



MANGALMURTI

ESTATE DEVELOPERS LLP

LLP Id. No. : ABC-2490

Declaration about Conveyance and Ownership of Land

I, Mr. Anup Ashok Mehta adult, Indian inhabitant, / Designated Partner of the Mangalmurti Estate Developers LLP the partnership firm having our office at 18,19,20, Plot No 195, Saheb Building, Jivani Lane, Near Bora Bazar, Fort Mumbai-400001 do hereby clarify as under:

- 1) I say and declare that I being the Partner and Authorized Signatory and Promoter of Mangalmurti Estate Developers LLP have applied for registration of my real estate project, Super Homez-Padmavati Paradise with Maharashtra RERA vide application dated 15/03/2025.
- 2) I say and declare that the application for registration of the real estate project named Super Homez-Padmavati Paradise is to be undertaken on land bearing Survey Nos. & Hissa Nos. as follows:-

Sr. no	Survey no.	Hissa no.	Layout land admeasuring in sq. mtr.	Project land area admeasuring in sq. mtr.
1	18	3(PART)	100.00	-
2	19	A/14	560.00	256.62
3	19	A/21	152.00	4.59
4	19	B/9	607.01	-
5	19	10/C	518.38	118.58
6	19	13	300.00	213.11
7	19	17	481.00	16.11
8	350	A/1/A/2	1889.59	54.31

opening doors for your dream homes...



9	350	A/1/A/3/B	486.00	-
10	350	A/16/3	494.99	-
11	350	E	607.00	-
12	350	1/A/3/C	456.00	-
13	350	1/A/3/7	134.00	1.65
14	350	1/D	774.00	-
		TOTAL	7559.97	664.97

admeasuring 7559.97 sq. mtrs (**out of which 664.97 sq. mtrs is current project land area**), situated at Village: Virar, Taluka: Vasai, District: Palghar – 401305 hereinafter referred to as the "project land" in virtue of Development Agreement between Prasadam Associates and Mangalmurti Estate Developers LLP dated **07/02/2025**.

- 3) As per the **Second Schedule** of Development Agreement all that piece and parcel of FSI admeasuring 12036.34 sq meters (P-Line) area of Residential Building no 2, consisting of Stilt + 21(Part) upper floors to be consume on land admeasuring 664.97 square meters out of larger Layout.



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Square meters, Assessed at Rs. 414.40 Paisa, Survey No. 19, Hissa No. 17, admeasuring 481.00 Square meters, Assessed at Rs. 355.94 Paisa, Survey No. 19/A, Hissa No. 21, admeasuring 152.00 Square meters, Assessed at Rs. 112.48 Paisa, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, and right to use the garden area and right of way over the roads and other common facilities, out of total FSI approved by the VVCMC in the larger land mentioned in First Schedule. The said Land admeasuring 664.97 Square meters, is from the part of Larger Land described in the First Schedule hereinabove and interalia bears Survey Numbers and Hissa Numbers as mentioned below:

Survey No.	Hissa No.	Area in Square meters	Area under Plinth in Square meters
350/A/1/A/2,	-	1889.59	54.31
350/1/A,	3/7	134.00	1.65
19	10/C	518.38	118.58
19	13	300.00	213.11
19/A	14	560.00	256.62
19	17	481.00	16.11
19/A	21	152.00	4.59
TOTAL		4034.97	664.97



[Signature]

S. V. Patel

[Signature]

[Signature]

- 4) As per Page no 47, Clause no 37 stated in Development Agreement and Page No 10, Clause no. 23 stated in Power of Attorney, Prasadam Associates has given Conveyance Rights to Mangalmurti Estates Developers LLP.



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37) After receiving full and final payment in respect of the said land, the Vendors shall execute Conveyance Deed of the said land more particularly mention in Second Schedule in favour of the Co-Operative Housing Society and the Vendors shall join as a Party in the said Conveyance Deed.

23) TO PRESENT the Conveyance Deed and other documents in respect of the said land for registration, to admit execution and receipt of consideration before the Sub-Registrar concerned and to have the said Conveyance Deed registered and to do all acts, things and deeds which our said attorneys shall consider necessary for conveying the said land as fully and effectually in all respect as We could do Ourselves.

24) TO APPLY for the Construction Finance Loan/s from Banks or any Financial Institution as also any further or additional loan/s to Bank or any Financial Institution for as the attorney may deem fit and for that the processing fees and sign the loan applications in our names and on our behalf and to furnish all details and information required by Bank or any financial institution and to give any statement, letter,



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S.V. Patil

5) As per Page no. 39, Clause no. 17 stated in Development Agreement, Prasadam Associates have already given the Consideration to the Respective Land Owners. So, the Original Land Owners (Smt. Sangeeta Vasant Patil, Mr. Manish Vasant Patil, Mr. Jaydeep Vasant Patil, Mr. Raj Vasant Patil, Smt. Smita Gajanan Raut) has no more



rights to claim any undivided share in the said land or building or the said Project "Super Homez-Padmavati Paradise".

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17) The Vendors hereby confirm that Vendors have already given the consideration to the respective Original Land owners agreed by the Vendors as per the terms and conditions mentioned in the Agreements entered into by and between the Vendors and respective land owners. It shall be the sole obligation of the Vendors to give the consideration to the original land owners. The Vendors hereby agrees and undertakes to indemnify and keep indemnified the Developers against same. If in future any original land owner claim any right, title & interest in said Building against their undivided share in the said land more particularly mentioned in the First & Second Schedule herein under written, then the Vendors will be fully held liable and/or responsible for the same and the liability shall only levy on Vendors and the same will be cleared by the Vendors forthwith at their own cost and expenses. The Developers shall not be liable and/or responsible for the same.



- 6) As per Page no. 34, Clause no. 4 stated in Development Agreement, Mangalmurti Estates Developers LLP herein have agreed to allot to the Prasadam Associates (Vendors/Previous Developer) on Ownership basis constructed area admeasuring 6491.31 Square feet, consisting of 18 (Eighteen) Flats, on all Floors, in the Buildings to be constructed on the said land i.e. "Super Homez-Padmavati Pardise", more particularly described in the Annexure 'A' (page no. 55 of DA) annexed herein, hereinafter referred to as 'said Flats' for brevity sake. Mangalmurti Estates Developers LLP will execute the separate Agreements in favour of the Prasadam Associates (Vendors/Previous Developer) or their nominees



and/or any person or persons appointed by the **Prasadam Associates**
(Vendors/Previous Developer).

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In addition to that Developers herein have agreed to allot to the Vendors on Ownership basis constructed area admeasuring 6491.31 Square feet, consisting of 18 (Eighteen) Flats, on all Floors, in the Buildings to be constructed on the said land, more particularly described in the Annexure 'A' annexed herein, hereinafter referred to as 'said Flats' for brevity sake. As shown in the plan thereof annexed hereto and Developers shall execute the separate Agreements in favour of the Vendors or their nominee and/or any person or persons appointed by the Vendors. The Vendors shall pay the stamp duty and registration charges in respect of the said Agreements and further the Vendors shall bear and pay the definite charges towards society formation and registration charges at their own costs and expenses. The Developers shall provide electric meter, water connection to the said Flats, however the expenses incurred for the same shall be borne and paid by the Vendors at their own costs and expenses in respect of the flats allotted to the Vendors. The Developers shall provide Amenities to the said Flat to be allotted to owner as described in Annexure 'B' (hereinafter referred to as specification and Amenities for brevity sake).

The Seal of Collector
मुद्रिका संग्रहालय



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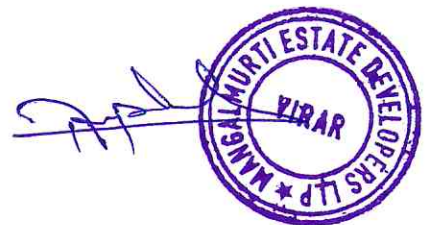
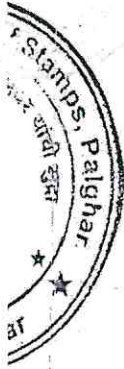
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ANNEXURE 'A'

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Sr. No.	Flat No.	RERA Carpet Area of Flat per (sq. mtr.)	Encl. Balcony (sq.mtr.)	Total Carpet Area (sq.mtr.)	Carpet Area of Flat per sq.ft.
1.	101	34.29	3.30	37.59	404.62
2.	102	34.32	3.30	37.62	404.94
3.	103	34.89	3.16	38.05	409.57
4.	104	27.43	3.16	30.59	329.27
5.	105	27.43	3.16	30.59	329.27
6.	106	27.43	3.16	30.59	329.27
7.	107	27.43	3.16	30.59	329.27
8.	108	25.73	-	25.73	276.96
9.	109	36.12	3.85	39.97	430.24
10.	110	38.15	3.85	42.00	452.09
11.	111	34.86	3.30	38.16	410.75
12.	112	34.29	3.30	37.59	404.62
13.	201	34.29	3.30	37.59	404.62
14.	202	34.32	3.30	37.62	178.47
15.	203	34.89	3.16	38.05	409.57
16.	204	27.43	3.16	30.59	329.27
17.	205	27.43	3.16	30.59	329.27
18.	206	27.43	3.16	30.59	329.27
Total		568.16	55.94	624.10	6491.34



So, Mangalmurti Estate Developers LLP will not give any Consideration amount/Flats/Shops/Units to the Land Owners (Smt. Sangeeta Vasant Patil, Mr. Manish Vasant Patil, Mr. Jaydeep Vasant Patil, Mr. Raj Vasant Patil, Smt. Smita Gajanan Raut) directly. Mangalmurti Estate Developers LLP will give consideration amount and addition 18 Flats to Prasadam Associates (Vendors/Previous Developer) against the Development Agreement. Thus, We have not mentioned the names of Smt. Sangeeta Vasant Patil, Mr. Manish Vasant Patil, Mr. Jaydeep Vasant Patil, Mr. Raj Vasant Patil, Smt. Smita Gajanan Raut in the MahaRERA Application as a Co-Promoter/Land Owner Section.

Date: 07/04/2025

For M/s. Mangalmurti Estate Developers LLP

Mr. Anup Ashok Mehta

