

For KAMDHENU DEVKRUPA REALTORS LLP

PARTNER

PARTNER

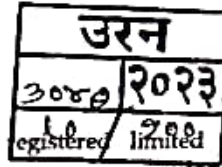
AGREEMENT FOR SALE

S.V. Mukherjee
S.V. Mukherjee

This Agreement for sale is made at Navi Mumbai, on this 24 Day
of August, 2023.

BETWEEN

M/S. KAMDHENU DEVKRUPA REALTORS LLP, a
liability partnership firm, (PAN: AAQFK1170R), having its office at - Kesar
Solitaire, Office, No.1603 to 1606, 16th Floor, Plot No.5, Sector 15, Navi
Mumbai - 400705, through its Authorised Partner
SABHLOK & MR. MUKESHKUMAR GOKALBHAI
"Promoter" (which expression shall unless it be repugnant to the context or
meaning thereof shall deem to mean and include the Partner or Partners for the
time being of the said firm, their survivor or survivors, heirs, executors,
administrators and assigns of such last survivor) of the ONE PART;



AND

MR. VAIBHAV VINAYAK THAKUR, (PAN NO. AJOPT2299M) aged 39 Years
& MRS. SWAPNALI VAIBHAV THAKUR, (PAN NO. AYYPT9367K) aged 34
Years both individual residing at - AT KHOPATE DHASAKHOSHI, ROOM
NO. 225, KHOPROLI, TALUKA-URAN, RAIGAD, PIN-410206, (the "Allottee")
(which expression shall unless repugnant to the context or meaning thereof shall
deem to mean and include his/her/their respective legal heirs/executors,
administrators, permitted successors, assigns and nominees) of the Party of the
OTHER PART.

(Party to One Part and Party to Other Part are collectively hereinafter referred to
as "Parties")

WHEREAS:

For KAMDHENU DEVKRUPA REALTORS LLP

Sabhalok
PARTNER

Mr. Mukesh Kumar Gokalbhai
PARTNER

S.V. Mukherjee

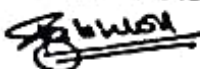
S.V. Mukherjee

A. Vide Agreement to lease dated 24.12.2007, City and Industrial Development Corporation of Maharashtra Limited (the "CIDCO Ltd") granted Gajanan Co-Operative Housing Society Limited through its secretary Shri Jitendra Prabhakar Naik (the "said Original Licensee") license to enter upon a Plot of Land bearing Plot Number 25, Sector No. 47, Village Dronagiri, Navi Mumbai, Taluka Uran, Dist. Raigad, admeasuring about 4,038.77 Sq. Mtrs., or thereabouts (the "said land") which is more particularly described in the "First Schedule". The said Agreement to Lease is duly registered on 02.01.2008 before the Sub Registrar of Assurances at Panvel-1 under its Receipt No. 56, Document No. PVL1-00056-2008. A copy of layout plan of the said land is appended hereto as "Annexure-1".

B. Vide Tripartite Agreement dated 03.07.2009, CIDCO accepted M/S. OM GROUP BUILDERS & DEVELOPERS, represented by its Partners (1) SHRI RAMJI GELA PATEL (2) SHRI BALA WALA PATEL (3) SHRI AMBA DHANA CHAUDHARY & (4) SHRI GANESH VASTA CHAUDHARY as the New licensees (the "new licensee") in substitution of Original Licensee in respect of the aforesaid land and on the terms and conditions specified therein. The said Tripartite agreement is duly registered on 17.07.2009 before the Sub Registrar of Assurances at Uran under its Registration No. URAN-729-2009-900.

C. Subsequently vide another Tripartite Agreement dated 16.06.2016, CIDCO assigned the aforementioned land in favour of M/s. KRUHA REALTORS LLP, represented by its Designated Partners (1) SHRI HURINDER ANANTRAM SABHLOK (2) SHRI KARAN SURINDER SABHLOK (3) SHRI MUKESHKUMAR GOKALBHAI MATURJI (4) SHRI CANESH BECHAR PATEL (5) SHRI PARBAT DANA PATEL (6) SHRI KESHAVJI NARAN PATEL (7) SHRI MAHESH PUNJALAL PATEL AND (8) SHRI AMBA BHACHU PATEL, the Promoters herein, on the terms and conditions specified therein. The said Tripartite Agreement is duly registered on 17.06.2016 before the Sub Registrar of Assurances at Uran under its Receipt No.-1619, Document No.URAN-994-2016.

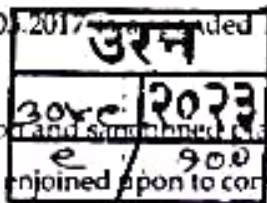
For KUMDHENU DE/KRUHA REALTORS LLP


PARTNER


PARTNER

 S.V. Prakar

- D. Vide letter dated 27.06.2016 issued by CIDCO Reference No.-CIDCO/Vasahat/12.5% Scheme/Dronagiri/2319 + 161 + 1867 + 1933 + 1579 + 1745 + 1845 + 669 + 2Docket/2016/9922, the said land is transferred in favour of the Promoters. By virtue of the aforesaid Agreement to Lease and Tripartite Agreements, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said land. A copy of the said letter dated 27.06.2016 is appended hereto as "Annexure-2".
- E. Vide Commencement Certificate dated 31.03.2017 issued by the CIDCO Ltd bearing reference no. CIDCO/B.P-12864/TPO(NM)/2017, the Promoter has obtained Commencement Certificate and sanction layout plan/building plan to be constructed on said plot. The Promoters are thereby entitled to construct residential cum commercial buildings on the said land. A copy of the said commencement certificate dated 31.03.2017 is appended hereto as "Annexure-3".
- F. In accordance with the development permission and sanctioned plans dated 31.03.2017 the Promoters are entitled and have enjoined upon to construct on the said land a residential cum commercial building consisting of two wings (A & B) of Ground plus 18 floors each, having commercial units on the ground floor, podiums on the 1st and 2nd upper floors and residential units from third (3rd) floor to Eighteenth (18th) upper floors. The said project is known as "EXCELENCIA" utilizing Floor space (including) of 1499 out of the available FSI of 1500. The said project is more particularly described in "Second Schedule". In addition the Promoter is providing amenities in the said project more particularly described in "Third Schedule".
- G. Vide Power of Attorney dated 22/08/2016, the Promoter has granted a Power of attorney in the name of MR. VINOD DHARAMASHI PATEL, MR. DHANJI HARIBHAI VAVIYA, MR. RAJA BHOIR for the purpose of registration of this Agreement. A Power of Attorney dated 22/08/2016 is duly registered before Sub - Registrar Assurance at Uran on 22/08/2016 having Serial No. 1360/2016.



For KASIDHENU DEVKRUPA REALTORS LLP

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[Signature] S.V. Thakur

- H. The Promoter has entered into an agreement with Architect registered with the Council of Architect being M/s. Atul Patel Architects having address at Office No. 1209, The Landmark, Plot No. 26A, Sector 7, Kharghar, Navi Mumbai 410 210.
- I. The Promoter has entered into a prescribed agreement with Contractor M/s. Shree Saldeep Buildtech, having its office at B-304, Neel Orchid, Plot No. 41, Khanda Colony, New Panvel 410206 to carry out construction of buildings on said land.
- J. The Promoter has appointed a Structural Engineer M/s. Associate Consultants having address at A801, Sai Tirth, Siddharth Nagar, Kopari, Thane (East) - 400603, for the preparation of the structural design and drawings of the buildings.
- K. The Allottee demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of title including copies of the all development permissions and sanctioned plans. "Certificate of Title" dated 18.08.2016 issued by the Advocate Ramakant G. Pawar relating to the said plot is appended hereto as "Annexure-4" and of such other documents as are specified under applicable statute and rules and regulations. In addition the Allottee has also perused the 'Architect Certificate' and the plans certifying the carpet area of various units along with limited information in respect of each unit. The Allottee has also seen sanctioned plans which is to be developed on said land a copy of which is appended as 'Annexure-1'. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving reasonable notice.



- L. Based upon the plans and supporting documents, Allottee has evinced interest in acquiring the allotment for Flat No.1801 in B-Wing on Eighteenth Floor admeasuring about 20.635 Sq. Mtrs., of Carpet Area (the "said unit") which is more particularly described in "Fourth Schedule". A copy of Floor Plan is appended hereto as "Annexure-5" and the said Unit is marked in the Floor Plan. In addition, without any further monetary consideration, the Allottee is entitled to enclosed balcony, cupboard and terrace totally

For KANDHENU DEVKURU REALTORS LLP

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S.V. Thakur

admeasuring about 13.968 Sq. Mtrs., being ancillary area (the "additional area") marked separately in the Floor Plan appended as "Annexure-5".

- M. The Promoter has registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration No. P52000000593. A copy of the certificate of registration is appended hereto as "Annexure-6".
- N. The Allottee has offered to pay to the Promoter a sum of Rs. 44,00,000/- (Rupees Forty Four Lakhs Only) for the transfer of said unit in name of Allottee which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these present the Allottee has paid to the Promoter a sum of Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand Only) being "booking advance" of the said unit agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge. The Allottee has agreed to pay to the Promoter balance consideration in the manner and upon the terms and conditions hereinafter appearing.

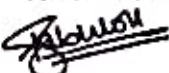
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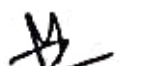
NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY ACCEPTED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. PROJECT:

- 1.1 The Promoter shall under normal conditions develop the said project in accordance with the plans, designs, specifications finally approved by the competent authority with only such variations as may be required to utilize the total FSI and as approved by the competent authority or the Government.
- 1.2 If required by competent authority or Government, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition/alteration to the existing floors due to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottee, if such addition/alteration is adversely affecting the unit allotted to the Allottee.

For KANDICHU DEVYKUPAREALTORES LLP


PARTNER


PARTNER



S.V. Thakur



FIRST SCHEDULE - "SAID LAND"

All that piece and parcel of land bearing Plot Number 25 under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No. 47, Village Dronagiri, Taluka, Uran, District Raigad, admeasuring 4,038.77 Sq. Mtrs., or thereabout bounded as under:

- On or towards the North by : 20 Mts. wide Road
On or towards the South by : H. T. Corridor 35 Mts. wide Road
On or towards the East by : 20 Mts. wide Road
On or towards the West by : Plot No.-26

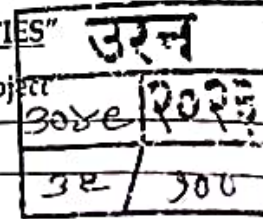
SECOND SCHEDULE - "SAID PROJECT"

Building Name	Building Type	Type of Use
A Wing	Ground + 18 Floors	75 Residential Units
B Wing	Ground + 18 Floors	75 Residential Units
Commercial Units	Ground Floor	25 Commercial Units

THIRD SCHEDULE - "AMENITIES"

List of Amenities to be provided in the "Said Project"

SR.NO.	ITEMS
1	Swimming Pool and Deck
2	Fitness Centre
3	Society Office
4	Jogging Track
5	Landscaping on Podium
6	Power back-up for Common Area



FOURTH SCHEDULE - "SAID UNIT"

Residential/Commercial unit bearing Flat Number 1801 admeasuring 20.635 Sq. Mtrs., Carpet Area on the Eighteenth Floor in B-Wing of the building. In addition, the Allottee is entitled to enclosed balcony, cupboard and terrace totally admeasuring about 13.968 Sq. Mtrs., being ancillary area (the "additional area") in the Project Known as "EXCELENCIA" being constructed on the land more particularly described in First Schedule hereinabove.

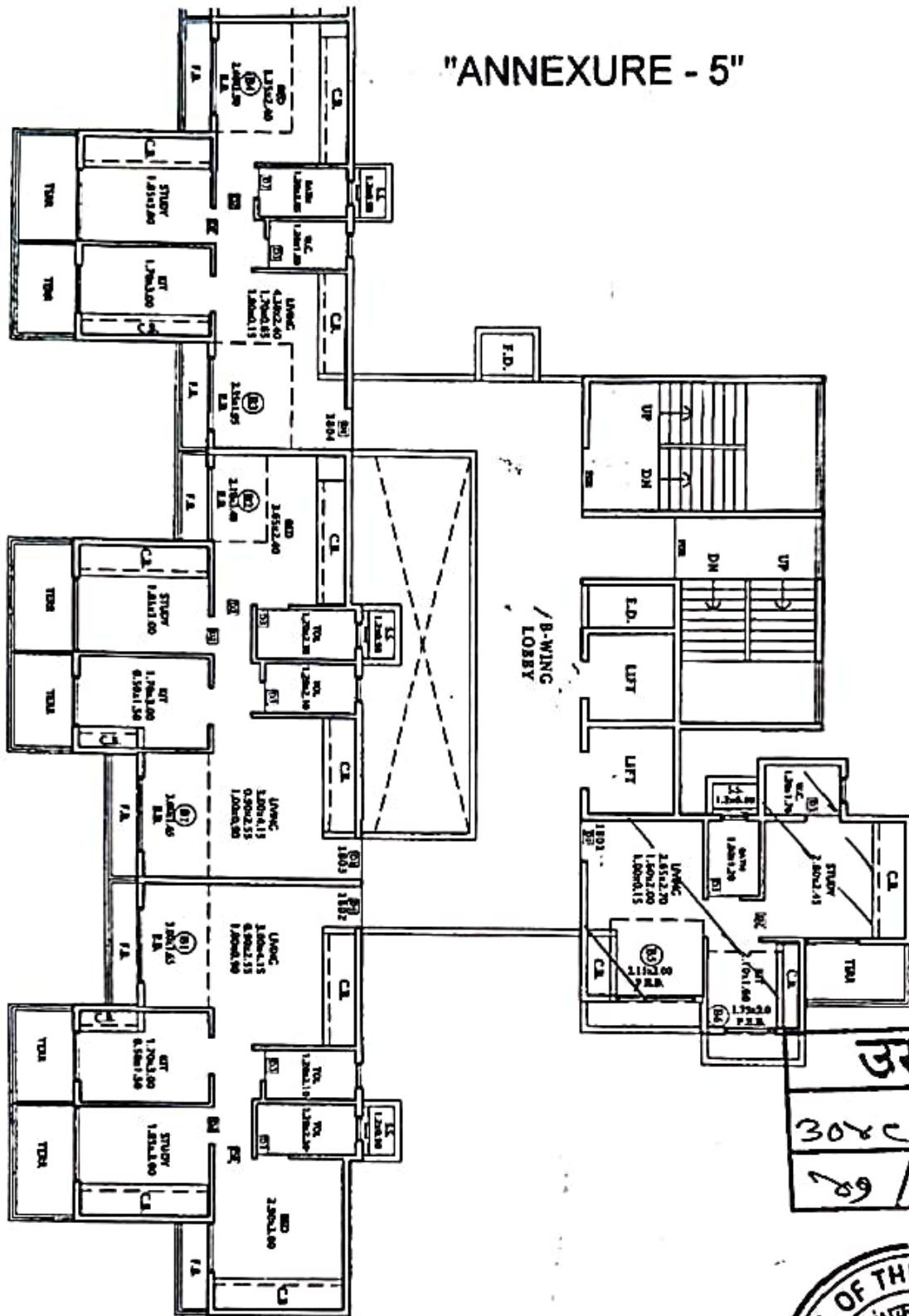
For KAMDIHENU DEVKRUPA REALTORS LLP


PARTNER


PARTNER

 S.V. Mulekar

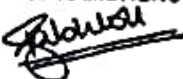
"ANNEXURE - 5"



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PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING
AT PLOT NO. 25, SECTOR.47, DRONAGIRI, NAVI MUMBAI.



BUILDERS M/S. KAMDHENU DEVKRUPA REALTORS LLP	FLAT NO.	B-1801 / B-WING
	FLOOR	EIGHTEENTH
SIGNATURE OF DEVELOPER For KAMDHENU DEVKRUPA REALTORS LLP  PARTNER		SIGNATURE OF PURCHASER  S.V. THAKUR PARTNER

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 43 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII) of 1966 to M/s. Kamdhenu Devkrupa Realtors LLP Through its Partners Mr. Surinder Anantram Sabhlok & Others Seven on Plot No.25, Sector-47, Dronagiri, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 18 Floors) Residential BUA = 5238.993 Sq. Mts.; Commercial BUA = 818.128, Total BUA = 6055.081 Sq.mtrs.

(Nos. of Residential Units - 150 (One hundred Fifty). Nos. of Commercial units - 25 (Twenty Five)

- This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- Applicant should construct hutments for labours at site.
- Applicant should provide drinking water and toilet facility for labours at site.

1. This Certificate is liable to be revoked by the Corporation if:-

- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:-

- Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain Occupancy Certificate from the Corporation.
- Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate

3. The structural design, building materials, installations, electrical installations etc shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force

4. The Certificate shall remain valid for period of 1 year from the date of its issue thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no 16 (2) of the GDCRs - 1975

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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him
6. A certified copy of the approved plan shall be exhibited on site
7. The amount of Rs.20,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose"
 - a) Applicant should submit necessary compliance from concerned department that water supply line is laid and water is supplied to the plot, before applying for Occupancy Certificate (for Karamade Node)
9. You shall approach Executive Engineer, M S E B for the power requirements, location of transformer, if any, etc.
10. As per Govt of Maharashtra memorandum vide No TBP/4393/1504/C4-287/94 UD-TT/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' in a conspicuous place on site indicating following details.
 - a) Name and address of the owner/developer, Architect and Contractor
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection
 - ii) A notice in the form of an advertisement giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the Notification dtd 14th September 1999 and amendment on 27th August 2003 issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No FAR/102004/160/P, No 27/UD-20, dtd 27/02/2004 for all Buildings following additional condition shall apply.

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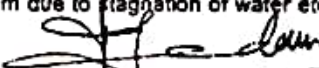
The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Dep't. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m following additional condition of Rain Water Harvesting shall apply

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

13. Below conditions are necessary for pit stack parking:-

- a) The standby arrangement of generator/alternative electric power supply requisite capacity shall be made in case of failure of electricity.
- b) The register undertaking indemnifying the CIDCO against any litigation arising out of hardship to user in case of any failure of mechanical system/nuisance due to the mechanical system to the building under reference and to the adjoining wing/adjoining building shall be, obtained from the applicant by TPO(BP).
- c) The mechanical parking system shall be equipped with electric sensor devices and also proper precautions and safety measures shall be taken to avoid mishap and damages occur due to flooding in pit if any & maintainers of mechanized parking system shall be done regularly.
- d) Special attendant shall be deployed to control the maneuvering and the movement of cars between entry and exit gate, and mechanized parking system.
- e) The proper precautions shall be taken such as dewatering to avoid mosquito breeding in the pit of proposed parking system due to stagnation of water etc. in the pit


P. T. Gedam
Sr. Planner (BP) & TPO(NM)

C.C. TO Architect. Mr. Atul Patel,
Studio #1209, the Landmark,
Plot No 28-A, Sector-7,
Kharghar, Navi Mumbai.

C.C. TO: Separately to

1. M (TS-II)
2. CUC
3. EE (Dronagin)
4. EE (W/S)

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