s On the receipt of the Developer Termination Notice by the Allottee/s this Agreement shall stand terminated and cancelled
- (ix) On the termination and cancellation of this Agreement in the manner as stated in Clause 5(viii) above

- (a) The Developer will be entitled to forfeit the following amounts ("Forfeiture Amount") as cancellation charges which the Allottee/s agree, confirm and acknowledge constitute a reasonable, genuine and agreed pre-estimate of damages that will be caused to the Developer and that the same shall be in the nature of liquidated damages and not penalty being an amount equivalent to 5%(Five percent) of the Sale Consideration together with applicable taxes thereon including Administrative Expenses and Brokerage/commission paid at the time of booking/sale of the said premises,

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- (b) The Developer will refund the balance (if any), without interest, only after deducting and/or adjusting from the balance amounts, Goods & Service Tax, Value Added Tax and/or any other amount due and payable by the Allottee/s and/or paid by the Developer in respect of the Sale Consideration
- (c) In case, if the Developer receives a credit/refund of the Goods & Service tax amount paid on this transaction from the statutory authorities, then in such a case the same shall be refunded by the Developer to the Allottee/s without any interest thereon
- (d) The Allottee/s shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever either against the Developer or in respect of the said Premises or the Aggregate Areas or the said Car Parking Space or any part thereof or the common areas and facilities and limited common areas and every part thereof and the Developer shall be entitled to deal with and dispose

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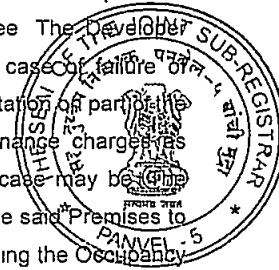
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of same to any other person/s as the Developer deems fit in its sole and absolute discretion without any further act or consent from the Allottee/s and/or any notice or reference to the Allottee/s

6 Procedure for taking possession

- (i) Upon obtaining of the Occupancy Certificate from the MSRDC SPA or other competent authority and upon payment by the Allottee/s of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Developer shall offer possession of the said Premises to the Allottee/s in writing ("Possession Notice") to the Allottee in terms of this Agreement to be taken within (three months from the date of issue of such notice and the Developer shall give possession of the [Apartment/Plot] to the Allottee. The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Developer. The Allottee/s agrees to pay the maintenance charges as determined by the Developer or the Society, as the case may be. The Developer on its behalf shall offer the possession of the said Premises to the Allottee/s, in writing, within 7 (seven) days of receiving the Occupancy Certificate of the Real Estate Project

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- (ii) The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice
- (iii) Upon receiving the Possession Notice from the Developer as per Clause 7(i) above, the Allottee/s shall take possession of the said Premises from the Developer by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Developer, and the Developer shall give possession of the said Premises to the Allottee/s Irrespective of whether the Allottee/s take or fail to take possession of the Premises within the time provided in Clause 7(ii) above, such Allottee/s shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Developer
- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its/their proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and the Land including inter-alia local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MSRDC or other competent authority or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Land. Until the Society

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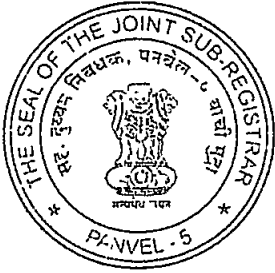
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is formed and the Project Conveyance is duly executed and registered, the Allottee/s shall pay to the Developer such proportionate share of outgoings as may be determined by the Developer at its sole discretion

- 7 If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee/s, the Allottee/s brings to the notice of the Developer any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service then, wherever possible, such defects shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the RERA It is clarified that the Developer shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project
- 8 The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for purpose of residential use The Allottee/s shall use the Car Parking Space only for the purpose of parking vehicles
9. Facility Manager:

- (i) The Developer, upon recommendation of the Federation/Society, shall enter into contract with any third party / agency for the purpose of maintenance and upkeep of the Land and/or the Real Estate Project and/or the Buildings, such decision shall be final and binding until the Conveyance in respect of the Land is executed in favor of the Federation/Society Thereafter, subject to the provisions of Clause 10(iii) below, the Federation and/or Society, as the case may be, shall be entitled to undertake the maintenance of the Land / the Buildings or any part thereof in the manner it was handed over, save and except normal wear and tear thereof The Society shall create and maintain a Sinking Fund for the purpose of maintenance and the Developer shall in no way be responsible for maintenance of facilities after conveyance of land has been handed over to the Federation/Society save and except for rectification of faults covered under Defect Liability Prior to the Handing over/conveyance, the Developer may also formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and/or the Land and the Allottee/s hereby agree and undertake to abide and follow and not to deviate from any of the provisions of such rules, regulations and bye-laws

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- (ii) The Developer, in consultation with the Federation/society shall designate any space on the Land and/or the Buildings and/or the said Land and/or the said Building or any part thereof to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Buildings and/or the said Buildings The Developer shall also be entitled to designate any space on

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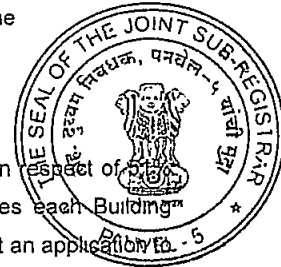
the Land or the said Land and/or in the terrace of the Buildings and/or the said Building to such utility provider, either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the Buildings and/or the said Building

- (iii) The cost incurred in appointing and operating the Facility Manager shall be borne and paid by the residents / allottees / occupiers of the premises in all the Phases/Projects/Buildings in the manner as may be determined by the Facility Manager and / or the Developer, as part of the development and common infrastructure charges referred to herein in accordance with the term of this Agreement. It is agreed and understood by the Allottee/s that the cost of maintenance of the said Building shall be borne and paid by the Allottee/s of the units / premises in the said Building alone

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10. Formation of the Society

- (i) Upon execution and registration of Agreement of Sale in respect of (fifty one percent) of the total number of units/premises each Building within the Real Estate Project, the Developer shall submit an application to the competent authorities to form a co-operative housing society building wise and or Phase wise to comprise solely of the Allottee/s of units/premises in the Building/Phase of the Real Estate Project under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules
- (ii) The Allottee/s shall, along with other allottees of premises/units in the respective Building/ Phase of the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises / units in the Real Estate Project alone shall be joined as members ("the Society")
- (iii) For this purpose, the Allottee/s shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Developer within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Society to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority



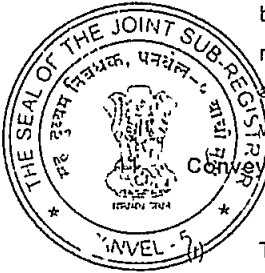
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- (iv) The Society shall admit all future purchasers of flats and premises in the Real Estate Project, remaining unsold and with the Developer at the time of formation of society, as members, in accordance with its bye- laws
- (v) The Developer shall, within three months of registration of the Society, as aforesaid, cause to be transferred to the society all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated
- (vi) Within 3 (three) months from the date of issuance of the Full Occupation Certificate for the last building to be developed on the Land, i e the current phase of the Real Estate Project, the common areas, facilities and amenities described in the Third & Fourth Schedule hereunder written shall be handed over to the Society formed as described hereinabove
- (vii) Post transfer of the rights as aforesaid, the Society shall be responsible for the operation and management and/or supervision of maintenance of the Building / Phase of the Real Estate Project as the case may be, and the Allottee/s shall extend necessary cooperation and shall do the necessary acts, deeds, matters and things as may be required in this regard

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The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, and (b) the professional fees charged by the Advocates and Solicitors engaged by the Society for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the respective Society and their respective members/intended members including the Allottee/s, as the case may be, and the Developer shall not be liable toward the same in any manner whatsoever



- Conveyance of Layout & Amenities to the Federation of societies
- The Developer shall, within 3 (three) months from the date of issuance of the Full Occupation Certificate for the last building to be developed on the Larger Land, the Developer shall submit an application for formation of Federation of all the societies under multiple phases of the Real Estate Project to be developed on the Larger Land
- (ii) Within 3 (three) months from the formation of such Federation as aforesaid, the Developer shall cause to be transferred the Layout & Amenities with the common areas, facilities and amenities described in the Sixth Schedule hereunder written to the Federation vide a registered indenture of conveyance ("Project Conveyance") The Society(ies) shall be required to join in execution and registration of the Project Conveyance The costs, expenses, charges, levies and taxes on the Project Conveyance

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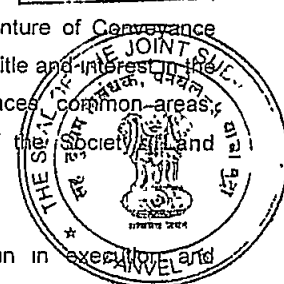
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and the transaction contemplated thereby, including stamp duty and registration charges, shall be borne and paid by the Society(ies) alone Post the Project Conveyance, the Federation along with Society(ies) shall be responsible for the operation and management and/or maintenance of the Real Estate Project, including any common areas facilities and amenities and the Developer shall not be responsible for the same, subject to the terms of this Agreement

12 Title of the Land to the Federation

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(i) Within a period of 3 (three) months of formation of the Federation/Apex Body after receipt of completion of the Whole Project on the Larger Land, the Developer, shall execute and register an Indenture of Conveyance whereby the Developer shall convey all their right, title and interest in the land comprised in the Land and in all areas, spaces, common-areas, facilities and amenities in the Land, in favor of the Society/All Land Conveyance")



(ii) The Federation/Society shall be required to join in executing and registration of the Land Conveyance. The costs, expenses, charges, levies and taxes on the Land Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Land Conveyance, the Federation/Society shall be responsible for the operation and management and/or supervision of the Land including any common areas facilities and amenities and the Developer shall not be responsible for the same.

13 The Allottee/s shall, before delivery of possession of the said Premises, deposit the following amounts with the Developer / Society

- (i) Rs 1000/- (Rupees One Thousand only) for share money, application entrance fee of the Society,
- (ii) Rs 10,000/- (Rupees Ten Thousand only) for formation and registration of the Society,
- (iii) Rs 94,080/- (Rupees Ninety Four Thousand Eighty only) for deposit towards advance 24 months contribution towards outgoings of Society, and
- (iv) Rs 30,000/- (Rupees Thirty Thousand only) for deposit towards water, electricity, and other utility and services connection charges

14 In addition, the Allottee/s shall also pay to the Developer a sum of Rs 5,000/- (Rupees Five Thousand only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Developer in connection with this Agreement, the transaction contemplated hereby, the formation of the Society, for preparing the rules, regulations and bye-laws of the Society, and, the cost of preparing and engrossing the Project Conveyance, the Land Conveyance and other deeds, documents and writings

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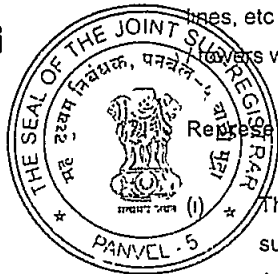
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15 The Developer shall maintain a separate account in respect of the sums received from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings and legal charges and shall utilize the amounts only for the purposes for which they have been received

16 The Developer has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Land as well as may be used to give access/services to the adjoining land parcels that the Developer intends to acquire and develop in future phases of the project The Developer has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s along with other purchasers of flats/units/premises in the Real Estate Project and/or in the Land, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises in the Real Estate Project including the Allottee/s herein and

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the proportion to be paid by the Allottee/s shall be determined by the Developer and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto Neither the Allottee/s nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Developer laying through or under or over the Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, etc , belonging to or meant for any of the other real estate projects / buildings towers which are to be developed and constructed on any portion of the Land



Representations and Warranties of the Developer and/or Society:

The Developer hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the said Title Certificate

- (a) The Developer has a clear and marketable title to the Land and has the requisite rights to carry out the development thereon for implementation of the Real Estate Project,
- (b) The Developer has lawful rights and the requisite approvals from the competent authorities to carry out the development of the Real Estate Project and shall obtain the requisite approvals from time to time to complete the development of the Real Estate Project,
- (c) There are no encumbrances upon the Real Estate Project, and There are no litigations pending before any Court of Law with respect to the Real Estate Project except those disclosed in Recitals G, H, I, J, K and L above,

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- (d) All the approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project are valid and subsisting and have been obtained by following the due process of law Further, all the approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project shall be obtained by following the 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 Real Estate Project and the common areas,
- (e) The Developer have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein may prejudicially be affected,
- (f) The Developer have not entered into any agreement for sale and/or development agreement and/or any other agreement arrangement with any person or party with respect to the said Land and the said Premises which will, in any manner, affect the rights of the Allottee/s under this Agreement,
- (g) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement,
- (h) At the time of execution of the Project Conveyance, the Developer shall handover lawful, vacant, peaceful, physical possession of the common areas, facilities and amenities of the Real Estate Project as detailed in the Third Schedule hereunder written to the Society,
- (i) The Promoter have 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 Real Estate Project to the competent authorities till the Project Conveyance, and thereupon the same shall be proportionately borne by the Society, and
- (j) 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 Land / the Land) has been received or served upon the Developer in respect of the said Land / the Land and/or the Real Estate Project / Whole Project, except those disclosed to the Allottee/s

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18 The Allottee/s, with the intention to bring all the persons into whosoever's hands the said Premises and/or his/her/its/their rights, entitlements and obligations under this Agreement may come, hereby agree/s and covenant/s with the Developers as follows

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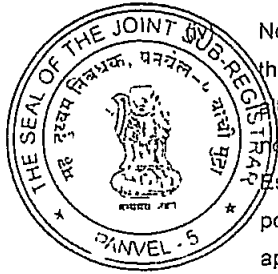
- (i) To maintain the said Premises at the Allottee/s' own cost in good and

tenantable repair and condition from the date of the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change / alter or make any additions in or to the Real Estate Project in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and the Developers

- (ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of the negligence or default of the Allottee/s in this regard, the Allottee/s shall be liable for the consequences of the breach

- (iii) To carry out at his/her/its/their own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Developers to the Allottee/s and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority In the event of the Allottee/s committing any act in contravention of the above provisions, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority

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Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, or any alteration in the elevation and outside color scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the said Premises without the prior written permission of the Developers and/or the Society

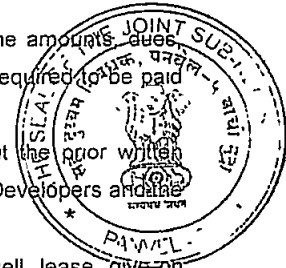
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Land and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance

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- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Land and/or the Real Estate Project in which the said Premises is situated
- (vii) Pay to the Developers, within 15 (fifteen) days of demand by the Developers, his/her/its/their share of the security deposit demanded by the concerned h which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold
- (viii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold
- (ix) Bear and pay, in a timely manner and forthwith, all the amounts due, taxes and Installments of the Sale Consideration, as required to be paid under this Agreement
- (x) Not to change the user of the said Premises without the prior written approval of the Local Authority and permission of the Developers and the Society
- (xi) The Allottee/s 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 Premises or dispose of or alienate otherwise howsoever, the said Premises and/or the said Car Parking Space and/or his/her/its/their rights, entitlements and obligations under this Agreement until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Developer under this Agreement are fully and finally paid together with the applicable interest thereon, if any, at the Interest Rate In the event the Allottee/s is / are desirous of transferring the said Premises and/or the said Car Parking Space and/or his/her/its/their rights under this Agreement prior to making such full and final payment, then the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Developer
- (xii) The Allottee/s shall observe and perform all the rules and regulations which the Society may adopt at their inception and the additions, alterations or amendments thereof that may be made, from time to time, for the protection and maintenance of the Real Estate Project and the said Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises in the Real Estate Project and/or the said Car Parking Space and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement

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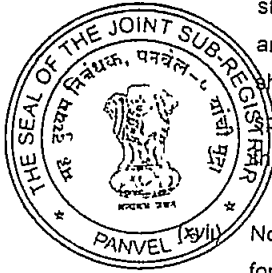


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- (xiii) The Allottee/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof
- (xiv) Till the execution of the Land Conveyance in favor of the Society, the Allottee/s 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 Land, the buildings / towers / units thereon, or any part thereof, to view and examine the state and condition thereof
- (xv) The Project is currently known as "Maximus Residency Phase 1" and the Developer shall be entitled to formally re-name the Whole Project at a later date and which name shall not be changed by the Allottee/s and / or the Society, as the case may be
- (xvi) It is agreed that the said Premises shall be of RCC structure with normal brick / block wall / dry wall with gypsum / putty / cement plaster. The Allottee/s hereby agree/s that the Developer may, if required due to any structural reasons, convert any brick / block wall / dry wall in the said Premises into a RCC wall or vice versa and the Allottee/s hereby further agree/s and consent/s not to dispute or object to the same. The Allottee/s, along with any and all allottees of the units / premises of the Real Estate Project, are strictly prohibited to make any structural changes internally in the concrete structure, i.e., walls, columns, beams and slabs, which may result in temporary and/or permanent changes and defects in the monolithic structure and may also have severe damaging consequences on the stability of the Real Estate Project. The said Premises shall contain any amenities within it as set out in the Fifth Schedule hereto. The Developer shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the said Premises or in the Real Estate Project.

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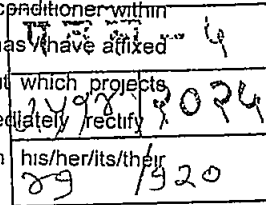


Not to affix any fixtures or grills on the exterior of the Real Estate Project for the purposes of drying clothes or for any other purpose and undertake/s not to have any laundry drying outside the said Premises and the Allottee/s shall not decorate or alter the exterior of the said Premises either by painting and/or otherwise. The Allottee/s shall fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Allottee/s from the Developer and the Allottee/s undertake/s not to fix any grill having a design other than the standard design approved by the Developer. If found that the Allottee/s has / have affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or that the Allottee/s has / have affixed a grill having a design other than the

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standard approved design, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his/her/its/their obligations as mentioned herein

- (xviii) Not to affix air conditioner/s at any other place other than those earmarked for fixing such air conditioner/s in the said Premises so as not to affect the structure, façade and/or elevation of the Real Estate Project in any manner whatsoever. The Allottee/s shall not install a window air-conditioner within or outside the said Premises. If found that the Allottee/s has/have affixed a window air conditioner or an outdoor condensing unit which projects outside the said Premises, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his/her/its/their obligations as mentioned herein



- (xix) To keep the sewers, drains and pipes in the said Premises and appurtenances thereto in good tenable repair and condition and in particular support, shelter and protect the other parts of the Real Estate Project and the Allottee/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, RCC or pards or other structural members in the said Premises without the prior written permission of the Developer and/or of the Society



- (xx) Not to make any alteration in the elevation and outside color scheme of the paint and glass of the Real Estate Project and not to cover / enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pards or other structural members in the said Premises, nor do / cause to be done any hammering for whatsoever use on the external / dead walls of the Real Estate Project or do any act to affect the FSI potential of the Real Estate Project and/or the Land

- (xxi) Not to do or permit to be done any renovation / repair within the said Premises without the prior written permission of the Developers. In the event of the Allottee/s carrying out any renovation / repair within the said Premises, without the prior written permission and/or in contravention of the terms of such prior written permission, as the case may be, then in such event the Developers shall not be responsible for the rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the Real Estate Project or any part thereof on account of such renovation / repair

- (xxii) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Developer and/or the said Society, as the case may be, and of the MSRDC and other concerned

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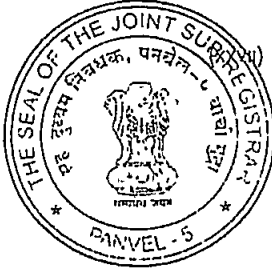
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- (xxiii) Not to enclose the architectural projection shown in the plan and not to convert it into any habitable space
- (xxiv) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises / the said Building in any manner whatsoever
- (xxv) To abide by, observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the Real Estate Project, the Whole Project and the said Premises therein and for the observance and performance of the building rules and regulations for the time being in force of the concerned local authority and of the Government and other public bodies and authorities The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of the said Premises in the Real Estate Project and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses and outgoings

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Not to violate and to abide by all the rules and regulations framed by the Developer / its designated Facility Manager and/or by the said Society, as the case may be, for the purpose of maintenance and up-keep of the Real Estate Project and/or the Whole Project and in connection with any interior / Civil works that the Allottee/s may carry out in the said Premises (the "Fit-out Rules")



The Allottee/s shall never, in any manner, enclose any flower beds / planters / ledges / pocket terrace/s / deck areas / ornamental projects / dryyards / service yards and other areas These areas should be kept open and should not be partly or wholly enclosed, including installing any temporary or part shed or enclosure, and the Allottee/s shall not include the same in the said Premises or any part thereof and keep the same unenclosed at all times The Developers shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover the costs incurred for such demolition and reinstatement of the said Premises to its original state

- (xxviii) Shall not do, either by himself/herself/itself/themselves or any person claiming through the Allottee/s, anything which may be or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the Real Estate Project No damage shall be caused

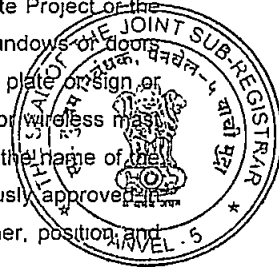
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to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate or any other facility provided in the Real Estate Project and/or the Whole Project

(xxix) Shall not display at any place in the Real Estate Project and/or the Whole Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project and/or the Whole Project or the common areas therein or in any other place or on the window, doors and corridors of the Real Estate Project and/or the Whole Project

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(xxx) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever, save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Developers in accordance with such manner, position and standard design laid down by the Developers



(xxxi) Shall not park at any other place and shall park all vehicles in the said Car Parking Space only as may be permitted / allotted by the Developer

(xxxii) To make suitable arrangements for the removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises

(xxxiii) The Allottee/s shall permit the Developers and its surveyors, agents and assigns, with or without workmen and others, at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project. The Allottee/s is/are aware that the main water / drainage pipes of the Real Estate Project may pass through certain areas within the said Premises. The Allottee/s agree/s that he/she/it/they shall not undertake any civil works / fit out works in such areas within the said Premises and/or permanently cover / conceal such areas within the said Premises, nor shall they, in any manner, restrict the access to the water / drainage pipes and/or damage the water / drainage pipes, in any manner howsoever. The Developers / the Facility Manager and/or their respective workmen, staff, employees, representatives and agents shall, at all times, be entitled to access such areas within the said Premises for the purpose of the maintenance, repair and upkeep of the

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water pipes and the Allottee/s hereby give/s his/her/its/their express consent for the same

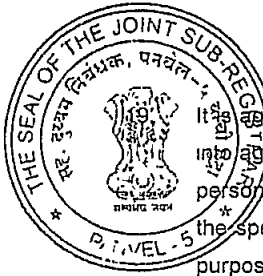
(xxxiv) The Allottee/s is/are aware and acknowledge/s that the Developer is entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the units / premises, garages or other premises as herein stated comprised in the Real Estate Project and the Allottee/s undertake/s that he/she/it/they shall not be entitled to raise any objection with respect to the same

(xxxv) The Allottee/s is/are aware that the Developer or its agents or contractors etc , shall carry on the work / balance of the other Buildings with the Allottee/s occupying the said Premises The Allottee/s shall not object to, protest or obstruct the execution of such work, on account of pollution or nuisance or on any other account even though the same may cause any nuisance or disturbance to him/her/it/them The Developer shall endeavor to minimize the cause of the nuisance or disturbance This is one of the principal, material and fundamental terms of this Agreement

(xxxvi) The Developer shall have the exclusive right to control the advertising and signage, hoarding and all other forms of signage whatsoever within the Real Estate Project

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(xxxvii) The Developer shall be entitled to construct site offices / sales lounges in the Real Estate Project or any part thereof and shall have the right to access the same at any time, without any restriction whatsoever, irrespective of whether the Real Estate Project or any portion thereof is leased to the Society, as the case may be, until the entire development on the Land / the said Land is fully completed



It is agreed that as and when either the Federation and/or the Developer enters into agreements / arrangements with any agency and/or Service Provider and/or person, to provide all the Utilities (as defined hereinafter) or any of them through the specific utility rooms/conduits/ducts and any other space designated for the purpose so as not to interfere with the layout/elevation and/or other services, then in that event the Allottee/s herein shall procure such utilities only from such agency and/or Service Provider and/or person, as the case may be, and pay such amount as may be fixed by agency and/or Service Provider and/or person This term is the essence of this Agreement For the purposes of this Clause, "Utilities" refers to telephone, cable television, internet services and such other services of mass consumption as may be utilized by the Allottee/s on a day-to-day basis. It is further clarified that this Clause shall not be interpreted / construed to mean that the Developer is obligated / liable to provide all or any of the Utilities, whether or not the Developer has entered into agreements / arrangements

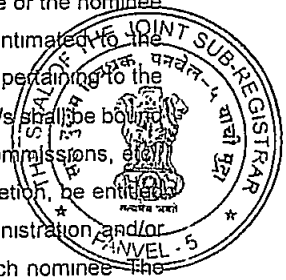
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20 The Developer and/or Society and/or any professional agency appointed by it/them shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and/or the Buildings and/or the said Land and/or the Land and the costs and expenses together with the applicable taxes thereon for the same shall be borne and paid by the Allottee/s as may be determined by the Developer and/or such professional agency

21 The Allottee/s hereby nominate/s the persons as set out in the Second Schedule ("the said Nominee") as his/her/its/their nominee in respect of the said Premises. On the death of the Allottee/s, the said Nominee shall assume all the obligations of the Allottee/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Allottee/s shall, at any time hereafter, be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Developer shall only recognize the said Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Developer in writing) and deal with him/her/it/them in all matters pertaining to the said Premises. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions, etc. of and/or by the said Nominee. The Developer shall, at its discretion, be entitled to insist on a Probate / Succession Certificate / Letter of Administration and/or such other documents as the Developer may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Developer, as may be necessary and required by the Developer.

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22 It is agreed that the Allottee/s shall be entitled to avail a loan from a Bank and to mortgage the said Premises by way of security for the repayment of the said loan to such Bank only with the prior written consent of the Developer. The Developer will grant it's no objection, whereby the Developer will express it's no objection to the Allottee/s availing of such loan from the Bank and mortgaging the said Premises with such Bank ("said No Objection Letter"), provided however, that the Developer shall not incur any liability / obligation for the repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings, including the interest and costs, and provided that the mortgage created in favor of such Bank in respect of the said Premises of the Allottee/s shall not in any manner jeopardize the Developer's right to receive the full Sale Consideration and other charges and to develop the balance of the Land and such mortgage in favor of such Bank shall be subject to the Developer's first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Developer under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Developer will issue the said No Objection Letter addressed to the Bank on the Bank and the Allottee/s undertaking to make the payment of the balance Sale Consideration of the said Premises directly to the Developer as per the schedule of the payment of the Sale Consideration as set out hereinabove and such confirmation letter shall be mutually acceptable to the Parties hereto and to the said Bank.

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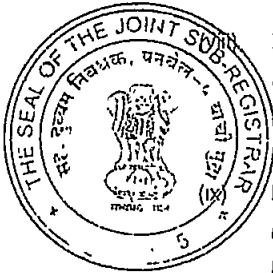
23 The Allottee/s hereby represent/s and warrant/s to the Developers that

- (i) he/she/it/they is / are not prohibited from acquiring the said Premises under any applicable law or otherwise.
- (ii) he/she/it/they has / have not been declared and/or adjudged to be an insolvent, bankrupt, etc , and/or ordered to be wound up or dissolved, as the case may be,
- (iii) no receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its/their assets and/or properties,
- (iv) none of his/her/its/their assets / properties is/are attached and/or no notice of attachment has been received under any rule, law, regulation, statute, etc ,
- (v) no notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/its/their involvement in any money laundering or any illegal activity and/or is / are declared to be a proclaimed offender and/or a warrant is issued against him/her/it/them,

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no execution or other similar process is issued and/or levied against him/her/it/them and/or against any of his/her/its/their assets and properties,

he/she/it/they has / have not compounded payment with his/her/its/their creditors,



he/she/it/they is / are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months,

he/she/it/they is / are not an undesirable element and will not cause nuisance and/or cause hindrances in the completion of the Real Estate Project and/or the Whole Project and/or at any time thereafter and will not default in making the payment of the amounts mentioned in this Agreement, and

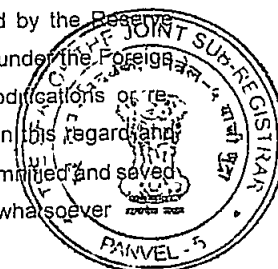
- (x) The Allottee/s is/are in a good financial position to pay the Sale Consideration and the Installments in the manner as stated in this Agreement, without any delay or default and shall, as and when called upon by the Developer, provide such security as may be required by the Developer towards the payment of the Sale Consideration and the Installments

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24 It is abundantly made clear to the Allottee/s who is/are a non-resident / foreign national of Indian Origin that, in respect of all remittances, acquisitions / transfer of the said Premises, it shall be his/her/its/their sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/its/their part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/it/they alone shall be liable for any action under the Foreign Exchange Management Act, 1999 or any other statutory modifications or enactments thereto. The Developer accepts no responsibility in this regard and the Allottee/s agree/s to indemnify and keep the Developer indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

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25 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Premises or the said Car Parking Space or the Real Estate Project or the Land and/or any buildings / towers as may be constructed thereon, or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Developer as hereinbefore mentioned until the execution of the Project Conveyance and the Land Conveyance, as the case may be.

26. Mortgage or Creation of Charge:

(i) Notwithstanding anything contrary to the clauses contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in the future by the Developer and notwithstanding the Developer giving any no objection / permission for mortgaging the said Premises or creating any charge or lien on the said Premises and notwithstanding the mortgages / charges / liens of or on the said Premises, the Developer shall have the first and exclusive charge on the said Premises and all the right, title and interest of the Allottee/s under this Agreement for the recovery of any amount due and payable by the Allottee/s to the Developer under this Agreement or otherwise.

(ii) The Allottee/s agree/s, acknowledge/s and undertake/s that the Developer is entitled to and has obtained / is in the process of obtaining loans from various banks and/or financial institutions including Banks and create such securities with respect to any and all of its right, title, benefits and interest

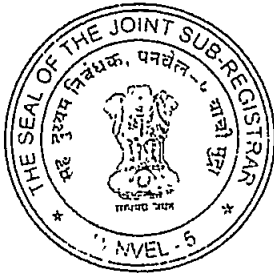
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in the Land or any part thereof, as may be solely decided by the Developer, and the Allottee/s take/s notice that a no objection certificate may be required from such banks and financial institutions for the creation of any encumbrances on the said Premises. The Allottee/s agree/s and undertake/s to the same and further agree/s that the Allottee/s shall not create any encumbrances over the said Premises till such time that a no objection certificate in writing is received from such banks and financial institutions. The payments in relation to the purchase of premises / units need to be deposited by way of a cheque drawn in favor of "Developers Account" with ICICI Bank

- (iii) After the execution of this Agreement, if the Developer wants to mortgage or if any charge is made or created on the said land or the project, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has / have taken or agreed to take the said Premises. Provided however, that nothing shall affect the already subsisting mortgage / charge created over the said Premises in favor of the Bank

27 Binding Effect

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Forwarding this Agreement to the Allottee/s by the Developer does not create a binding obligation on the part of the Developer or the Allottee/s until, firstly, the Allottee/s sign/s and deliver/s this Agreement with all the Schedules and Annexes thereto along with the payments due as stipulated in the Installments at Clause 3(ii) above, within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for the registration of this Agreement before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Developer. If the Allottee/s fail/s to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar of Assurances for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee/s shall be treated as canceled and all the sums deposited by the Allottee/s in connection therewith, including the booking amount, shall be returned to the Allottee/s without any interest or compensation whatsoever

28 Entire Agreement:

- (i) This Agreement, along with its Schedules and Annexes, constitutes the entire Agreement among the Parties hereto with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between

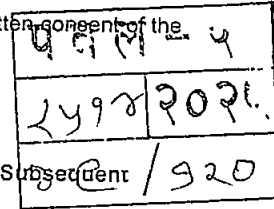
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the Parties in regard to the said Premises and/or the said Car Parking Space

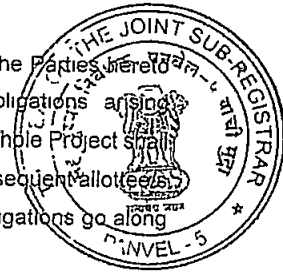
29. Right to Amend:

- (i) This Agreement may only be amended through the written consent of the Parties



30. Provisions of this Agreement Applicable to the Allottee/s Subsequent allottee/s:

- (i) 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 Real Estate Project and the Whole Project shall equally be applicable to and enforceable against any subsequent allottee/s of the said Premises in case of a transfer as the said obligations go along with the said Premises, for all intents and purposes



31. Severability:

- (i) If any provision of this Agreement shall be determined to be void or unenforceable under RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed to be amended or deleted in so far as they are reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or the Rules and Regulations made thereunder or the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of the execution of this Agreement

32. Method of Calculation of Proportionate Share:

- (i) Wherever in this Agreement it is stipulated that the Allottee/s has / have to make any payment in common with the other allottees in Real Estate Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project

33. Further Assurances:

- (i) All the Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm to or perfect any

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right to be created or transferred hereunder or pursuant to any such transaction

34 Place of Execution:

- (i) The execution of this Agreement shall be complete only upon its execution by the Developer, through their authorized signatories, at the Developer's office or at some other place which may be mutually agreed between the Developers and the Allottee/s, in Panvel, Navi Mumbai. After this Agreement is duly executed by the Allottee/s and the Developers or simultaneously with the execution hereof, the said Agreement shall be registered at the Office of the Sub-Registrar of Assurances. Hence, this Agreement shall be deemed to have been executed at Panvel.

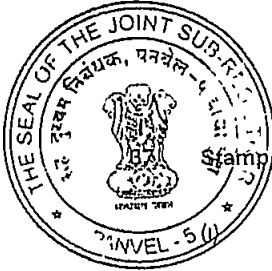
35 Notices:

- (i) All notices to be served on the Allottee/s, the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s, the Developer by courier or registered post A/D or notified email ID / under certificate of posting at their respective addresses specified in the Second Schedule. It shall be the duty of the Allottee/s, the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by registered post, failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the Allottee/s, as the case may be.

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Joint Allottee/s

In case there are Joint Allottees, all communications shall be sent by the Developer to the Allottee/s whose name appears first and at the address given by him/her/it/them which shall, for all intents and purposes, be considered as properly served on all the Joint Allottees.



Stamp Duty and Registration:

The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all the documents for the sale and/or transfer of the said Premises, including applicable stamp duty and registration charges on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s' account.

- (ii) The Allottee/s and/or the Developer shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Developer will attend such office and admit execution thereof.

Signature

Signature

38. Dispute Resolution:

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

39. Governing Law:

- (i) This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Panvel/Mumbai City and the Courts of Law in Panvel/Mumbai will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.

40. Permanent Account Number:

- (i) The Permanent Account Number of the Parties are as set out in the Second Schedule hereunder written.

41. Interpretation:

- (i) In this Agreement where the context admits
- (a) any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced,
- (b) any reference to the singular shall include the plural and vice-versa,
- (c) any references to the masculine, the feminine and the neuter shall include each other,
- (d) any references to a "company" shall include a body corporate,
- (e) the word "Business Day" would be construed as a day which is not

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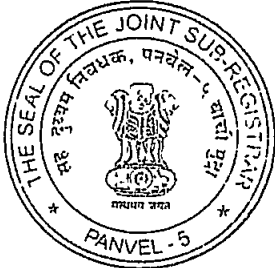
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a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed,

- (f) the Schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any Schedules thereto Any references to clauses, sections and schedules are to the clauses, sections and schedules of this Agreement Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the clauses, sections and schedules in which the reference appears,
- (g) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time,
- (h) the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs,

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(i) each of the representations and warranties provided in this Agreement is independent of the other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause,



(j) in the determination of any period of days for the occurrence of an event or the performance of any act or thing, it shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day,

(k) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words,

(l) references to a person (or to a word importing a person) shall be construed so as to include

an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body,

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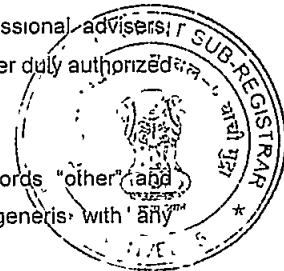
association, organization, any government or state or any Agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality / separate legal entity),

ii that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement and

iii. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives,

(m) where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words

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IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness, signing as such on the day first hereinabove written

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

Part A
(Description of the Land)

All those pieces and parcels of land admeasuring approximately 21360 square meters bearing Survey Nos 136, 138/1, 140/8/A, 140/9 situate, lying and being at Village Ashte, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded as follows

On or towards the East by	Proposed 30 Mtrs Service Road
On or towards the West by	Survey No 135 & Village Road
On or towards the North by	Survey No 140 (with its sub parts)
On or towards the Southby	Proposed 30 Mtrs Road

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Part B

(Description of the First Land)

All those pieces and parcels of land admeasuring approximately 2480 square meters bearing Survey No 136 situate, lying and being at Village Ashte, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded as follows

On or towards the East by	Survey No 137 & 140/8
On or towards the West by	Survey No 135
On or towards the North by	Survey No 140 (with its sub parts)
On or towards the South by	Village Road

Part C

(Description of the Second Land)

All those pieces and parcels of land admeasuring approximately 7530 square meters bearing Survey No 138 Hissa No 1 situate, lying and being at Village Ashte, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC SPA and bounded

as follows

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On or towards the East by	Survey No 140/8
On or towards the West by	Village Road
On or towards the North by	Survey No 137
On or towards the South by	Proposed 30 Mtrs Road



Part D

(Description of the Third Land)

All those pieces and parcels of land admeasuring approximately 3878 square meters bearing Survey No 140 Hissa No 8/A situate, lying and being at Village Ashte, Taluka Panvel and District Raigad and within Tehsil and Subdivision of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of MSRDC and bounded as follows

On or towards the East by	Survey No 140/9
On or towards the West by	Survey no 138/1, 137
On or towards the North by	Survey no 140 (with its sub parts)
On or towards the South by	Proposed 30 Mtrs Road

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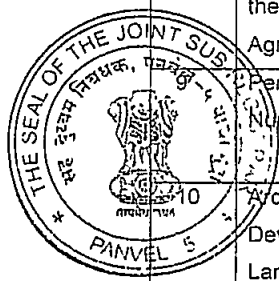
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THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Meaning of the Terms and Expressions)

Serial No.	Terms and Expressions	Meaning
1	The said Premises	Block "B" Flat No. 702 (Outer view) admeasuring about 65.838 square meters equivalent to approximately 708.680 square feet carpet area as per RERA on the 7 th Floor, of the Real Estate Project
2	Car Parking Location (if Allotted under these presents)	Podium level Parking bearing No P1-81 admeasuring "134 55 sq ft each" having 16 4 ft length x 8 2 ft breadth x 8 ft vertical clearance
3	The Sale Consideration	Rs. 60,99,099/- (Rupees SIXTY LAKHS NINETY NINE THOUSAND NINETY NINE only)
4	Name of the Account for the Payment of the Sale Consideration	("Superb Maa Developers LLP")
5	The said Nominee	MRS. SWAGATIKA SATAPATHY, At- 146, Anilshree Nagar, Dewas, Madhya Pradesh- 455001;
6	Name, Address and E-mail of the Allottee/s for the Purposes of this Agreement	MR. TARA PRASAD SATAPATHY, At- 146, Anilshree Nagar, Dewas, Madhya Pradesh- 455001; taraprasad.s@gmail com
7	Name, Address and E-mail of the Developer for the Purposes of this Agreement	Superb Maa Developers LLP." 1215B, One Lodha Place, Senapati Bapat marg, Lower Parel, Mumbai, Maharashtra - 400013
8	Permanent Account Number	Developer's PAN AEWFS8119Q Allottee/s' PAN BISPS1354N
9	Architects for the Development of the said Land	VAO ARCHITECTS RESEARCH & DESIGN STUDIO
11	RCC Consultants	MAHIMTURA CONSULTANTS
12	Possession Date As Per RERA	31 st December, 2029
13	Bank of Details	Superb Maa Developers LLP Collection Account Bank Name - ICICI BANK

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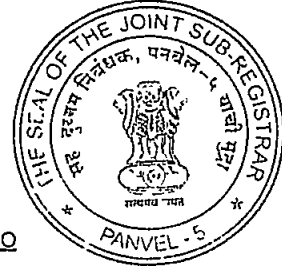
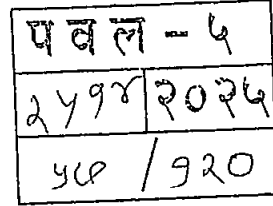
Swagatika

82

THE THIRD SCHEDULE ABOVE REFERRED TO

Description of the Common Areas, Facilities in the Real Estate Project

- o Staircase
- o Lifts
- o Lift lobby
- o Stilt Car parking
- o Firefighting ducts/shafts along with equipment's
- o Electrical service ducts/shafts
- o Internal Pathways
- o WTP
- o Rain Water harvesting system
- o Space for Transformer/ DP



THE FOURTH SCHEDULE ABOVE REFERRED TO

Description of the Common Areas, Facilities and Amenities in the Whole Project

- o Club House
- o Swimming Pool
- o Gymnasium
- o Multipurpose hall/ Meeting room
- o Indoor Games room
- o Multipurpose Sports turf
- o Cricket Net
- o Joggers Track/ Walking Track
- o Temple
- o Gardens
- o Children's play area
- o Stilt & Podium Parking
- o Commercial shops for essential services
- o Guest Rooms
- o Security

Jorajprasad Sathraj et al.

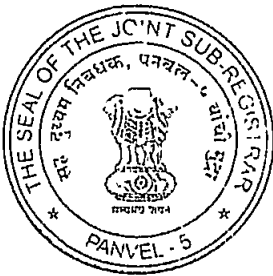
Satish Chandra

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Description of the Amenities in the said Premises)

- 1 Tiles in flooring with skirting all round in rooms and kitchen.
- 2 White glazed flooring in Baths and Lavatories
- 3 Domestic Point in Kitchen, living room or bath
- 4 Terraces and Toilet Ceiling must be waterproof
- 5 Floor of living, dining, bathroom shall be of good quality
- 6 Floor of Kitchen, Toilet, Balcony, Terrace shall be anti-skid ceramic tiles
- 7 Kitchen shall contain granite platform, Stainless steel sink and a quality printed high glazed tile
- 8 windows shall be Aluminum framed
- 9 Wiring shall be concealed with high quality Copper wire and a socket
- 10 Water proof Cement paint for exterior
- 11 All doors will be pucca Teak paneled door with iron oxidized hinges and brass fittings and painted three coats

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SIGNED, SEALED AND DELIVERED by the)

within named Developer, i e , M/s Superb Maa)
Developers LLP, through its Managing Director
Mr. SUGAT G. WAGHMARE

in the presence of .

1 Tarag. Bhatankar
Tarag.

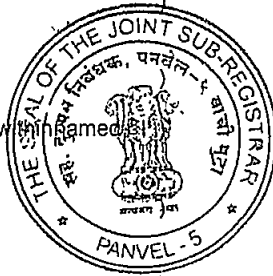
2 Durvesh Belose
Durvesh

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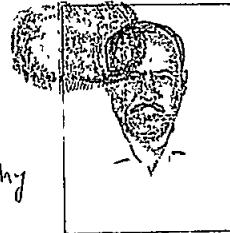


SIGNED AND DELIVERED by the within named
Allottees

MR. TARA PRASAD SATAPATHY



Tara Prasad Satapathy




in the presence of _____)

1 Tarag.

2 Durvesh

Please affix
photograph
and sign
across the
photograph

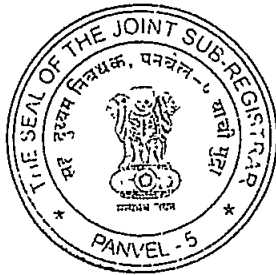
RECEIVED of and from the within named)	 Rs «Receipt_amt 6,40,406/-
Allottee/s, the sum Rs. 6,40,406/- (Rupees)	
SIX LAKHS FORTY THOUSAND FOUR)	
HUNDRED SIX ONLY), towards Installments)	
mentioned at Serial No 1 of the [•] Schedule)	
hereinabove written paid by him/her/it/them to)	
us, as within mentioned	

We Say Received
For the Developer



Authorized Signatory/ies

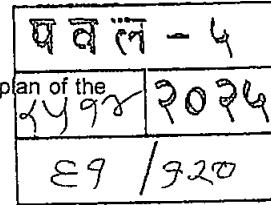
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Witness

List of Annexures

- | | |
|--------------|--|
| Annexure "1" | Plan of the Land |
| Annexure "2" | Copy of the Commencement Certificate |
| Annexure "3" | Proposed Layout |
| Annexure "4" | Copy of the said Title Certificate |
| Annexure "5" | Authenticated copies of 7/12 Extracts |
| Annexure "6" | Copy of the presently sanctioned floor plan of the said Premises |

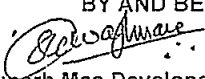


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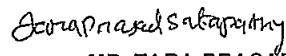
DATED THIS 08 DAY OF FEBRUARY 2025

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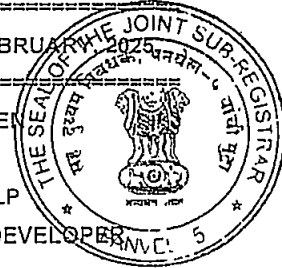
BY AND BETWEEN


M/s Superb Maa Developers LLP

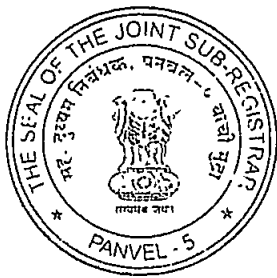
... THE DEVELOPER


AND
MR. TARA PRASAD SATAPATHY

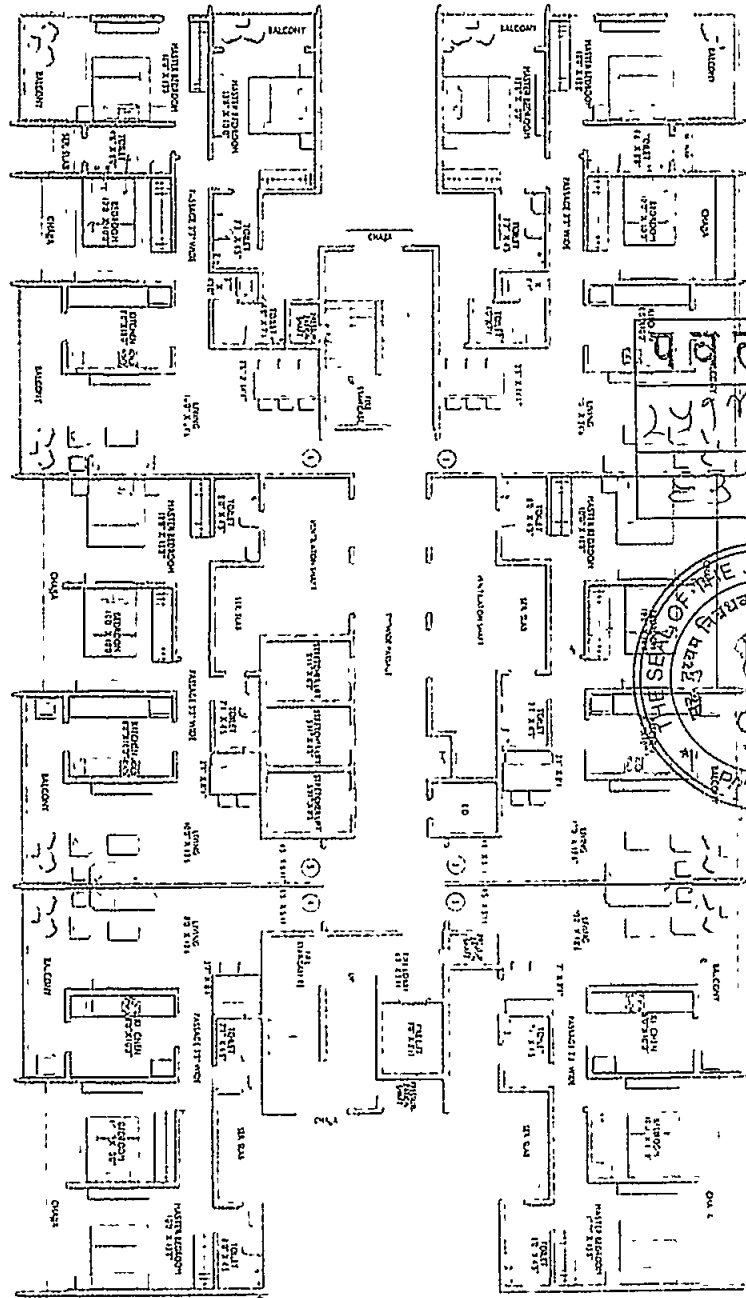
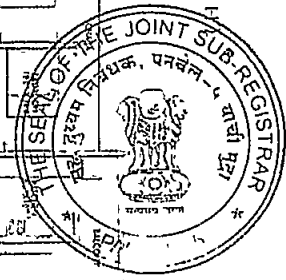
... THE PURCHASERS



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TOWER A & B - TYPICAL FLOOR PLAN
 (1ST, 2ND, 4TH-7TH, 9TH-12TH, 14TH-17TH, 19TH-22ND, 24TH)



Unit No.	Configuration	Total Usable Area
01	3 Bk	1,102.66 SQ.FT
02	Living 2 Bk	783.97 SQ.FT
03	Living 3 Bk	764.85 SQ.FT
04	Living 2 Bk	783.84 SQ.FT
05	Living 2 Bk	784.55 SQ.FT
06	3 Bk	1,153.43 SQ.FT

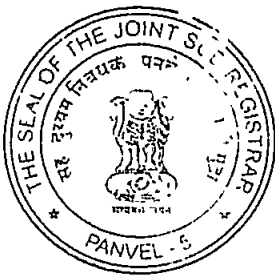
This Project is registered with the Registrar, Patna, Bihar. The registration number is 153/2018/2451 and the date of registration is 15/08/2018.



Prasanna

Jeevraj Prasad Sengupta

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Architectural drawings for Building B, including floor plans, sections, and elevations. The drawings are arranged in a grid-like fashion. On the left side, there are two large floor plans, each with a corresponding section drawing below it. On the right side, there are two more floor plans, also with corresponding section drawings. A central table provides a detailed schedule of materials and components. A circular stamp is placed over the central table, and a date stamp is located above it. The bottom right corner features the text 'BUILDING B' and a logo for 'Srinivasan & Associates'.

DATE: 24/08/2020

PROJECT: 50/1/20

OFFICE: PAVAN

STAMP: OFFICE JOINT SUB-REGISTERED ARCHITECTS PAVAN

TABLE:

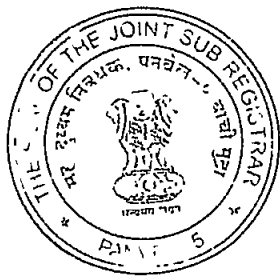
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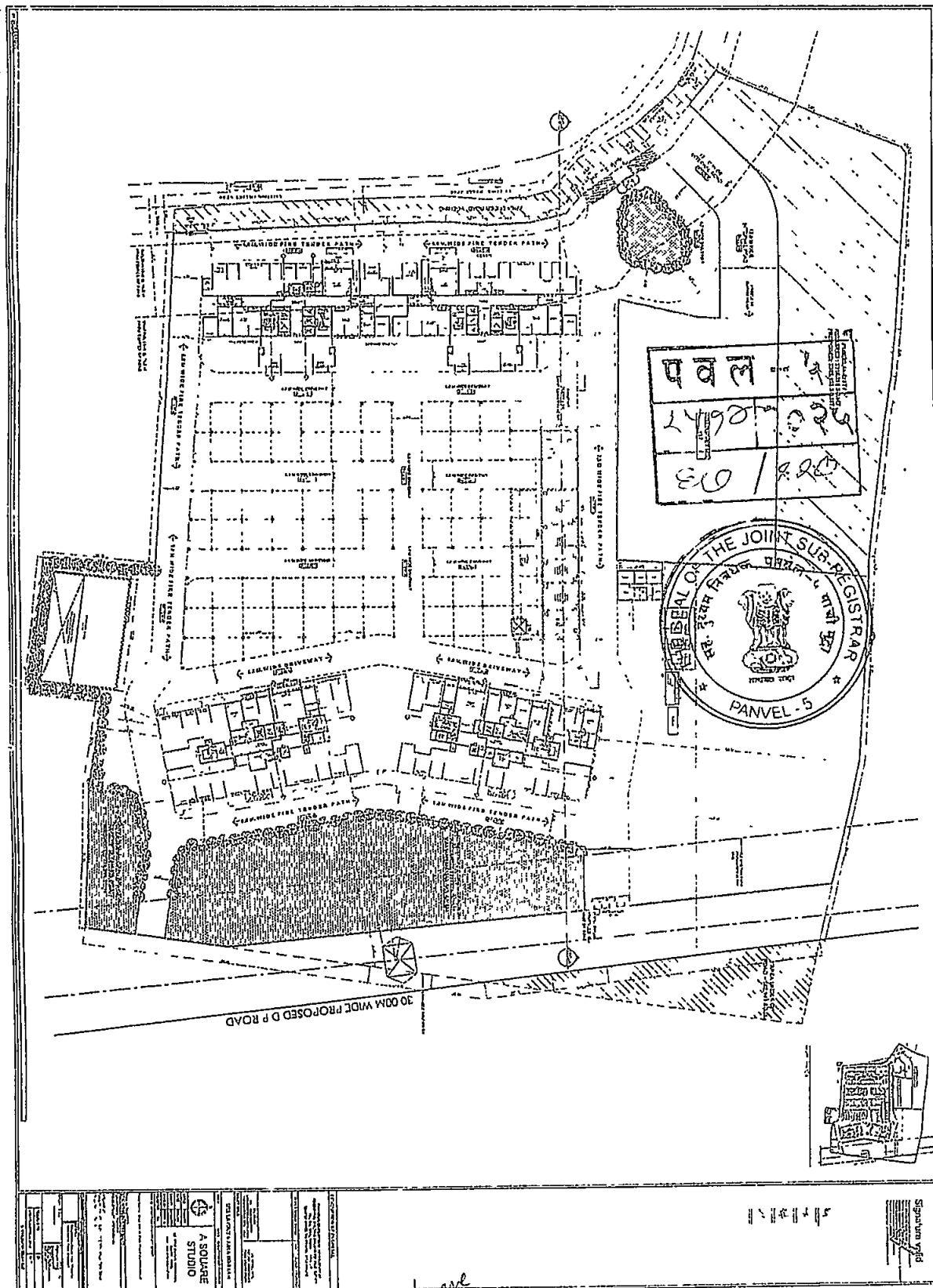
Logo: Srinivasan & Associates

Srinivasan

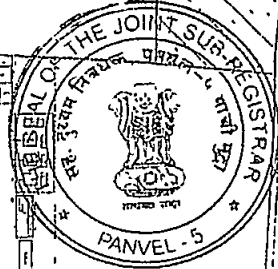
is Jeevanasadaapathy

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 ६० / १२०

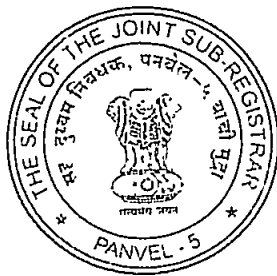


<p>STANDARD DRAWING SHEET</p> <p>A SQUARE STUDIO</p>	<p>DATE: _____</p> <p>SCALE: _____</p>
--	--

S. S. Sathyanarayana

Sanaprasad Sathyanarayana

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

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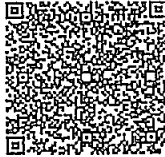
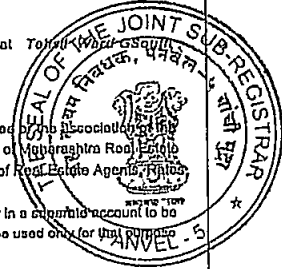
This registration is granted under section 5 of the Act to the following project under project registration number PS2000000401
 Project: *Maximus Residency Phase-I*, Plot Bearing / CTS / Survey / Final Plot No. 136, 137/1, 140/2A and 140/9 at Ashlo, Panval, Raigarh, 410206,

1 Superb Maa DevoJopara LLP having its registered office / principal place of business at *Tornal Road, Ashlo, District Mumbai City, Pin 400013*

2 This registration is granted subject to the following conditions, namely-

- The promoter shall enter into an agreement for sale with the allottees,
 - The promoter shall execute and register a conveyance deed in favour of the allotted allottees, as the case may be, of the apartment or the common areas as per Rule 8 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017,
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only as per sub-clause (D) of clause (f) 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 11/06/2024 and ending with 31/12/2029 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

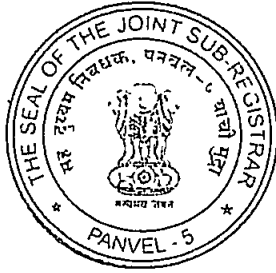


Signature valid
 Digitally Signed by
 Dr. Vinay Prakash Prabhakar
 (Secretary, MHARRERA)
 Date 11-06-2024 17:44:49

Dated 11/06/2024
 Place: Mumbai

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

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Maharashtra State Road Development Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE

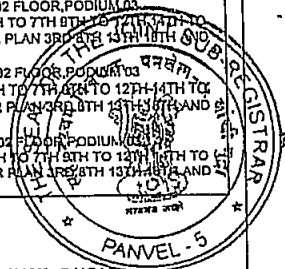


Building Permit No. - 240041
Proposal Code - MSRDC-23-97134

Permit No. - MSRDC/B/2024/APL/00034

पत्र क्र. ५
Date: 16/01/2024
2499

Building Name *	BUILDING A (Residential)	Floors	STILT FLOOR, PODIUM 01 FLOOR, PODIUM 02 FLOOR, PODIUM 03 FLOOR, TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 8TH TO 12TH 14TH TO 17TH 18TH TO 22ND 24TH . REFUGE FLOOR PLAN 3RD 6TH 13TH 16TH AND 23RD
Building Name *	BUILDING B (Residential)	Floors	STILT FLOOR, PODIUM 01 FLOOR, PODIUM 02 FLOOR, PODIUM 03 FLOOR, TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 8TH TO 12TH 14TH TO 17TH 18TH TO 22ND 24TH . REFUGE FLOOR PLAN 3RD 6TH 13TH 16TH AND 23RD
Building Name *	BUILDING C (Residential)	Floors	STILT FLOOR, PODIUM 01 FLOOR, PODIUM 02 FLOOR, PODIUM 03 FLOOR, TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 8TH TO 12TH 14TH TO 17TH 18TH TO 22ND 24TH . REFUGE FLOOR PLAN 3RD 6TH 13TH 16TH AND 23RD
Building Name *	BUILDING D (Residential)	Floors	STILT FLOOR, PODIUM 01 FLOOR, PODIUM 02 FLOOR, PODIUM 03 FLOOR, TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 8TH TO 12TH 14TH TO 17TH 18TH TO 22ND 24TH . REFUGE FLOOR PLAN 3RD 6TH 13TH 16TH AND 23RD



To,
1) Sugat Gyaneshwar Waghmare,
SURVEY NO: 138, 138/1, 140/8/A AND 140/9, VILLAGE ASHTE, TALUKA PANVEL, DISTRICT . RAIGAD
2) Vilhal Patil (Architect)

Sir/Madam,

With reference to your application No MSRDC202400008, dated 26-01-2024 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No -, City Survey No./Survey No./Ravanua S No./Khasra No./Gut No. SURVEY NO 138, 138/1, 140/8/A AND 140/9, Final Plot No , Sector No. -, Mouje ASHTE situated at Road / Street -, Society - The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions

1. The land vacated in consequence of the enforcement of the act shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue
4. This permission does not entitle you to develop the land which does not vest in you
5. This permission is being issued as per the provisions of UDCTPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate



Maharashtra State Road Development Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 240041
Proposal Code MSRDC-23-97134

Permit No . MSRDC/B/2024/APL/00011
Date . 15/03/2024

- 8 All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 9 Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate
- 10 LIT Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 11 Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate
- 12 All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
- 13 Authority will not supply water for construction
- 14 Aron/cellars where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
- 16 1 Building B (Residential Component) of the Proposal of which total Built Up area is 13511.34 Sqm will be refused to applicant for construction after handing over the area of Amenity Space, Existing Road Widening, and DP road against which TDR is generated to Authority MSRDC, before plinth intimation of the proposal. 2 The applicant must obtain an Environmental Clearance Certificate from the Ministry of Environment and Forests (MoEF) and a Consent to Establish from the MPCB, as per a notification from MoEF, before commencing any work on the land and same to be intimated to this office
- 17 The Architect/ Owner shall also take necessary measures to prevent any damage or disruption to the physical infrastructure in the vicinity, including roads, drainage, and utility services. Any alterations or modifications to the physical infrastructure shall be made only with the prior approval of the concerned authorities. The Architect / Owner shall ensure that construction and demolition waste generated during the construction process is managed in accordance with the relevant rules. If any legal disputes arise due to mismanagement of the generated construction and demolition waste the Applicant / Owner shall be held responsible for the same. The Applicant/Owner 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. Before commencing the construction on site, the Owner / Developer shall install the "Display Board" on conspicuous place on site as per Reg. No. 2.8.3 of Unified Development Control and Promotion Regulations 2020. The development charges to be levied, because of the upcoming vital infrastructure project shall be communicated in due course of time and the applicant shall abide to such assessments, failure to pay the same may result in revocation of CC/OC, which may also include blacklisting for failure of such payments
- 18 The Undertakings submitted by the applicant regarding this development proposal should be strictly adhered to. The balance development charges and balance premium charges shall be paid in full with interest at the time of plinth intimation and occupancy respectively. An 18% per annum interest will be levied on the outstanding development charges balance of ₹ 1,04,24,200/- and an 8.5% per annum interest on the outstanding premium balance of ₹ 99,40,800/-. The amount of 10,75,900 /- for gross BUA of 4490.77 Sqm out of total gross BUA of 88813.58 sqm (as per 1 % of Re- 23,958/- i.e ASR 2023-24 rate) deposited at MSRDC vide UTR number HDFCR52024031287626629 on dated 12/03/2024 as labour cost. The applicant shall pay balance labour cost as per prevailing rates for completed work in particular year directly to the concerned department and submit the receipt of payment to this office. The letter submitted by applicant on dated 12/03/2024 shall be binding on the developer

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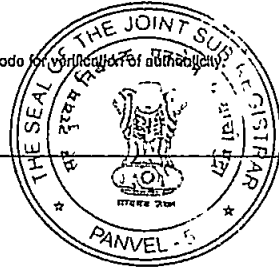
Signature Not Verified

Digitally signed by DEEPAK KUMAR DUBAYATI
Date: 2024.03.15 15:30:33 IST
Reason: Accepted Certificate
Location: Maharashtra, P. J. Road Development Corporation
Project Code: MSRDC-23-97134
Application Number: MSRDC/2024/00011
Proposal Number: 240041
Certificate Number: MSRDC/2024/APL/00011

Deputy Chief Planner,
Maharashtra State Road Development Corporation,



Scan QR code for verification of authenticity



28/10/2023

सूची क्र.2

दुसरा विवरण: हाह कु.वि.पत्रेच 4
 वार क्रमांक: 140/1/2023
 गोवंची
 Rogn:63m

वाचने माय: धाणे

(1) विवेचापा प्रकार	विष्णुगणपत्या
(2) नोंदपत्रा	0
(3) भाषादमाद(भाषेव्यवधानाचा वागविनव्यवहार धाखरणी वेळी की पळेवारा से गावुर रुतवे)	101335100
(4) पुन्हापत्र, शोधवित्ता व चपडनांक (वागवृत्ता)	1) वागविने भाषावापय दार वरून, दार माविने नोंदे धाखे, भा.समवेत, धि. वाचय वीवीत पद नं. 140/एच वेच 30.70 रुंला (8680 चौ.मी. वी. की 3870 चौ.मी.) नवि पद नं. 140/9 वेच 33.52 रुंला (4000 चौ.मी. वी. की 3352 चौ.मी.) घा. क्र. ADJ/1900900/300/2023/मंठीन करवेच/7680/वि-25/10/2023 (Survey Number : 140/8/A AND 140/9 :)
(5) वेचपत्र	1) 7230 चौ.मी.रु
(6) धाखरणी धिना सुधी वेचपत्र घतेन वेन्दा.	
(7) दस्तऐवज फलन वेचाना-वागविना वेचपत्रा भा प्रवकाचये गाव डिया विवाची न्यायातमाचा हुकुमगाना धिना धावेत वाचपत्र, वाचिवादिचे गाव व पत्रा.	1): वाच-धिया वचपत्रा पटीत -- वच-80; पत्रा-व्हीवरी; - गाव नं. - धाखरणीचे गाव -; जाँत नं. -; वेच नं. - फोडन नं. -; विवाची न्यायातमाचा वेच ३९१ ३९९ वे १७०. धिनाच नोंत न्या वापुवा, धावेत वाचपत्र, वागविना विना (वेच) धिना वेच-410203 वेच नं.-AH/WFP/1080B
(8) दस्तऐवज फलन वेचाना-वाचपत्राचे म धिना विवाची न्यायातमाचा हुकुमगाना धिना धावेत वाचपत्र, वाचिवादिचे गाव व पत्रा	1): गाव नं. -; वेच नं. -; धाखरणीचे गाव -; जाँत नं. -; वेच नं. -; फोडन नं. -; विवाची न्यायातमाचा वेच ३९१ ३९९ वे १७०. धिनाच नोंत न्या वापुवा, धावेत वाचपत्र, वागविना विना (वेच) धिना वेच-410203 वेच नं.-AH/WFP/1080B
(9) दस्तऐवज फलन विवाचा विवांच	28/10/2023
(10) दस्त गोंदपी वेचपत्रा विवांच	28/10/2023
(11) वाचपत्राच, वेच व पत्र	140/1/2023
(12) भाषादमादमाच वेच सुधीच सुच	60882.00
(13) भाषादमादमाच वेच गोंदपी सुच	30000
(14) वेच	

सुपरान्तापती विवाचाच वेचवेच धाखरणी:

सुपरान्तापती धाखरण्या धाखे गाव वागविनेच पत्रा कावनाचा वपरीत एवीवे/300/2023/मंठीन करवेच/7680 वि 25/10/2023

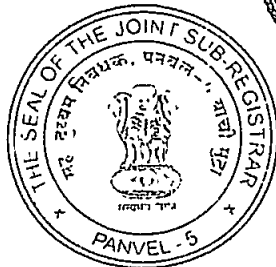
सुधीच सुच धाखरणाच विवाचवेच धाखरणी:

(8) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area assigned 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 Ichavara-Arora as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1985.

प व ल - ५
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 २०४ / २०



दस्तावेजाची सूची क्रमांक II
 सह दुसऱ्याच विवरण वार्ग २,
 धाखरणी-४



21/12/2023

सूची क्र.2

पुण्य विभाग
पत्र क्रमांक 18044/2023
शेवती :
Regn 63m

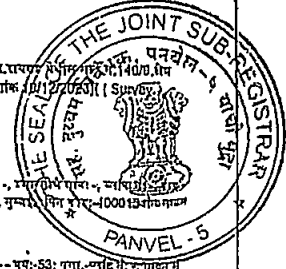
24/12/2023
09/120

वाचने नाव : आष्टे

- (1) किंवाचा प्रकार विद्यापट्टागामात
- (2) क्षेत्रफळ 1000000
- (3) धारणाप्रकार (भाडेपट्टाधार्या याच विषयपट्टाकार भाड्याची किंवा वट्टेदार व मयूर वगैरे) 41201850
- (4) नू. माण, गौदगिस्ता व धारणाप्रकार (मसजिदात) 1) धारिनेचे माण-राज्यदर इतर धर्म : इतर धारिती: जीने-ज्ये, ता गनवेत, रि. राज्यदर 4120 सी.सी (जा. इ ए पी 1300950/946/2023/मंतिम नदर/3004/विनांक (1/12/2023) (Survey Number, 1408.))
- (5) धरकट 1) 4120 सी.सी.दर
- (6) भूभागाची किंवा नुपी नदरचा अंमल वेवडा.
- (7) रजिस्ट्रार वरून द्या-या/विद्युत क्षेत्रा-या यादराने माण किंवा विवाही स्वाभावचा नुपु नुपुचा किंवा भूभाग भूभाग, प्रतिवादिने माण व वना
- (8) रजिस्ट्रार वरून द्या-या/विद्युत क्षेत्रा-या विवाही स्वाभावचा नुपु नुपुचा किंवा भूभाग भूभाग, प्रतिवादिने माण व वना
- (9) रजिस्ट्रार वरून द्या-या/विद्युत क्षेत्रा-या विवाही स्वाभावचा नुपु नुपुचा किंवा भूभाग भूभाग, प्रतिवादिने माण व वना
- (10) रजिस्ट्रार वरून द्या-या/विद्युत क्षेत्रा-या विवाही स्वाभावचा नुपु नुपुचा किंवा भूभाग भूभाग, प्रतिवादिने माण व वना
- (11) भूभागाची किंवा नुपी नदरचा अंमल वेवडा.
- (12) धारणाप्रकार (भाडेपट्टाधार्या याच विषयपट्टाकार भाड्याची किंवा वट्टेदार व मयूर वगैरे) 41201850
- (13) धारणाप्रकार (भाडेपट्टाधार्या याच विषयपट्टाकार भाड्याची किंवा वट्टेदार व मयूर वगैरे) 41201850
- (14) गेण

1) भाव-गोतम दासिपुत्रात सोदाण -- मक-53; वना -गौद मं - गावामे -; रजिस्ट्रार वरून द्या-या/विद्युत क्षेत्रा-या यादराने माण किंवा विवाही स्वाभावचा नुपु नुपुचा किंवा भूभाग भूभाग, प्रतिवादिने माण व वना ACRPC1768J

1) गाव-ये, तुमळे वा देवूभागात मूण एल पी ३६६ भागीदार मूण जी. जयवार् -- मक-53; वना -गौद मं - गावामे -; रजिस्ट्रार वरून द्या-या/विद्युत क्षेत्रा-या विवाही स्वाभावचा नुपु नुपुचा किंवा भूभाग भूभाग, प्रतिवादिने माण व वना ACRPC1768J

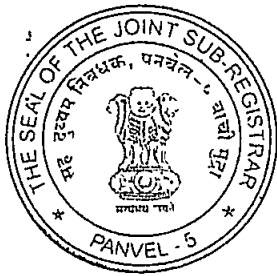


दस्तावेजाची सूची क्रमांक 11
सह दुय्यम निवेष्टाक वार्ग २,
पनवेल-५

मुन्सिपल वारी विभागात वेवडेता मरगीन :-
मुन्सिपल वारी विभागात वेवडेता मरगीन :-

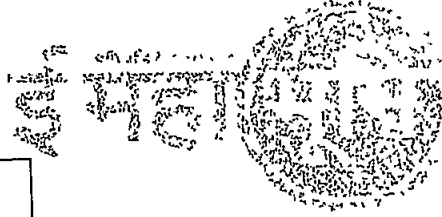
मुन्सिपल वारी विभागात वेवडेता मरगीन :- 049/2023, 19/12/2023
(i) within the limits of any Municipal Council, Nagranchoyal or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Area as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

अंकल - ५	
१५१४	२०२५
०६/१२०	

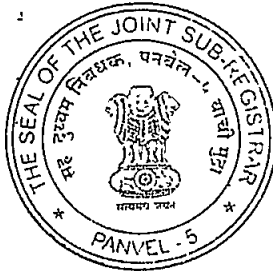


<p style="text-align: center;">ग्राम नमुना कार्ड (विभागीय पोस्टकार्ड)</p> <p style="text-align: center;">[महापौर, जमीन बंधनदार अधिकार अधिकार शासित पोस्टकार्ड (महानगर) या अन्य पुरविलेखित क्षेत्र) दिनांक १५/०१/२०२५]</p>											
<p>गाव :- आंधे (५५११५६०)</p>			<p>तालुका - पारनेर</p>						<p>जिल्हा - राजपूर</p>		
<p>मह. क्रमांक व क्षेत्राधिकार</p>			<p>१५/०१/२५</p>								
विभागातील क्षेत्राचा उपशीट											
पंच	प्रमाण	प्राचीन क्रमांक	विलेखित क्रमांक	विलेखित गाव	क्षेत्र विवरण	अपारत विवरण	क्षेत्र विवरणचे साधन	एकरक	येज	रीज	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
					हे.कार चौ.मी	हे.कार चौ.मी				हे.कार चौ.मी	
२०२५-२६	खरीद	१०८	वि.क्र.८	आंधे		०.३५५०					
२०२६-२७	खरीद	१०८*						मर्याद पट	०.५५५०		
२०२७-२८	खरीद	१०८*						मर्याद पट	०.५५५०		

टीप: ** शहराची नोंद नोंदवून येव हारें घेणेना आलेली आहे



१५११५६० - ५
 २५११२०२५
 CO / १२०



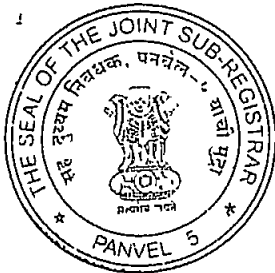
गाय मयुना धारा (विंडी नोटवली)											
[गव्हारानुसार पुरवण करिणार वगैरेच वगैरेच नोटवळी (गव्हार करणे व पुढीलवेळी घेणे) दिवस १९०१ यातील नियम २१]											
गाय - काटे (५५३४४७)			गाय - कावेत						श्रिवा - कावेत		
पट क्रमांक व उपविभाग			१३८/१								
विकासातील क्षेत्राचा धर्णीत											
वर्ष	श्रेणी	पारो क्रमांक	विकासा प्रकार	विंडी गाव	जम विविध	अजल विविध	पट विविध कावेत	परतण	दीड	मेरा	
(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
					हे.आर.पी.पी	हे.आर.पी.पी				हे.आर.पी.पी	
२०२१-२२	धर्णीत	-१	निर्मळ	पात		०.४०५०					
२०२२-२३	धर्णीत	१७८*						गवळ पट	० ११३०		
		१७९*						गवळ पट	० १०००		
		१८०*						गवळ पट	० २२००		
२०२३-२४	धर्णीत	१७८*	निर्मळ	पात		०.४०५०					
		१७९*						गवळ पट	० १०००		
		१८०*						गवळ पट	० २२००		
		१८१*	निर्मळ	पात		० २१००					

दीड - गवळपी गाव गवळपट वगैरेच वगैरेच नोटवळी वगैरेच

पत्र - ३

२५१२२०२६

८२ / १२०



between Mrs. Priya Bhagwan Patil and Superb Maa Developers LLP on area admeasuring 3878 sq.mt. out of 5590 sq.mt

4. Index-II w r.t abovesaid Development Agreement
5. Registered Power of Attorney dated 25/10/2023 registered vide document lodgment no. PVL/4/14942/2023 dated 25/10/2023 by Mrs. Priya Bhagwan Patil in favour of Superb Maa Developers LLP on area admeasuring 3878 sq.mt. out of 5590 sq.mt.

6. 7/12 extract
7. 6A Pherphar Patrak
8. Copy of 8A Extract

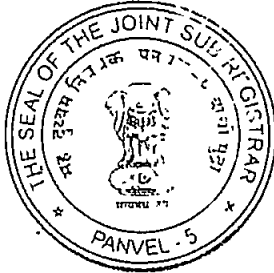
For Survey No. 138/1

1. Deed of Partition has been made between 1) Mr. Pandurang Gajanan Patil, 2) Mr Bhagwan Gajanan Patil, 3) Ashok Gajanan Patil, 4) Smt. Gulab Khandu Patil 5) Mr. Amol Khandu Patil 6) Mr. Manoj Khandu Patil, 7) Smt. Vrushali Khandu Patil, 8) Smt Yamuna Gajanan Patil, dated 05/12/2008 vide registered at sub-Registar PVL3-13948/2019

2. Index-II w r t abovesaid Deed of Parttition.
3. Registered Development Agreement dated 10/06/2023 registered vide document lodgment no PVL/4/9748/2023 dated 10/06/2023 executed by 1) Mr. Pandurang Gajanan Patil, 2) Mr Bhagwan Gajanan Patil, 3) Ashok Gajanan Patil, 4) Smt. Gulab Khandu Patil 5) Mr. Amol Khandu Patil 6) Mr. Manoj Khandu Patil, 7) Smt. Vrushali Khandu Patil In favour of Superb Maa Developers LLP on area admeasuring 7530 sq.mt.

4. Index-II w.r.t abovesaid Development Agreement
5. Registered Power of Attorney dated 10/06/2023 registered vide document lodgment no. PVL/4/9750/2023 dated 10/06/2023 executed by 1) Mr. Pandurang Gajanan Patil, 2) Mr. Bhagwan Gajanan Patil, 3) Ashok Gajanan Patil, 4) Smt. Gulab Khandu Patil 5) Mr. Amol Khandu Patil 6) Mr. Manoj Khandu Patil, 7)

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Swipes

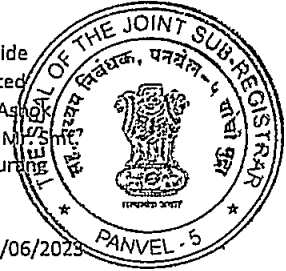
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२५९७	२०२५
८०/१२०	

Smt. Vrushali Khandu Patil In favour of Superb Maa Developers LLP on area admeasuring 7530 sq.m.

6. 7/12 Extract.
7. 6A Pherphar Patrak.
8. Copy of 8A Extract

For Survey No. 136

1. Released Deed dated 11/11/2008 registered vide document lodgment no. PVL/1/8183/2008 dated 11/11/2008 executed by and between 1) Mr. Ashok Gajanan Patil 2) Mr Khandu Gajanan Patil, 3) Mrs Yamunabai Gajanan Patil In favor of Mr. Pandurang Gajanan Patil.
2. Index-II w.r t abovesaid Released Deed.
3. Registered Development Agreement dated 10/06/2023 registered vide document lodgment no. PVL/4/9748/2023 dated 10/06/2023 executed by Pandurang Gajanan Patil In favour of Superb Maa Developers LLP on area admeasuring 2480 sq.mt
4. Index-II w.r.t abovesaid Development Agreement
5. Registered Power of Attorney dated 10/06/2023 registered vide document lodgment no. PVL/4/9750/2023 dated 10/06/2023 executed by Pandurang Gajanan Patil in favour of Superb Maa Developers LLP on area admeasuring 2480 sq.mt.
6. 7/12 Extract.
7. 6A Pherphar Patrak.
8. Copy of 8A Extract



For Survey No 140/9

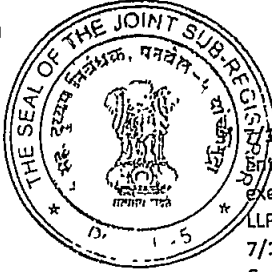
1. Sale Deed dated 23/05/2007 registered vide document lodgment no. Sr No. PVL/3/5558/2007 executed by Mr. Pandurang Shivaji Patil and Mr. Kirit Ishwarlal Brahmbhatt.
2. Index-II w.r.t abovesaid Sale Deed.
3. Sale Deed dated 14/09/2023 registered vide document lodgment no. Sr No. PVL/4/12876/2023 executed by

Handwritten signature/initials

Mr. Kirti Ishwarlal Brahmabhat and Mrs. Sonal Ashishkumar Chauhan

4. Index-II w.r.t abovesaid Sale Deed.
5. Registered Development Agreement dated 20/12/2023 registered vide document lodgment no. PVL/4/18044/2023 dated 20/12/2023 executed by Mrs Sonal Ashish Kumar Chauhan In favour of Superb Maa Developers LLP on area admeasuring 4120 sq.mt.
6. Index-II w.r.t abovesaid Development Agreement
- 7 Registered Power of Attorney dated 20/12/2023 registered vide document lodgment no. PVL/4/18046/2023 dated 20/12/2023 executed by Mrs. Sonal Ashish Kumar Chauhan In favour of Superb Maa Developers LLP on area admeasuring 4120 sq.mt.
9. Registered Development Agreement dated 25/10/2023 registered vide document lodgment no. PVL/4/14941/2023 dated 25/10/2023 executed by Mrs. Priya Bhagwan Patil in favour of Superb Maa Developers LLP on area admeasuring 3352 sq.mt. out of 4000 sq.mt.
8. Index-II w.r t abovesaid Development Agreement
9. Registered Power of Attorney dated 25/10/2023 registered vide document lodgment no. PVL/4/14942/2023 dated 25/10/2023 executed by Mrs. Priya Bhagwan Patil in favour of Superb Maa Developers LLP on area admeasuring 3352 sq.mt. out of 4000 sq.mt.
10. 7/12 extract.
11. 6A Pherphar Patrak
12. Copy of 8A extract
- 7/12 extract and 6A Pherphar patrak: For Survey No.140/8/A Mutation Entry no 876 dated 31/12/2002 and Registered Development Agreement - executed by Mrs. Priya Bhagwan Patil in favour of Superb Maa Developers LLP.
- 7/12 extract and 6A Pherphar patrak: For Survey No.138/1 Mutation Entry no 1225 dated 01/04/2019 and Registered Development Agreement dated 10/06/2023- executed by 1) Pandurang Gajanan Patil 2) Bhagvan Gajanan-Patil 3) Ashok Patil 4) Gulab Khandu.Patil 5) Amol-Khandu-Patil 6)

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2498	2024
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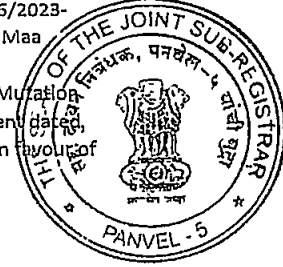
(Signature)

पत्र - ५
२५१४ २०२५
८९/१२०

Manoj Khandu Patil 7) Vrushall Khandu Patil in favour of Superb Maa Developers LLP.

7/12 extract and 6A Pherphar patrak: For Survey No.136 Mutation Entry no 1035 and Registered Development Agreement dated 10/06/2023- executed by Mr. Pandurang Gajanan Patil in favour of Superb Maa Developers LLP.

7/12 extract and 6A Pherphar patrak: For Survey No.140/9 Mutation Entry no 878,969,1303 and Registered Development Agreement dated 20/12/2023- executed by Mrs. Sonal Ashish Kumar Chauhan in favour of Superb Maa Developers LLP



4) Search report for 30 years from 1994 till 2024

2. On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of Superb Maa Developers LLP is Clear and Marketable.

Owners of the land

(1) Mr. Priya Bhagavan Patil- Survey No. 140/8/A.

(2) 1) Mr. Pandurang Gajanan Patil, 2) Mr. Bhagwan Gajanan Patil, 3) Ashok Gajanan Patil, 4) Smt. Gulab Khandu Patil 5) Mr. Amol Khandu Patil 6) Mr. Manoj Khandu Patil, 7) Smt. Vrushall Khandu Patil - Survey No.138/1.

(3) Mr. Pandurang Gajanan Patil- Survey No. 136.

(4) 1) Mrs. Priya Bhagawan Patil, 2) Mrs. Sonal Ashishkumar Chauhan- 140/9.

Encl: Annexure 1 – Flow of Title of the Land Bearing Survey No- 140/8/A

Annexure 1 – Flow of Title of the Land Bearing Survey No-138/1

Annexure 1 – Flow of Title of the Land Bearing Survey No-136

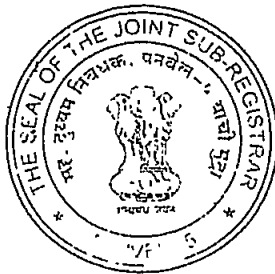
Annexure 1 – Flow of Title of the Land Bearing Survey No-140/9

DATE: 25/05/2024

Manisha S Gaikar

Adv. Manisha S Gaikar
Reg.No MAH/... 2018
A/p Nere, Near Maruti ...andir,
Panvel - 410208

विवरण - ५	
२५१४	२०२५
९० / १.२०	





सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

Certificate of Incorporation

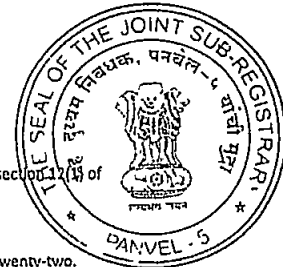
LLP Identification Number- ABZ-5858

The Permanent Account Number (PAN) of the LLP is AEWFS8119Q

The Tax Deduction and Collection Account Number (TAN) of the LLP is PNE584038D

It is hereby certified that SUPERB MAA DEVELOPERS LLP is incorporated pursuant to section 11(3) of the Limited Liability Partnership Act 2008

पं. सं. - 6
24/12/2024
E3 / 920



Given under my hand at Manesar this Twenty third day of December Two thousand twenty-two.

Digitally signed by DD MINISTRY OF CORPORATE AFFAIRS 16
Date/Time: Dec 26 13:00:04 IST 2022

Jhaboo Meena
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

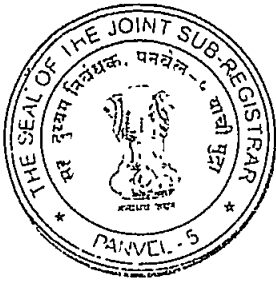
Disclaimer- This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office
SUPERB MAA DEVELOPERS LLP

B-111, PARMAR CHAMBERS, Pune, Pune City, Pune, Maharashtra, India-411001

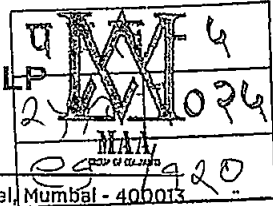


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SUPERB MAA DEVELOPERS LLP



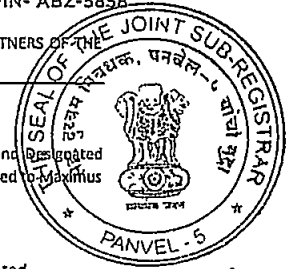
Office Address: T215 B, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

+91 99677 87721 | Info@superbgroup.co | www.superbgroup.co | LLPIN- ABZ-5858

TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE DESIGNATED PARTNERS OF THE SUPERB MAA DEVELOPERS LLP HELD ON 24/06/2024 AT MUMBAI.

AUTHORISED SIGNATORY TO SIGN ALL THE DOCUMENTS

"RESOLVED THAT Mr. SUGAT G WAGHMARE (DIN : 05114505), Managing Director and Designated Partner of LLP be and hereby authorized to Sign, Execute & Register any document related to Maximus Residency Phase I, Ashte, Panvel



RESOLVED FURTHER THAT Mr Sugat G Waghmare (DIN 05114505) the Designated Partner of the LLP be and is hereby authorized to do all the acts, deeds and things which are Necessary to give effect to the above said resolution, & shall be the Authorized Signatory for Signing, Registering & Executing all type of documents regarding Maximus Residency Phase I, Ashte, Panvel.

For and on behalf of
SUPERB MAA DEVELOPERS LLP

Milind Pralhad Kamble
Designated Partner
DIN: 03566052

Sugat Gyaneshwar Waghmare
Designated Partner
DIN 05114505

Vishal Maheshkumar Dave
Designated Partner
DIN 09015709

(CERTIFIED TRUE COPY)

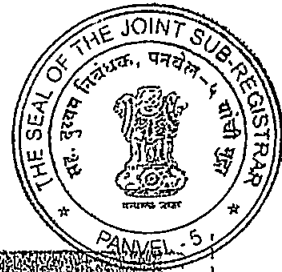


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९२ / १२०	

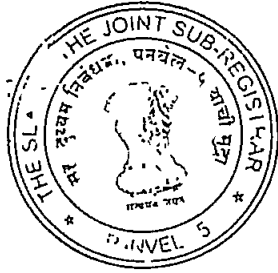


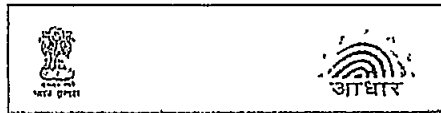
पत्र - ५	
२५१७	२०२५
९५ / १२०	



आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVERNMENT OF INDIA
स्थायी लेखा संख्या Permanent Account Number (PAN)	
AEMF06991	
नाम / Name SUPREMA DEVELOPERS LLP	
निर्माण तिथि / Date of Issuance 23/12/2023	

අංක - 4
2498/2024
EE/920





भारत सरकार
Government of India

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

आधार क्रमांक / Enrolment No.: 121B/17229/63871

To
सुगत गणेश्वर वाघमारे
Sugat Gyanashwar Waghmare
Sugat Bhawan
Rangise Nagar
Near Baramajiling Mandar
Akola
Akola
Maharashtra - 444001
9920166327

आपला आधार क्रमांक / Your Aadhaar No. :
8416 3937 7319
VID : 9111 0101 7308 8369

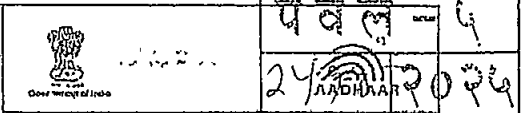
माझे आधार, माझी ओळख

भारत सरकार
Government of India

सुगत गणेश्वर वाघमारे
Sugat Gyanashwar Waghmare
उप माईड DOD 09/10/1970
पुरुष MALE

आपला आधार क्रमांक / Your Aadhaar No. :
8416 3937 7319
VID : 9111 0101 7308 8369

माझे आधार, माझी ओळख



भारत सरकार
Government of India

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

आधार क्रमांक / Enrolment No.: 121B/17229/63871

To
सुगत गणेश्वर वाघमारे
Sugat Gyanashwar Waghmare
Sugat Bhawan
Rangise Nagar
Near Baramajiling Mandar
Akola
Akola
Maharashtra - 444001
9920166327

आपला आधार क्रमांक / Your Aadhaar No. :
8416 3937 7319
VID : 9111 0101 7308 8369

माझे आधार, माझी ओळख

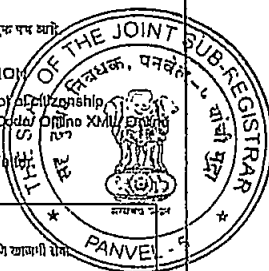
भारत सरकार
Government of India

सुगत गणेश्वर वाघमारे
Sugat Gyanashwar Waghmare
उप माईड DOD 09/10/1970
पुरुष MALE

आपला आधार क्रमांक / Your Aadhaar No. :
8416 3937 7319
VID : 9111 0101 7308 8369

माझे आधार, माझी ओळख

पवेल - 6
24/08/2024
20/10/20



माहिती
 * आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
 * सुरक्षित QR कोड / ऑफलाईन AAM / ऑनलाईन आयडीकरण वापरून ओळख साधता येईल
 * हे एलेक्ट्रॉनिक प्रक्रियेद्वारे तयार केलेले आहे

INFORMATION
 * Aadhaar is a proof of Identity, not Citizenship
 * Verify Identity using Secure QR Code / Online XMI / Online Authentication
 * This is electronically generated

* आधार देशभरच वैध आहे
 * आधार आपल्यासाठी विविध सरकारी आणि खाजगी सेवा प्राप्त करणे सोप्यास मदत करेल
 * आपला मोबाइल नंबर आणि ईमेल आयडी वारंवार अपडेट करा
 * आपल्या स्मार्ट फोनमध्ये जाणूद घ्या - mAadhaar App वापरा

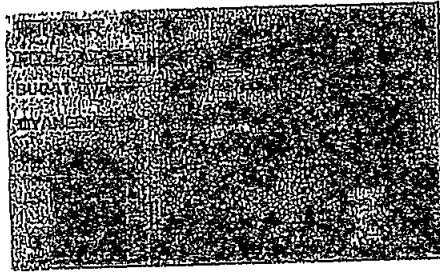
* Aadhaar is valid throughout the country.
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सुगत गणेश्वर वाघमारे
Sugat Gyanashwar Waghmare
उप माईड DOD 09/10/1970
पुरुष MALE

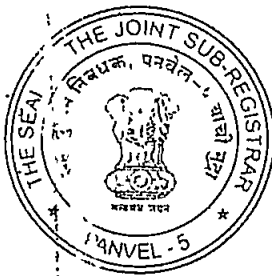
आपला आधार क्रमांक / Your Aadhaar No. :
8416 3937 7319
VID : 9111 0101 7308 8369

माझे आधार, माझी ओळख



पं. १ - ५	
१९९४	२०२५
२८/१२०	

Signature



घोषणापत्र

मी संकेत शिरभाते. याद्वारे घोषित
करतो की, दुय्यम निबंधक पलवल-५. यांचे कार्यालयात

५२१२ नामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुधात. जे. नाईगाडे. यांच्या कार्यालयात. १५१२२०१६
व इ. यांनी दि. ०९/१०/२०२४. रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे २२/१२

मी, सादर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कवुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द/कलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

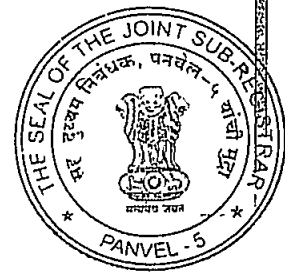
दिनांक : ०८-१०-२०२४

कुलमुखत्यारपत्रधारकाचे नांव
व सही

Department of Finance & Regulation, Maharashtra	
Receipt of Document Handling Charges	
PNR	902/920
Received from	Mobile number 7249777777, an amount of Rs.5000, towards handling charges for the Document for registration in the Sub Registrar's Office S.R. Panel 5 of the District Panvel.
Bank Name	SBI
Bank CN	10034153024100107302
Branch No	1024010707280
This is computer generated receipt, hence no signature is required.	

Department of Finance & Regulation, Maharashtra	
Receipt of Document Handling Charges	
PNR	902/920
Received from	Mobile number 7249777777, an amount of Rs.5000, towards handling charges for the Document for registration in the Sub Registrar's Office S.R. Panel 4 of the District Panvel.
Bank Name	SBI
Bank CN	10034153024100107302
Branch No	1024010707280
This is computer generated receipt, hence no signature is required.	

पत्र - ५
 २५१४२०२५
 ९०२ / ९२०



SPECIFIC AND LIMITED POWER OF ATTORNEY

Handwritten text in a box: 903/920, 24/9/2016, 9/24



TO ALL WHOM THESE PRESENTS SHALL COME WE MR. SURESH KESAVAN... I, P. VIVEK... I, M. SIDDHESH... I, M. SURESH...

WHEREAS

- 1) That the M/S Suresh Kesavan... 2) P.Vivek is the owner of... 3) On account of pre-occupation...

1) P.Vivek, M. Suresh Kesavan... 2) M. SIDDHESH... NOW KNOW YE ALL THESE PRESENTS WITNESSETH that we, my one of MR. SUGAT...

Handwritten signatures of the witnesses.

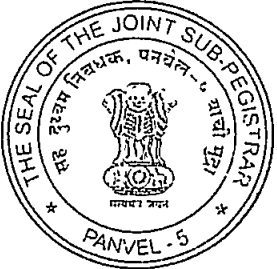
Handwritten text in a box: 903/920, 24/9/2016, 9/24

Handwritten text in a box: 903/920, 24/9/2016, 9/24



- 1) The Documents which are already registered... 2) AND to perform and attend... 3) AND to perform and attend... 4) THIS POWER OF ATTORNEY is granted... 5) AND WE DO HEREBY agree to ratify and confirm...

Handwritten signatures of the witnesses.




IN WITNESS WHEREOF we have subscribed our hands to this document on 01 day of October, 2024.

SIGNED AND DELIVERED

By the within Name Enunciated

M/s. Superb Meta Developers LLP,
through its Authorized Signatory
MR. SUGAT G WAGHMARE



प व म - ५
24/10/24
908/920



ACCEPTED BY US
Attorney.



प व म - ५
24/10/24
908/920



1. MR. SANKET BILASKARRAO SHIRBHATE

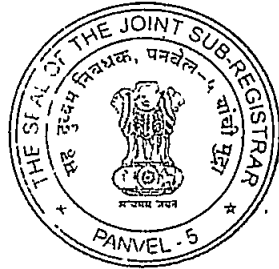
2. MR. SIDDHESH NILJON KHANUTKAR



प व म - ५
24/10/24
908/920

WITNESS

1. Akash Dada 
2. Dhirech Belose 



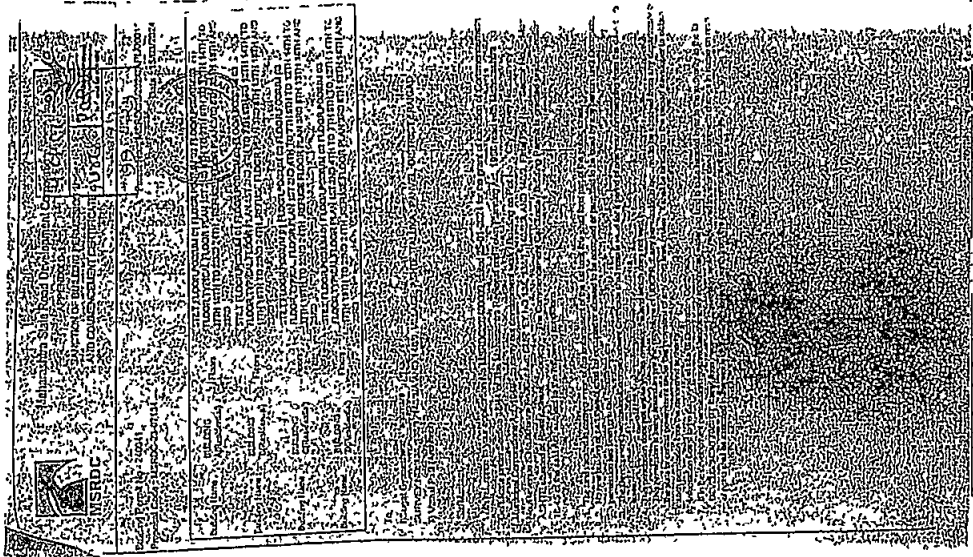
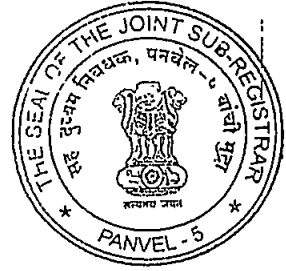
प व म - ५
24/10/24
908/920

प व म - ५
24/10/24
908/920

पत्र-४
२०१४
२२/०५



पत्र-५
२५/०५/२०२०
१०६/१२०





SUPERB MAA DEVELOPERS LLP

MAA
PVT. LTD.

Office Address: 1215 D, One Lacha Plaza, Senapati Bapat Marg Lower Park, Mumbai - 400034
 *91 99677 87721 | info@superbgroup.co | www.superbgroup.co | LLPIN: AU125658

BOARD RESOLUTION

CERTIFIED TRUE COPY OF EXTRAORDINARY RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s. SUPERB MAA DEVELOPERS LLP 1000 D.I. 1st Day of August 2024.
 REGISTERED OFFICE: 1215D, One Lacha Plaza, Senapati Bapat Marg, Lower Park, Mumbai, Maharashtra - 400034



RESOLVED THAT Mr. Siddhant M. Khanolkar (PAN - EHSFZK1456R) & Mr. Siddhant P.V. Narkar (PAN - NAKRZ0292) be and hereby are authorized by the Board of Directors/Committee of Management for Sale/Reconstruction, Deed, the Company's Memorandum of Association (M.O.A.), Articles of Association (A.O.A.), 149/8A, 138/1, 136, 140/9, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, 205 which the Joint-Deeds of Sub-Registration of Memorandum of Association of the concerned Regulatee or any other competent authority for registration of the said Agreements in the name of company for the day/week/month and to do all the sign, execute and register and to all such acts, deeds and things which are incidental and ancillary thereto and to sign, execute and register all types of instruments not to be called in the name of Company and Payable (ESB) Account.

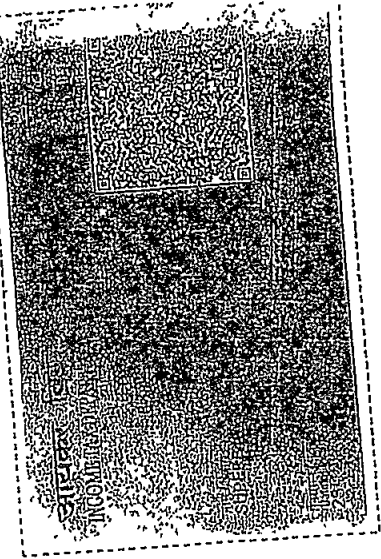
FOR SUPERB MAA DEVELOPERS LLP

[Signature]
 Supt. V. V. Phare
 (PIN - 0001000)
[Signature]
 Smt. P. K. Kulkarni
 (PIN - 0000000)
 Vals. J.A. Dave
 (PIN - 0001270)

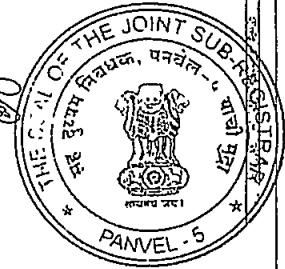


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पत्र नं - ४
 24/08/2024
 900/920



पत्र नं - ५
 24/08/2024
 900/920



11-11-11

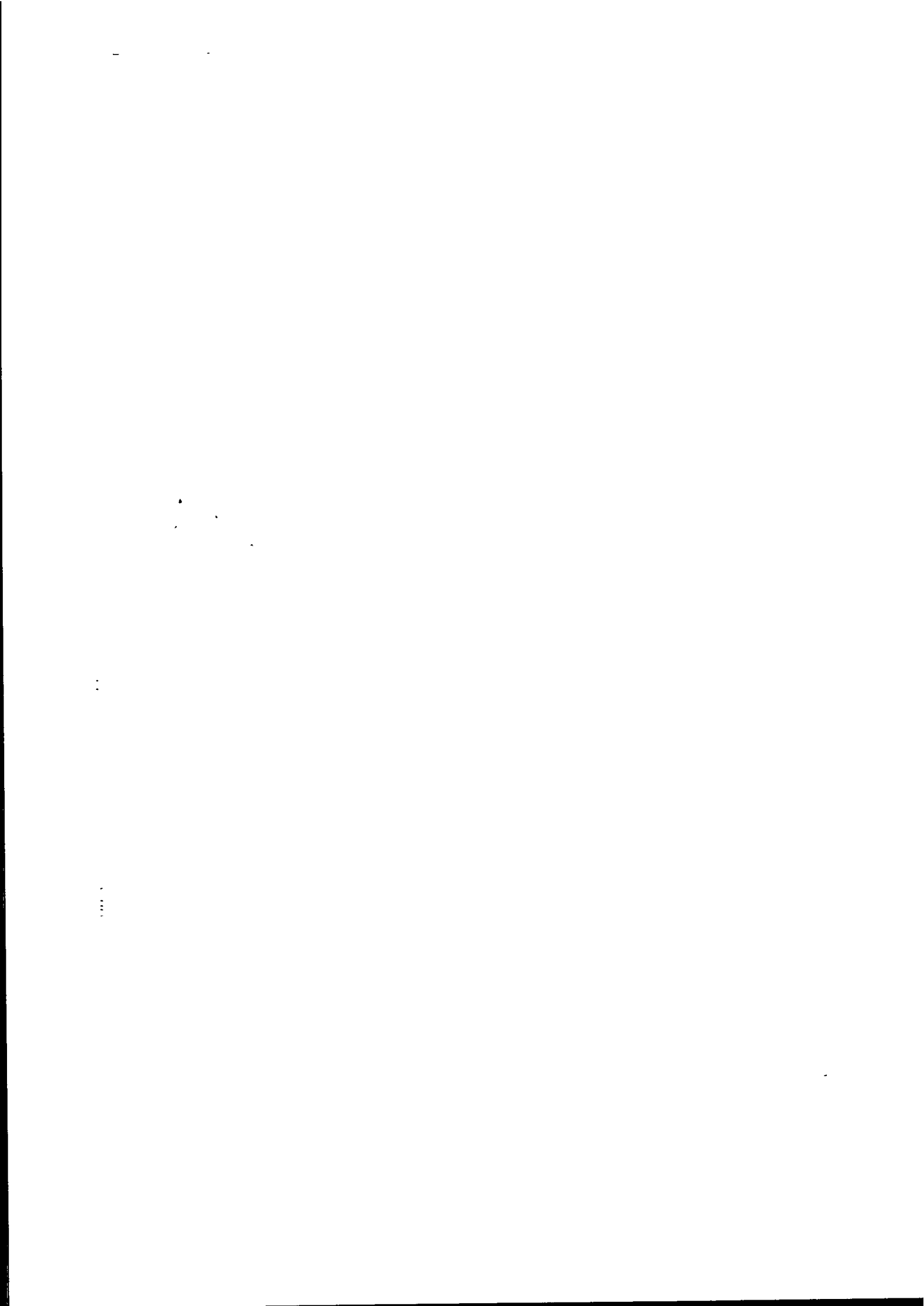
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भारत सरकार
Government of India

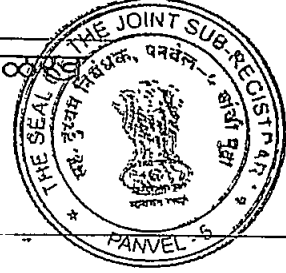


तारा प्रसाद सतपथी
Tara Prasad Satapathy
जन्म तारीख/DOB 01/06/1980
पुरुष/ MALE

प व ल - ५	
१९९०	२०२५
९९६ / ९२०	

4634 9074 1626

माझे आधार, माझी ओळख

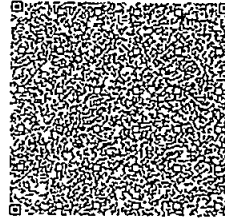


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पत्ता
S/O दंडपानी सतपथी १४६ अनिलश्री नगर देवाम देवाम
देवाम
माध्य प्रदेश - 455001

Address
S/O Dandapani Satapathy 146 ANILSHREE
NAGAR Dewas PO Dewas DIST Dewas
Madhya Pradesh 455001



4634 9074 1626



1947

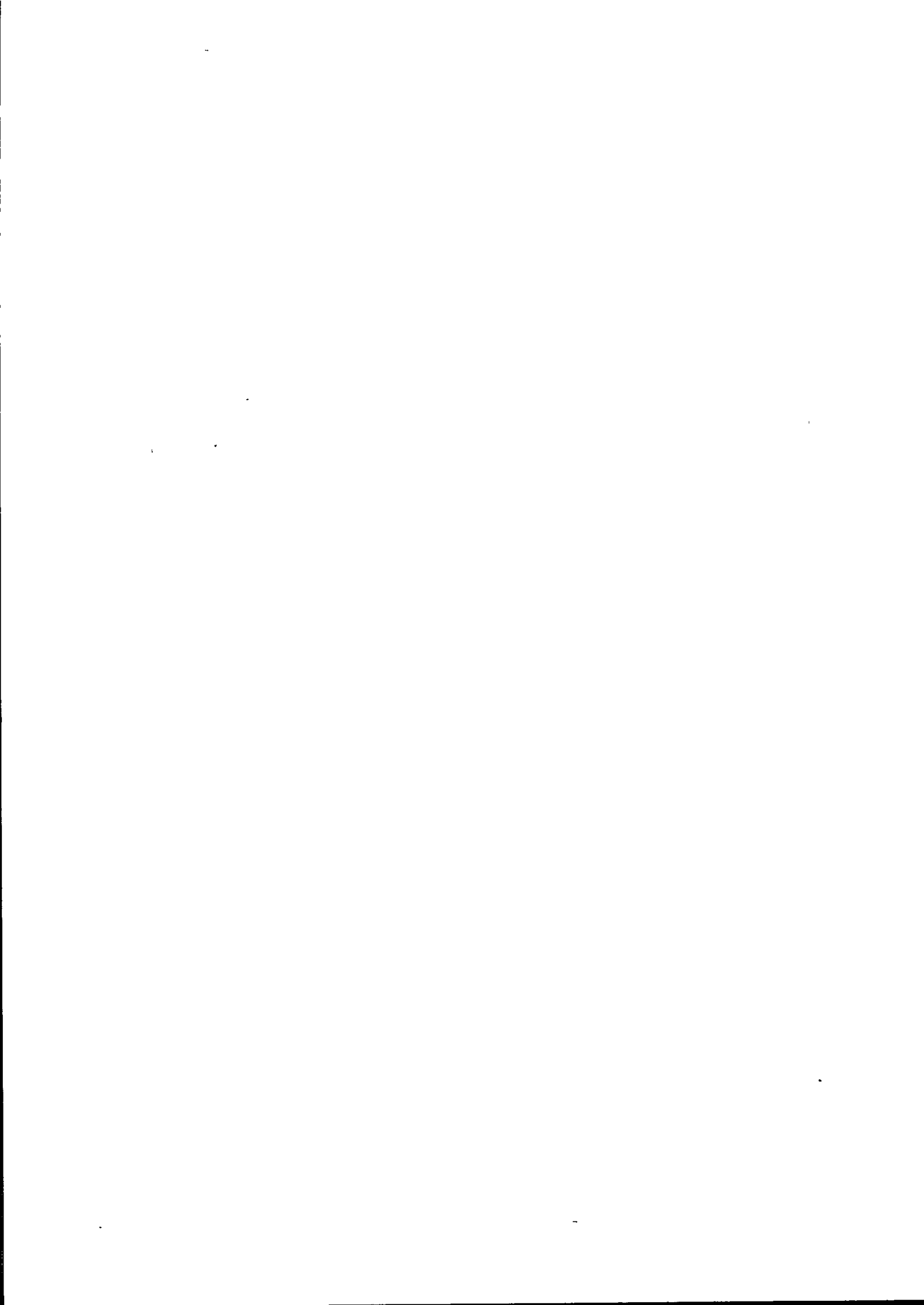


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Tara Prasad Satapathy



2/8/25, 3 20 PM

Summary 1 (Dasgoshwara bhag 1)

529/2514

शनिवार 08 फेब्रुवारी 2025 3:26 म न

दस्त गोपवारा भाग-1

पवेल 5 997/920
दस्त क्रमांक 2514/2025

दस्त क्रमांक पवेल 5 /2514/2025

वाजार मुल्य रु 38,91,857/-

मोवदला रु 60,99,099/-

भरलेले मुद्राक शुल्क रु 3,66,000/-

दु नि मह दु नि पवेल 5 याचे कार्यालयात

पावती 27/12

पावती दिनांक 08/02/2025

अ क्र. 2514 वर दि.08-02-2025

सादरकरभाराचे नाव तारा प्रसाद सतपथी

रोजी 3 23 म न वा हजर केला

नोदणी फी रु 30000 00

दस्त हानाळणी फी रु. 2400 00

पृष्ठाची मख्या 120

Taraprasad Satapathy

दस्त हजर करणाऱ्याची सही

एकुण 32400 00

Anand
Joint Sub Registrar Panvel 5

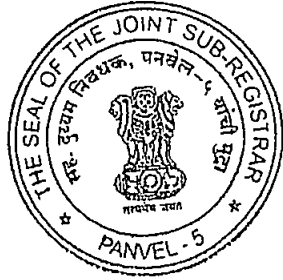
Anand
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार करारनामा

मुद्राक शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्राक (मालमतेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये पकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात

शिक्का क्र 1 08 / 02 / 2025 03 23 15 PM ची वेळ (सादरीकरण)

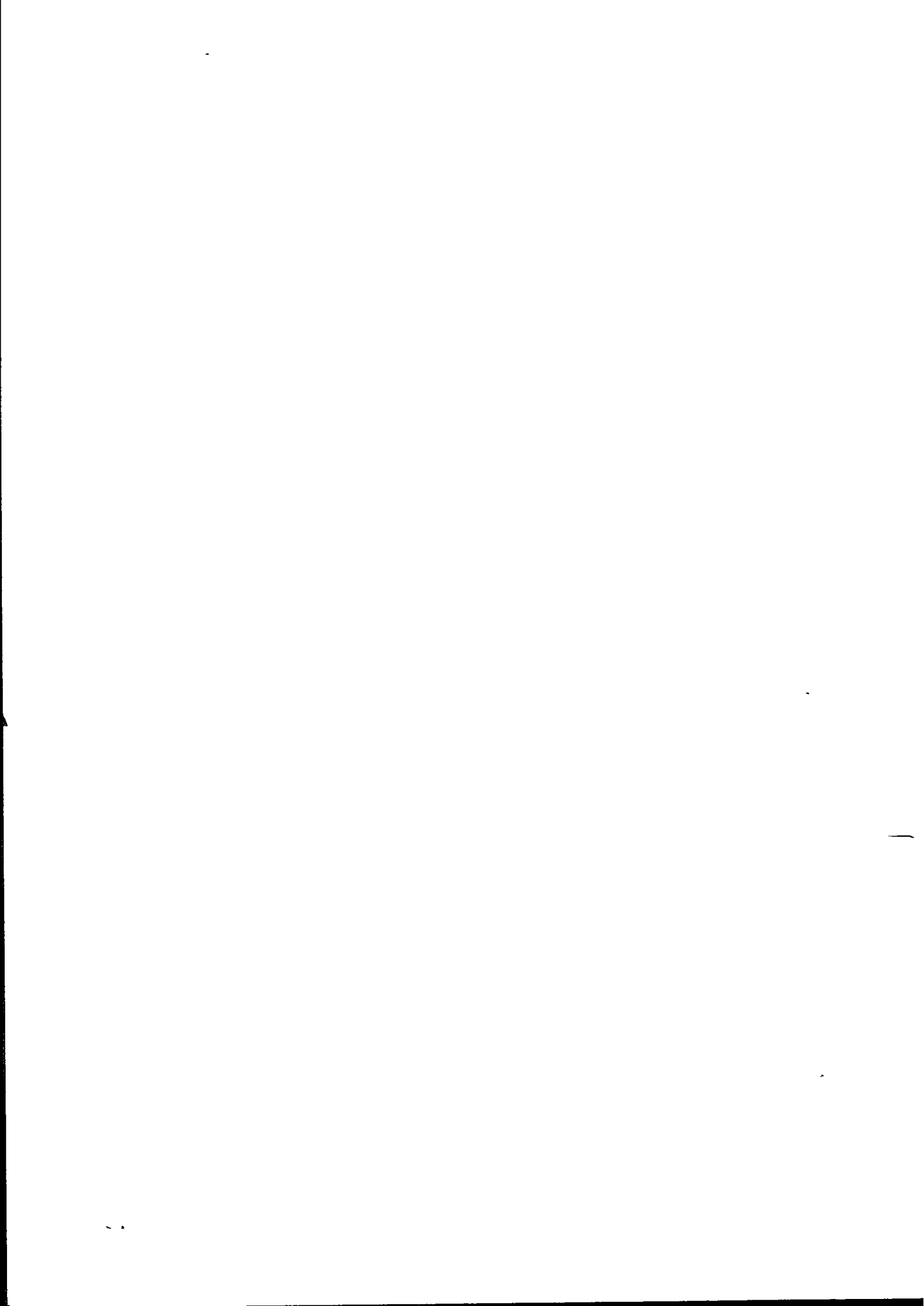
शिक्का क्र 2 08 / 02 / 2025 03 24 30 PM ची वेळ (फी)



दस्तावेजामात्रत जोडलेली कागदपत्रे,
कुलमुल्यपत्रे, व्यक्ती इत्यादी रजनावट
आदिका आत्मत्व त्यांचो संपूर्ण जबाबदारी
दस्त निष्कारकाची राहिल

Anand
लिहून घेणार

Taraprasad Satapathy
लिहून घेणार





08/02/2025 3 41:56 PM

दस्त गोपवारा भाग-2

पवतस ११९/१२०

दस्त क्रमांक.2514/2025

दस्त क्रमांक पवतस/2514/2025

दस्ताचा प्रकार -करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाम तारा प्रसाद रातपथी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. 146, अनिलश्री नगर, देवास, मध्य प्रदेश, ०आर्द्वीा प्रदेश, देवास पिन नंबर. BISPS1354N	लिहून घेणार वय -45 स्वाक्षरी -		

Tara Prasad Satapathy

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात
थिक्का क्र 3 ची वेळ. 08 / 02 / 2025 03 37 04 PM

ओळख -

खातीत इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात, व त्याची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव दुर्वेय देलोसे - - वय 25 पत्ता पुनवेल, रायगड पिन कोड. 410206	 स्वाक्षरी	
2	नाव आकाश अरुण दलाल - - वय 25 पत्ता 11/18, यशोकिरण, पुनवेल पिन कोड 410206	 स्वाक्षरी	

खातीत पक्षकाराची कवुली उपलब्ध नाही

अनु क्र	पक्षकाराचे नाव व पत्ता
1	मे सुपर्व मा डेव्हलपर्स एल एल पी तर्फे अधिकृत स्वाक्षरी करता भागीदार सुगत जी वाघमारे तर्फे कु मु म्हणून सकेत थिरभाते प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. 1215 बी, वन लोडा प्लेस, सेनापती वापट मार्ग, लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. AEWFS8119Q

Joint Sub Registrar Panel 5

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR TARA PRASAD SATAPATHY	eChallan	69103332025020811028	MH015801729202425E	366000 00	SD	0008753723202425	08/02/2025
2		DHC		0225086102082	400	RF	0225086102082D	08/02/2025
3		DHC		0225082702321	2000	RF	0225082702321D	08/02/2025
4	MR TARA PRASAD SATAPATHY	eChallan		MH015801729202425E	30000	RF	0008753723202425	08/02/2025

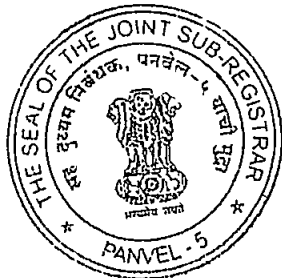
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

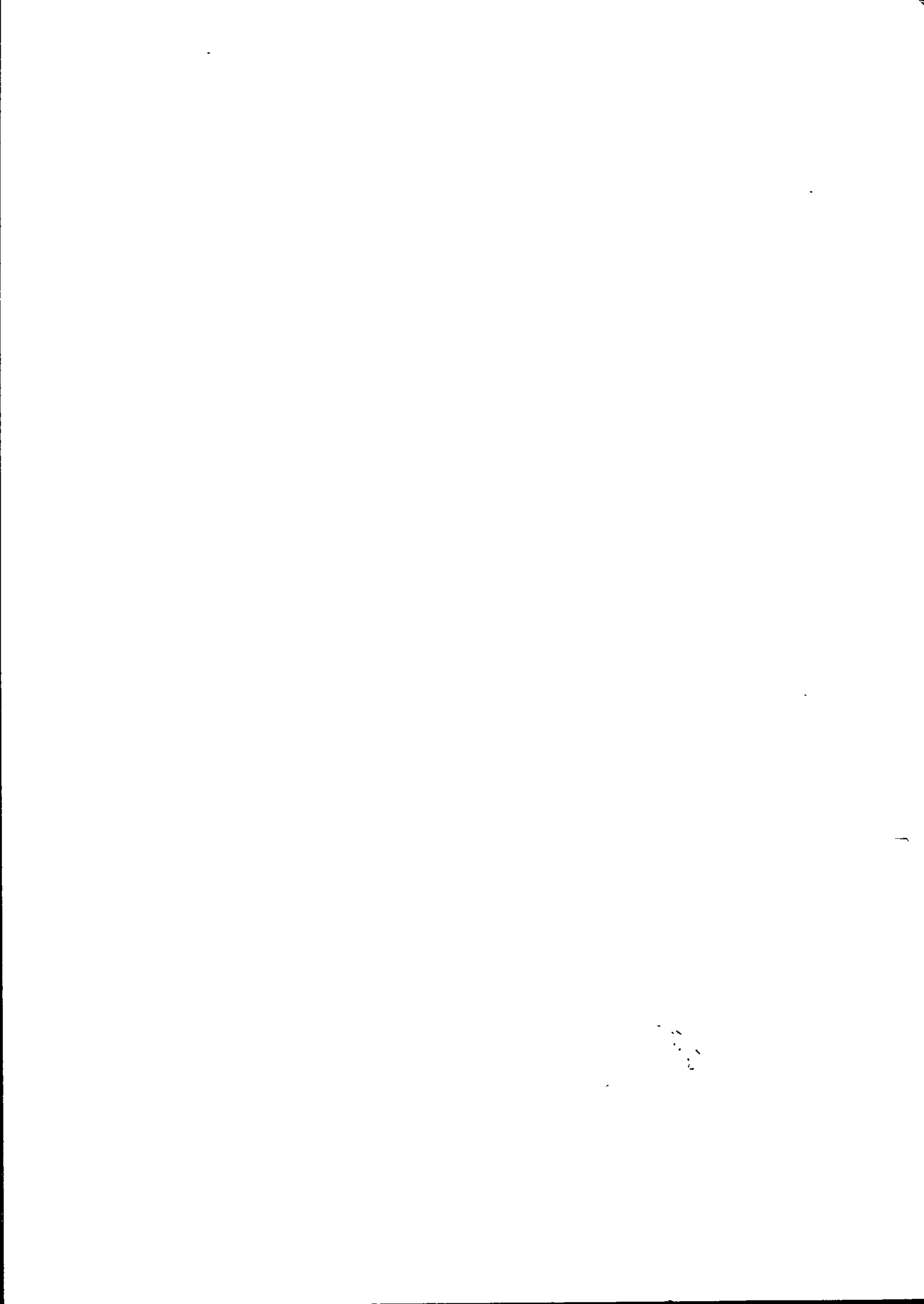
2514 /2025

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दस्त गोपवारा भाग-2




पबल 5 920/920
दस्त क्रमांक 2514/2025

दस्त क्रमांक : पबल 5/2514/2025
दस्ताचा प्रकार , - करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र ठसा प्रमाणित

1 नाव. मे सुपर्ब मा डेव्हलपर्स एल एल पी तर्फे अधिकृत स्वाक्षरी करता
भागीदार सुगत जी. वाघमारे तर्फे कु. म. म्हणून रकित शिरभाते
पत्ता प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं
1215 वी, वन लोढा प्लेस, सेनापती बापट मार्ग, लोअर परेत, मुंबई.,
महाराष्ट्र, मुम्बई,
पिन नंबर - AEWFS8119Q

लिहून देणार
वय -28
स्वाक्षरी -



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात
शिक्का क्र 3 ची वेळ 08 / 02 / 2025 03 37 04 PM



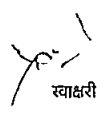
ओळख -

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीया ओळखतात, व त्यांची ओळख पटवितात

अनु क्र पक्षकाराचे नाव व पत्ता छायाचित्र ठसा प्रमाणित



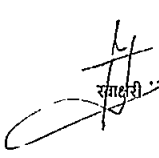
1 नाव दुर्वेश बेलोसे - -
वय 25
पत्ता पनवेल, रायगड,
पिन कोड 410206

स्वाक्षरी



2 नाव. कुणात भालेकर - -
वय 25
पत्ता पनवेल
पिन कोड 410206

स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध आहे

अनु क्र पक्षकाराचे नाव व पत्ता
तारा प्रसाद सतपथी
1 प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं 146, अनिलश्री नगर, देवास, मध्य प्रदेश, आर्डाा प्रदेश, देवास
BISPS1354N

शिक्का क्र 4 ची वेळ 12 / 02 / 2025 05 59 03 PM

Joint Sub Registrar Panel 5

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR TARA PRASAD SATAPATHY	eChallan	69103332025020811028	MH015801729202425E	366000 00	SD	0008753723202425	08/02/2025
2		DHC		0225086102082	400	RF	0225086102082D	08/02/2025
3		DHC		0225082702321	2000	RF	0225082702321D	08/02/2025
4	MR TARA PRASAD SATAPATHY	eChallan		MH015801729202425E	30000	RF	0008753723202425	08/02/2025

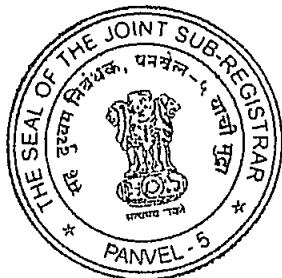
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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क्रमांक 2492/2025 सूर नोंदला

सह दुधम निबंधक यंत्र-2, पनवेल-4,

दिनांक 92 मार्च 02 सन 2025

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