

79/3052

Tuesday, April 12, 2016

12:35 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regr. 39M

पावती क्र.: 4612 दिनांक: 12/04/2016

गावाचे नाव: बरामपुर

दस्तऐवजाचा अनुक्रमांक: वसई-1-3052-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मनिल विनोद वर्तक. - -

नोंदणी फी

रु. 29050.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 30350.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे
12:53 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1
सह. दुय्यम निबंधक, वसई-१
वर्ग - २

बाजार मुल्य: रु. 1990000/-

मोबदला रु. 2901500/-

भरलेले मुद्रांक शुल्क : रु. 174100/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 29050/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000213132201617R दिनांक: 12/04/2016
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1300/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees




सह. दुय्यम निबंधक, वसई-१
वर्ग - २५



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER

पुस्तक		क्र. सं.	
१		३०५७२-२७१	
		२०१६	


MR. SANIL VINOD VARTAK



In the presence of:

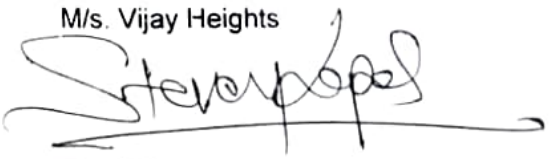
1. 
2. 

Receipt

Received an amount of Rs.50,000/- (Rupees Fifty Thousand only) as
Token towards the agreed consideration by Cheque dated
13/01/2016 bearing No. 004927, drawn on Axis Bank Ltd., Kandivali
(W) (Branch).

Received

M/s. Vijay Heights



Partner

(Steven Patrick Lopes)



4 FEB 2013	
पुस्त - 5412	3042 - 1
पृ. 9	2

AND WHEREAS by the Order dated 13th April 2011 bearing No. Revenue/ K- 1/ Te-9/ NAP/ Baramput/ Vasai / SR- 10001-1 of the

District Collector, Thane the said land has been permitted to be used for Non-Agricultural purpose on the terms and conditions more specifically laid therein.

AND WHEREAS the Developers obtained sanction to the development plan vide Commencement Certificate dated 28th May 2012 bearing No. VVCMC/ TP/ CC/ VP- 0378/ 574/2012-13,

AND WHEREAS the Developer has obtained Commencement Certificate from the Vasai - Virar City Municipal Corporation vide Order dated 28th May 2012 bearing No. VVCMC/TP/CC/VI - 0378/ 574/ 2012-13 whereby the Developers are permitted to construct a residential building consisting of Ground and Seven (pt) upper floors subject to the terms and conditions as more particularly contained in the said Commencement Certificate.

AND WHEREAS the Gross area of the said land is 2940 sq. mts. out of which area admeasuring 570.29 sq. mts. is under the 30 Ft. D.P. Road and the built-up area permitted on the said land is 2365.71 sq. mts.

AND WHEREAS the built-up area proposed to be consumed by the Developer under the present approved plan is 2353.33 sq. mts.

AND WHEREAS the Developer under the present approved plan proposes to consume 2353.33 sq. mts. of built-up area.

AND WHEREAS as the previous development agreement was unregistered and was only in the name of Mr. Steven Patrick Lopes the said Mr. Bastav Zuja Dabre and Mr. Placid Maryann Dabre on the request of the said Mr. Steven Patrick Lopes entered and executed another Development Agreement dated 31st December 2012 in favour of the Developers herein registered on 18th February 2013 in the office of the sub-registrar of Assurances -Vasai -1 at serial No. 2055/2013.

AND WHEREAS in order to enable the developers to effectively exercise their rights under the Development Agreement dated 31st



3072 YTEy
गण्डकी कार्यालय, विभाग

गार (पूर्व)

सा. नं. २०१, वि. डा. पो. फि. ४०१ ३०५



दस्तावेज नं. २०१२/२०१२/२०१२
दिनांक २०१२/०५/२०१२
ई-मेल vasai@vasaivirarcorp.com

ना. क्र. व. वि. श. नं.
दिनांक

VMCMC/TF/CC/VP 0378/574/2012-13

23/05/2012

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs.40,500/- (Rupees Forty Thousand Five Hundred only) deposited vide receipt No.227670 dated.21/05/2012 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions, mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (Tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C. Regulations.
- 9) You shall construct the compound wall & also developed the roads upto VBM standard before Plinth Completion Certificate.
- 10) You shall submit NOC from Chief Fire Officer before commencement of work above 16mt height.
- 11) You are responsible for the disputes that may arise due to Title. Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.



3042	8084
On the East :-	
On the West :-	
On the South :-	
On the North :-	

Building Coral (S No. 72 Hissa No 10) & Road
 S No. 72 Hissa no. 4
 S No. 72 Hissa no. 1
 the structure and property of Alphonsa Church
 (S No. 72 Hissa No 2/1)

SCHEDULE-II

A Flat bearing **No. 804** admeasuring **396 Sq. fts** equivalent to **36.79 sq. mts.** (Carpet area) on the **Eighth Floor** of the Building Known as **Zujya Dabre's Vijay Heights** to be constructed on the Non-Agricultural Land situated lying and being at Village Barampur, Taluka -Vasai, Dist - Thane within the limits of Vasai- Virar Municipal Corporation, and in the jurisdiction of Sub-Registrar of Vasai, bearing Survey No. 72, Hissa No. 3, admeasuring H- R- P 0-01-8 assessed for Rs 0 Ps. 23 hereinafter referred to as the said land Noo 1 and Survey No. 72, Hissa No 2/2, admeasuring H-R-P 0-26-08 assessed for Rs 4 Ps 26 hereinafter referred to as the said land no. 2

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR HEREIN ABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED)

By the withinnamed DEVELOPERS)

M/s. Vijay Heights)

Through its Partner)

Steven Patrick Lopes
 MR. STEVEN PATRICK LOPES)



The presence of :-)

1. _____)
 2. _____)
 _____)
 _____)





12/04/2016

सूची क्र.2

दुय्यम निबंधक, दु नि कार्ड 1

दस्तावेज क्रमांक - 3052/2016

नोंदणी

Regn 63m

गावाचे नाव 1) बरामपुर

(1) विनिष्ठाचा प्रकार करारनामा

(2) भोवदला 2901500

(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1990000

(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)

1) पालिकेचे नाव, ठाणे इतर वर्णन, इतर माहिती, इतर माहिती विभाग क्र 7 गाव मीत्र बरामपुर, ता. वमई, जि. पालघर येथील सर्वे नं. 72, हिस्सा नं. 3, सर्वे नं. 72, हिस्सा नं. 2/2, मल्लिका क्र. 804, आठवी मजला, "सुन्या डावरेम विजय हाइदम", क्षेत्र 396 चौ. फुट कारपेट, महाराष्ट्र 36.79 चौ.मी. कारपेट. ((Survey Number: सर्वे नं. 72, हिस्सा नं. 3, सर्वे नं. 72, हिस्सा नं. 2/2 :))

(5) क्षेत्रफळ 1) 396 चौ फूट

(6) आकारणी किंवा जुद्धी देण्यात असेल तेव्हा

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मे. विजय हाइदम तर्फे भागीदार स्टीबन पेट्रिक सोफीस -- वय -50, पत्ता:- प्लॉट नं. 1, माळा नं. -, इमारतीचे नाव: विजय पॅराडाइज, विलेज मोखि वरे, वमई रोड प., काराक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAJFV6045P

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- सनिल विनोद वर्तक, -- वय:-29, पत्ता:- प्लॉट नं. 1, माळा नं. -, इमारतीचे नाव: 405, 'A' बिंग, सिद्धिविनायक, हनुमान नगर, बरामपुर, वमई रोड प., काराक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AJAPV0310M

(9) दस्तऐवज करून दिल्याचा दिनांक 12/04/2016

(10) दस्त नोंदणी केल्याचा दिनांक 12/04/2016

(11) अनुक्रमांक, खड व पृष्ठ 3052/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 174100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 29050

(14) शेरा

सह. दुय्यम निबंधक, वसई-१
वर्ग - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

... charges and/or any
... the same shall be also paid by the
Purchaser.

45. The Purchaser hereby declares that he has gone through the Agreement and all the documents related to the said land and the premises purchased by the Purchaser and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this agreement.
46. The Purchaser agrees and accepts that if the carpet area of the premises is found to be less up to 2% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and shall not complain or demand any compensation for such reduced area.
47. This agreement shall always be subject to the provisions of Maharashtra Ownership Flat Act (Mah. Act No. XV of 1971) and the rules made thereunder.

SCHEDULE-I

All that piece and parcel of the land situated within Village - Barampur, Taluka - Vasai, District - Thane within the area of Sub-Registrar at Vasai and within the limits of Vasai-Virar City Municipal Corporation bearing-

- i. Survey No. 72, Hissa No. 3, admeasuring H- R- P 0-01-8 assessed for Rs. 0 Ps. 23 hereinafter referred to as the said land no. 1,
- ii. Survey No. 72, Hissa No. 2/2, admeasuring H-R-P 0-26-08 assessed for Rs. 4 Ps.26 hereinafter referred to as the said land no. 2



मुख्य कार्यालय, विरार
विरार (पूर्व),
वसई, जि. ठाणे, पिन ४०१ ३०५.



पुस्तक	वसई-१	स्त क्र.	3042	जे.ए.ए.
१			२०१६	

फॉक्स ०२५० ५२५१००
ई-मेल Vasai@corporatione.com

जा क्र. व वि. क्र. म.
दिनांक

VVCMC/TP/CC/VP-0378/ 574/2012-13

To: Mr. Steven Lopes,
Gokhivare, Vasai (E), Tal: Vasai,
DIST: THANE.

Sub: **Commencement Certificate for proposed Residential Building on land bearing S.No.72, H.No.2/2 & 3, of Village Barampur, Taluka Vasai, Dist. Thane.**

- Ref :
1. NOC for N.A. Permission granted by VVCMC vide letter No.VVCMC/TP/NA/0378/587 dtd 02/07/2011.
 2. N.A Order No.REV/K-1/T-9/NAP/BARAMPUR/VASAI/SH-109/2011 dated 13/04/2012 the Collector of THANE.
 3. TILR M.R. No. 1117/06, dated 19/12/2006 for measurement.
 4. Your Registered Engineer's letter dated 23/04/2012.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVI) to Mr. Steven Lopes.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-0378 dated 23/05/2012. The detail of the layout is given below:

1	Name of assess owner / P.A. Holder	Mr. Steven Lopes
2	Location	Barampur
3	Land use (Predominant)	Residential Bldg.
4	Gross plot area (As per 7/12)	2940.01 sq. ft.
5	30mt wide D.P. road Area	570.29 sq. ft.
6	Balance plot Area	2369.71 sq. ft.
7	RG @ 10% (Non Deductable)	236.97 sq. ft.
8	Buildable Plot area	2132.74 sq. ft.
9	Permissible FSI	2369.71 sq. ft.
10	Permissible Built-up-Area	2132.74 sq. ft.
11	Proposed Built-Up-Area	2132.74 sq. ft.
12	No of Bldg.	1

The details of the Buildings is given below:

Sr. No.	Predominant Building	No. of Floors	No. of Flats	Built Up Area (in sq. ft.)
1.	Residential Bldg.	G+7(pt)	46	2132.74



2012-13	2012-13	2012-13	2012-13
2012-13	2012-13	2012-13	2012-13
2012-13	2012-13	2012-13	2012-13
2012-13	2012-13	2012-13	2012-13

MR. SANIL VINOD VARTAK, PAN No **AJAPV0350M**, Indian
 inhabitant, having his address at 405, A Wing, Siddhivinayak,
 Hanuman Nagar, Barhampur Vasai Road (W), Dist Palghar 401 202
 hereinafter collectively referred to as **"THE PURCHASER"** (which
 expression shall, unless contrary to the context or meaning thereof,
 mean and include in the case of individuals his/her/their heirs and
 legal representatives and in case of partnership firm the partners
 constituting the firm for the time being and the survivors or survivor of
 them and their respective heirs and legal representatives and in case
 of the Trust its Trustees for the time being and in case of the
 Company its representatives, administrators, successors and assigns)
OF THE OTHER PART;

WHEREAS all that piece and parcel of the land situated within Village
 - Baranpur, Taluka - Vasai, District - Thane within the area of Sub-
 Registrar at Vasai and within the limits of Vasai-Virar City Municipal
 Corporation bearing-

- i) Survey No 72, Hissa No 3, admeasuring H- R- P 0-01-8
 assessed for Rs 0 Ps 23 hereinafter referred to as the said
 land no 1
- ii) Survey No 72, Hissa No 2/2, admeasuring H-R-P 0-26-08
 assessed for Rs 4 Ps 26 hereinafter referred to as the said
 land no 2

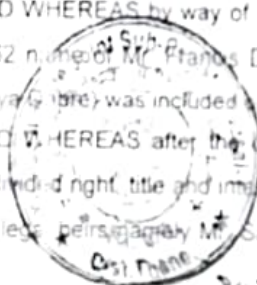
both the land No 1 and 2 are jointly referred to as the said entire land
 (more particularly described in the Schedule -I written hereinafter)

AND WHEREAS the Land No 1 originally belonged to Mr. Zujya
 Duma Dabre.

AND WHEREAS after his demise on 27th April 1944 the said Land
 no 1 devolved upon his legal heirs namely Mr. Duma Zujya Dabre,
 Mr. Durning Zujya Dabre, Mr. Maryan Zujya Dabre and Mr. Bastav
 Zujya Dabre

AND WHEREAS by way of the Family Arrangement dated 24th April
 1962 in the name of Mr. Francis Durning Dabre (legal heir of Mr. Durning
 Zujya Dabre) was included in the 7/12 extract of the said Land No 1

AND WHEREAS after the death of Mr. Francis Durning Dabre his
 undivided right, title and interest in the said land No 1 devolved upon
 his legal heirs, namely Mr. Santan Francis Lopes, Mrs. Natal Manuel



(Handwritten signature)

	Survey No. 72, Hissa No. 2/2
Building	Zujya Dabre's Vijay Heights
Flat No.	804
Carpet Area	396 Sq.ft.
Consideration	29,01,500/-
Market Value	19,90,000/-
Total Stamp paid	174,100/-
Registration Fees	29,050/-

Agreement for Sale

THIS AGREEMENT MADE AT Vasai on this 12th day of April, 2016.

BETWEEN

M/S. Vijay Heights, a partnership firm registered under the Indian Partnership Act, having its principal place of business and having its registered address at Vijay Paradise, Village Gokhivare, Vasai Road (East), District-Thane Pin Code -401208 **"THE DEVELOPERS"** (which expression shall, unless contrary to the context or meaning thereof, mean and include all the partners present or future, the survivors, their respective heirs, administrators, assigns or the last surviving partner or his assigns) **OF THE ONE PART;**

AND



पुस्तक	दस्तावेज क्र.	3042	LC	Eg
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Rebello, Mrs. Cicila Alus Menezes and Smt. Januabai Francis Dabre,

AND WHEREAS by a Sale Deed dated 9th April 1981 the said Mr. Santan Francis Lopes, Mrs. Natal Marvel Rebello, Mrs. Cicila Alus Menezes and Smt. Januabai Francis Dabre sold their undivided share in the said Land no. 1 to Mr. Francis Anton Pinto;

AND WHEREAS Mr. Francis Anton Pinto died on 18th February 1989 after which his undivided right, title and interest in the Land No. 1 devolved upon his legal heirs namely Smt. Dumibai Francis Pinto, Mr. Paul Francis Pinto, Mr. Simon Francis Pinto and Mr. Milan Francis Pinto

AND WHEREAS the undivided right, title and interest of Smt. Dumibai Francis Pinto, Mr. Paul Francis Pinto, Mr. Simon Francis Pinto and Mr. Milan Francis Pinto in the Land No. 1 was purchased by Mr. Placid Maryann Dabre by Sale Deed dated 22nd July 1994.

AND WHEREAS Mrs. Luzibai Zujya Dabre died on 7th February 1991 after which the said Land No. 1 devolved upon her legal heirs Mrs. Madlyan Maryann Dabre, Mrs. Violet Michael Lopes, Mr. Placid Maryann Dabre and Mrs. Clara Santosh Gomes.

AND WHEREAS by an Order dated 24th January 1997 in RTS Appeal No. 25/96 the names of Mr. Bastav Zujya Dabre and Smt. Lujibai Zujya Dabre were added as owners on the 7/12 extract of the said land No. 1;

AND WHEREAS by a Release Deed dated 25th October 2010 Mrs. Madlyan Maryann Dabre, Mrs. Violet Michael Lopes Mrs. Clara Santosh Gomes released their undivided right, title and interest in the interest in the said Land No. 1 in favour of Mr. Placid Maryann Dabre registered at the office of Sub-Registrar of Assurances -Vaslui- 1 at Serial No. 6819/2010.

AND WHEREAS Mr. Bastav Zuzu Dabre and Mr. Placid Maryann Dabre are seized and possessed of and are well known and are entitled to the said Land No. 1;

[Handwritten signature]

[Handwritten signature]



कार्यालय, विरार
बिरार (पूर्व),
वसई - ४०१ ३०५.



पुस्तक क्र.	दस्तावेज क्र.	पान क्र.
१	३०४२	५:६५

फॉन्म : ०२२० २५२५१०३
ई-मेल : vasaiVirarcorporation@yahoo.com

ताबक क्र. : स.वि.श.म.
दिनांक

VVCMC/TP/RDP/VP-0378/ 258/2015-16

To: Mr. Steven Lopes partner of
Mrs. Vijay Heights (P.A Holder)
Bokhivare, Vasai (E),
Taluka: Vasai,
DIST: PALGHAR.

CE/11/2/15

Sub: Revised Development Permission for proposed Residential Building on land bearing S.No. 72, H.No. 2/2 & 3 of Village Barampur, Taluka Vasai, Dist Palghar.

- Ref:-
1. Commencement Certificate No. VVCMC/TP/CC/VP-0378/574/2012-13 dated 28/05/2012.
 2. Your Registered Engineer's letter dated 30/06/2015.

Sr / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012 and 1 EP was approved vide notification no TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tarni, Khairpada, Vasalai, Rangao, Dolliv, Khardi, Khochiwada, Pali, Tarni, Octane, Farhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UD-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0378/574/2012-13 dated 28/05/2012. The details of the layout are as given below:

1. Name of Assessee owner / P.A. Holder	Mr. Steven Lopes partner of Mrs. Vijay Heights (P.A Holder)
2. Location	Barampur
3. Land use (Predominant)	Residential Building.
4. Gross plot area (As per 7/12)	2940.00 sq.m
5. Area Under 30.00 mt wide D.P. Road	70.29 sq.m
6. Balance Plot Area	2869.71 sq.m
7. R.G. @ 10% (Non Deductable)	286.97 sq.m
8. Buildable Plot Area	2582.74 sq.m

