

B.M. Jyotsana Sharma - 8698444725



**STATE BANK OF INDIA, MALAD (WEST) BRANCH CODE (00552)**

LOS ID :	<i>Malad (West)</i>	LOAN TYPE :	TL/ MAXGAIN
BRANCH :	<b>MALAD (WEST)</b> <i>Chandkwar</i>	BRANCH CODE :	<del>00552</del> 11691
OPAS ID	LOS - 25418105	RERA REG NO :	<i>Chandkwar</i>

LOAN ACCOUNT NUMBER
RIN RAKSHA ACCOUNT NUMBER :

APPLICANT NAME :	<i>PRIYANKA SINGH- AUGUSTIN HAGIMAR</i>	CIF NO :	<i>Priyanka 07601881911</i>
CO-APPLICANT NAME:		CIF NO :	<i>Augustin 86963597727</i>
CO-APPLICANT NAME	<i>Suman Singh</i>	CIF NO :	<i>? 91172282774</i>
CO-APPLICANT NAME:		CIF NO :	
CONTACT NO (1)		(2)	
EMAIL ID :		ALTERNATE EMAIL :	

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	
LOAN AMOUNT	<i>42,00,000/-</i>	INTEREST RATE :	
TENURE		EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER / RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP			
SCHEME		SBI LIFE : YES / NO	
PROPERTY COST		PAMY APPLICABLE :	YES / NO
PROPERTY LOCATION			
SOURCING NAME :		CONTACT OF SOURCING	
SOURCING TYPE :		HLC / SSL CODE / PF NO	
EMAIL		SIGN OF THE COORD :	

PROPERTY INSURANCE OBTAINED		PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE		EM CREATION DATE		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION :		
DE NO		ROI :		
TD NO :		ECS / SI :		

DOCUMENTATION OFFICER (NAME & FILE NO.)	
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CUSTODY FILE NO	
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*examined  
30/3/23  
Yalva Venkatesh  
13/04/23*

337/5049

पावती

Original/Duplicate

Friday, March 17, 2023

नोंदणी क्र.: 89म

2:02 PM

Regn.: 39M

पावती क्र.: 5468 दिनांक: 17/03/2023

गावाचे नाव: घोडबंदर  
दस्तऐवजाचा अनुक्रमांक: टनन7-5049-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: प्रियंका आर. सिंह - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 2740.00  
पृष्ठांची संख्या: 137

एकूण: रु. 32740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane

बाजार मूल्य: रु. 4212485.55 /-  
मोबदला रु. 4340000/-  
भरलेले मुद्रांक शुल्क: रु. 303800/-

सह दुय्यम निबंधक वर्ग, १  
व्यणे क्र ६

- 1) देयकाचा प्रकार: DHC रकम: रु. 440/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1603202308160 दिनांक: 17/03/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1703202302896 दिनांक: 17/03/2023  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रकम: रु. 300/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1703202302969 दिनांक: 17/03/2023  
बँकेचे नाव व पत्ता:
- 4) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016264923202223R दिनांक: 17/03/2023  
बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला

3/17/2023

in2M6xaoqkO

http://10.10.246.39/iSub/HTMLNondnipurygoswara.aspx

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

17/03/2023

दस्त क्रमांक : 5049/2023

नोंदणी .

Regn 63m

## गावाचे नाव : घोडबंदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4340000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते : मुद करावे)	4212485.55
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईंदर गनपा इतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे घोडबंदर ता. जि. ठाणे, वार्ड क्र. . पु. विभाग क्र 8/34, नविन सर्वे नं. 87/1 डी, 224 पार्ट, सदनिका क्र. 1008, 10 वा मजला बिल्डिंग क्र. 20/10, शुभ आतिका, मीरा रोड पूर्व ठाणे (क्षेत्रफळ 32.47 चौ.मी. कारपेट, + खुली बालकनी क्षेत्र 3.16 चौ.मी. व 6.46 चौ.मी. डक) एकूण कारपेट क्षेत्रफळ 42.09 चौ.मी) ( Survey Number : 86 ; )
(5) क्षेत्रफळ	1) 32.47 चौ.मीटर
(6) आकारणी किंवा जुडी 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. रवी डेव्ह. चे भागीदार जयेश टी शहा यांच्या तर्फे सही करणार मे. ओरिजिन रिअल्ट्स एल एल पी चे भागीदार भव्य जयेश शहा यांच्या तर्फे कु मु म्हणून चंदन बबन मोरे - वय:-52; पत्ता:- प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस, ब्लॉक नं: मधुरादास रोड, कादिवली पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAA FR2516G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- प्रियंका आर. सिंह - - वय:-32; पत्ता:- प्लॉट नं: 306 /5, माळा नं: -, इमारतीचे नाव: रश्मी कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, रोड नं: मंगल नगर, जी सी सी क्लब जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- DPJPS6584G 2): नाव:- ऑगस्टीन पॉवल्स - - वय:-28; पत्ता:- प्लॉट नं: 306 /5, माळा नं: -, इमारतीचे नाव: रश्मी कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, रोड नं: मंगल नगर, जी सी सी क्लब जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- ACYPW4871D 3): नाव:- सुमन राजेश सिंह - - वय:-49; पत्ता:- प्लॉट नं: 306 /5, माळा नं: -, इमारतीचे नाव: रश्मी कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, रोड नं: मंगल नगर, जी सी सी क्लब जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- FTCPS4944H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5049/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	303800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Yogeshh- 8976763140 -

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग. २  
ठाणे क्र ७

**e-Stamp [ Simple Receipt ] Offline Payment Receipt**

Branch Name : MIRA ROAD(4509)  
 Challan Number : MBST22022350353 GRAS GRN : MH015792654202223R  
 PaymentDate : 23/02/2023 12:02:46 PM Bank Txn ID : 230223M415627  
 District : 1201-THANE Office Name : IGR116-THN4\_THANE NO 4 JOINT  
 Stamp Duty : 0030046401-75 SUB REGISTRA  
 Amount : 200000.00  
 Total Amount : **200000.00**  
 Duty Payer Name : SUMAN RAJESH SINGH Duty Payer ID  
 Duty Payer Mob No : +91-9869023763  
 Article Code : B25-Agreement to sale/Transfer/Assignment  
 Movability : Immovable  
 Prop Descr : FLAT NO 1008, 10 TH FLOOR, BUILDING NO 20 / 10 SHREE KRISHNA ROAD EAST, THANE  
 Maharashtra 401107  
 Property Area : 455.00 sq.feet  
 Other Party Name : MS RAVI DEVELOPMENTS Other Party ID : PAN-AAAFR2516G

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ਦਸਤਾ ਕ੍ਰ. ੫੦੪੮/੨੦੨੩	
9	Consideration Amount 930



**Print Reciept**

ਦਸਤਾ ਕ੍ਰ. ੫੦੪੮/੨੦੨੩  
MS RAVI DEVELOPMENTS

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दस्त क्र. 407e / 2023	
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AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Mumbai this 17<sup>th</sup> day of MAR in the Christian Year Two Thousand and Twenty Three

BETWEEN

M/s. RAVI DEVELOPMENTS, a Partnership Firm duly registered under the provisions of Indian Partnership Act 1932 and carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, hereinafter referred to as “PROMOTER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include for the time being constituting its partners, their survivor/s, executor/s, administrator/s and assign/s) through their Development Management Consultants (D.M.C) “M/s. Origin Realtors LLP” a limited Liability partnership firm registered under limited Liability partnership Act 2008, which is referred as “Origin Corp” OF THE ONE PART,

B. B. Ch

[Signature]  
P. Singh

Suman R. Singh

2  
AND

MR./ MRS./ M/S. priyanka R Singh. Augustin powlas &

Suman Rajesh Singh

of Mumbai Indian inhabitant having his/her/their address at:

306/5. Rashmi Complex. Mangal Nagar, Mira Road.

नमो नमो	
referred to as "ALLOTTEE/S" (whose expression, unless it be repugnant to the context or meaning be deemed to mean and include his/her/their heir/s, legal representative/s	
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executor/s, administrator/s and assign/s)	



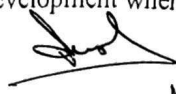
hereinafter

OF THE OTHER PART:

WHEREAS:

- A) The Promoter in the course of his business acquired various landed properties for development from time to time at Village-Ghodbunder and Navghar, Taluka and District Thane, within limits of "Mira Bhayander Municipal Corporation" (for short the "MBMC") from the erstwhile Owners for monetary consideration duly recorded in various documents like Agreement for Sale, Development Agreement, Memorandum of Understanding, Consent Letters, etc. (for short "Documents"). Pursuant to the development rights acquired by the Promoter, the erstwhile owners have also executed various Power of Attorneys (for short "POA") from time to time duly authorizing the partners of the Promoter namely Mr. Jayesh T. Shah and Mr. Ketan T. Shah to do all, acts, things, deeds, documents etc. for obtaining approvals for and carrying out construction as per the development rights. Accordingly, the Promoter is developing a property admeasuring about 746113.44 sq. meters, (hereinafter referred to as the "Larger Property") as described in the "First Schedule" hereunder written:
- B) As per the Development Plan (for short "DP"), a portion of Larger Property admeasuring about 252175.69 sq. meters is reserved as Costal Regulation Zone (for short "CRZ") and as such is available for future development when permissible;

BS

  
S. R. Singh

Suman R. Singh

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Environment Clearance (EC),	and Development
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C) The Promoter has obtained several permissions/sanctions/Approvals like Land Ceiling (ULC), Non-Agriculture (NA), Chief Fire Officer (CFO) NOC Order/s, Environment Clearance (EC), and Development Permissions (for short "Permissions/Approvals") from various local authorizes/bodies from time to time for construction on the Larger Property. The permissions/approvals obtained by the Promoter for construction on the Larger Property are specifically mentioned in the reference clause at Development Permission dated \_\_\_\_\_ bearing Ref No. \_\_\_\_\_ issued by MBMC a copy of which is annexed and marked as Annexure-"A" hereto;

D) As per the Development Permission, the Promoter is carrying out construction on the Larger Property, bifurcating the same in various "Sectors" for convenience purpose.

E) In sector development, the Promoter is presently developing "Sector-1" in phase-wise development of the Larger Property. The "Sector 1" is situated on the property bearing Survey No.26 Hissa No. 1 and 2, Survey No.27, Hissa No.1, 2, 3, 5, 6, 7, 8, and 9, Survey No. 27 Hissa No.10/A and 10/ B, Survey No. 28 Hissa No. 5, Survey. No. 29, Hissa No. 3, Survey No.30, Hissa No.7 (Pt), Survey No. 87, Hissa 1/C and 1/D and Survey No. 224(Pt), approximately having total area admeasuring 29606.04 sq. meters situated, lying and being at Village- Ghodbunder, Tal & Dist- Thane within the Limits of MBMC, (hereinafter referred to as the "Sector-1") more particularly described in the "SECOND SCHEDULE" hereunder written. the sector plan of the Larger Property which is Annexed and marked as Annexure - "B" hereto.

F) As per the Permission as mentioned herein above, the Promoter have carried out part development of "Sector-1" by constructing various buildings comprising of various wings, and the Flat/ Shops/units situated in the said buildings have sold and transfer to the respective purchasers who are in use and occupation of the same. The said Flat/ Shops/units purchasers have formed various societies duly registered under the provisions of law and some buildings are under construction. The development of "Sector-1" in phase-wise manner is defined as under:-

*[Handwritten signature]*

*[Handwritten signature]*  
 T. B. Singh  
 Suman K. Singh

Phase-I

- The Promoter has developed Buildings as follows:-

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- I) "DAFODIL" by constructing five Buildings viz i) " Building Type- A Dafodil" (Wings "A" and "B"), ii) "Building Type- A2 Dafodil" (Wing - C ), iii) and "Building Type- A3, Dafodil" (Wing - "E") on the land appurtenant thereto admeasuring 1085.72 sq. meters,
- II) "ORCHID" by constructing Buildings i) "Building Type-A-1 Orchid" (Wings "B" and "C"), ii) "Building Type- C Orchid" (Wing - "A" ), iii) and "Building Type- C, Orchid" (Wing - "D") on the land appurtenant thereto admeasuring 757.37 sq. meters,
- III) "TULIP" by constructing four Buildings i) "Tulip Building Type-E" (Wings "C" and "D"), ii) "Tulip Building Type- E-1" (Wing - "A" and "B"), iii) and "Tulip Building Type- F," (Wing - "E") on the land appurtenant thereto admeasuring 891.84 Sq. Meter.
- IV) "LILY" by constructing one Buildings i) "Lily Building Type-B" on the land appurtenant thereto admeasuring 165.14 Sq. Meter.
- V) one more Commercial building that is "Ground Shopping Building Type- D" on the land appurtenant thereto admeasuring 182.02 sq. meters, above all the buildings on the portion of Survey No. 28, Hissa No. 5, Survey No. 29, Hissa No. 3, Survey No. 27, Hissa No. 1, 2 and 3, Survey No. 26, Hissa No. 2 and Survey No. 29, Hissa No. 10/A, of "Sector-1".
- The construction of the above mentioned buildings is completed and Flat/Shops/units situated therein are occupied by the respective purchasers. The Promoter has already obtained "Occupation Certificate" (O.C.) of the abovementioned buildings except Lily Building Type-B (O.C.) is under process. The purchasers of Flat/Shops/units of the above mentioned buildings have formed and registered co-operative housing society respectively;

BB

*[Handwritten Signature]*  
T. B. Singh



PHASE - II

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- The Promoter is developing a Project namely "ASTER" Buildings viz:- (1) Type "H" Wing "A" comprising of Stilt + 16 upper floors & (2) Type "G" Wing "B", comprising of Stilt + 17 upper floors & Wing "C" comprising of Stilt + 16 upper floors on the land appurtenant to the said buildings admeasuring 581.93 sq. meters on the portion of Survey No. 27, Hissa No. 8 and 9, of Village- Ghodbunder, Taluka and District- Thane, of "Sector-1".

PHASE - III

- The Promoter is developing a Project namely "SHUBH ATIKA" comprising of one Building "Shubh Atika Bldg No. 20", comprising of part ground, part Stilt + 21 upper floors on the land appurtenant to the said buildings admeasuring 496.92 sq. meters on the portion of Survey No.87 Hissa No.1/D and Survey No.224 (part), of Village-Ghodbunder, Taluka and District- Thane, of "Sector -1" as per approval bearing ref No. MB/MNP NR/2853/2013-14 dated 06/11/2013. However as per amended plan submitted to the corporation the number of the said building '20' is as building No. 'X'. It is specifically clarified that the building No '20' and building No. 'X' is one building i.e. "Shubh Atika".

PHASE - IV

- The Promoter proposed to develop or cause to develop a Projects in sector-1 or by any name as the Promoter may deem fit comprising of \_\_\_\_\_ Buildings viz i) "Hall-I ", ii) "Bldg No.III", iii)"Bldg No. IV", iv) "Bldg No. V", v) "Bldg No. VI", vi) "Bldg No. VII", vii) "Bldg No. VIII", and viii) "Bldg No. IX", on the portion of Survey No. 27, Hissa No. 3, Survey No.27, Hissa No.5, 6, 7 and 8, Survey No.27, Hissa No.10/B, Survey No.26, Hissa No.1 and 2, and Survey No. 224 (Pt) of "Sector 1"; the promoter also proposed to future development or cause to be developed Buildings and or more buildings as per FSI available on the open portion of "sector-1".

BS

*[Signature]*

P. Singh.

Suman R. Singh

G) In the Sector development program, as mentioned hereinabove, the Promoter is Developing Phase -III a portion of "Sector- 1" by constructing a Project known as "SHUBH ATIKA" (for short "Project") comprising of one building "SHUBH ATIKA Bldg No. 20 / X", comprising of part ground, part Stilt + 21 Upper Floors on

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the land appurtenant thereto admeasuring 9940 square meters to be constructed on the portion of property bearing Survey No. 87, Hissa No. 1/D, and Survey No.224 (part) of Village- Ghodbunder, Taluka and District- Thane, (the Project and the Building together shall referred to as "Project Land") as more particularly described in the **Third Schedule** hereunder written. The location of the Project Land alongwith said Buildings to be constructed on the portion of Sector-1 are shown in the plan annexed and marked as "Annexure-C" hereto.

- H) The portion of the Larger Property being "Sector-1" is comprising of several buildings already constructed and proposed to be constructed in phase wise manner as particularly set out herein above. The buildings constructed in Sector - 1 have common amenities. The Promoter shall transfer, assign and convey the Amenities so far as other Common Amenities like Pathway, Internal Road, etc. will be conveyed to the Apex Body/Society/Association formed by all societies formed in "Sector -1".
- I) The Project Land on which the Building is being constructed, on the portion of land /property bearing Survey No. 87, Hissa No.1/D admeasuring 9940 sq. meters and survey No.224 (part) land appurtenant to the said building admeasuring 496.92 sq. meter to the Promoter acquired the development rights in respect of the Said Land in the manner as set out hereunder :-

J) **FIRST PROPERTY SURVEY NO. 87/1 D**

- a) Originally Smt. Radhabai Bhaskar Vaity & others were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of inter alia land bearing Survey No. 87, Hissa No. 1D, admeasuring 1000 sq. meters equivalent to 1210 sq. yards, situate, lying and

P. Singh.

Suman R. Singh

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- Neelam Village (Municipal Corporation) Thane & District Thane
- Mrs. Bhavinder Municipal Corporation
2. The said Smt. Radhabai Bhaskar Vaity died intestate on 20/06/2006 leaving behind (1) Shri. Kisan Bhaskar Vaity (2) Shri. Pandurang Bhaskar Vaity (3) Mrs. Mathurabai Rajaram Bhandari alias Vaity (4) Mrs. Bhimabai Bhaskar Patil as her only heirs and legal representative.
- (a) By and under registered Agreement for Sale dated 14<sup>th</sup> May 2007 and Agreement for Development dated 13<sup>th</sup> June 2007 executed between said original Owners Shri. Kisan Bhaskar Vaity & 2 others therein referred to as the Owners on one hand and Shri. Roshan B. Maloo therein referred to as the Developer on other hand, the owners agreed to sell, transfer and convey and grant development rights in respect of their undivided shares in the said Property to the Mr. Roshan B. Maloo Developer for consideration and on terms and conditions contained therein.
- (b) In pursuant to the said Agreement for Sale & Agreement for Development, the said owners have also executed two separate General Power of Attorney dated 14<sup>th</sup> May 2007 and 13<sup>th</sup> June 2007 vide registration No. TNN4/05600/2007 in favor of Shri. Roshan B. Maloo in respect of their undivided shares in the said Property.
- (c) By and under registered Agreement for Development dated 2<sup>nd</sup> November, 2007, the Co-owners Mrs. Mathurabai Rajaram Bhandari (alias Vaity) and her Childrens (1) Shri. Mahesh Rajaram Bhandari (2) Shri. Prakash Rajaram Vaity (3) Shri. Dhayneshwar Rajaram Vaity agreed to assign, transfer & sell development right and their undivided rights, title interest and share in the said Property to the Shri. Roshan B. Maloo therein referred as the Developer for consideration and on the terms and conditions contained therein in respect of the said property.
- (d) In pursuant to the said Agreement for Sale dated 02<sup>nd</sup> November 2007, the said co-owners Mrs. Mathurabai Rajaram Bhandari & others have also executed power of Attorney dated 02/11/2007 in favour of the Mr. Roshan B.

R. B. Maloo  
Roshan B. Maloo

Maloo in respect of their undivided share in the said property to do any act, things and matter in respect of the said property.

g) By and under a Deed of Release dated 18<sup>th</sup> August 2010, executed by The Estate Investment Company Pvt. Ltd., therein referred as the Releasers and Mr. Kisan Bhaskar Vaity & others through their Assignee/Nominees Mr. Roshan B. Maloo therein referred as the Releasee, the Releasers agreed to release their

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rights title and interest in the said Property in respect of the said Property for consideration and on the terms and conditions contained therein. h) By and under registered Agreement for Sale-Cum-Development dated 31<sup>st</sup> May, 2011, the said Shri Roshan B. Maloo, as the Vendor agreed to sell,

transfer and assign all his rights title and interest in the respect of all that piece and parcel of land bearing survey No. 87, Hisaa No.1D area admeasuring 1000 sq.mt. equivalent to 1210 sq. yards. Situate, lying and being at village Ghodbunder Taluka and District Thane, to and in favour of M/s. Ravi Developments, the Promoter, for the consideration upon the terms and conditions contained therein and put the promoter herein in possession of the Property.

**SECOND PROPERTY SURVEY NO. 224 (PART)**

- a) One late Shri Sitaram Budhaji Patil & Late Mr. Farsha L. Telies were the protected tenants (Kul) and were seized and possessed of and/or well sufficiently entitled to all that piece and parcel of land bearing Survey No.224, Hissa No.1A admeasuring 10200 sq. mtrs., and Survey No.224, Hissa No.1B admeasuring 10110 sq. mtrs., situate, lying and being at Village Ghodbunder, Taluka & District Thane, within the limits of Mira Bhayander Municipal Corporation;
- b) By 4 separate registered Confirmation of Development Agreement dated 11<sup>th</sup> March, 2008, 19<sup>th</sup> March, 2008, 19<sup>th</sup> March, 2008 & 9<sup>th</sup> July, 2008 duly registered at Sr. No.TNN-2/2370/2008, Sr. No.TNN-2/2434/2008, Sr. No.TNN-2/2733/2008 & Sr. No.TNN-2/6221/2008, respectively whereby legal heirs and representatives of late Shri. Sitaram Budhaji Patil & Late Mr.

P. Singh.

Surran R. Singh

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Farsha L. Felies have granted Development right in their own right to our office M/s. P. Realtors Pvt. Ltd., the sister concern of Promoter herein, who have given Consent to the Promoter for development of the said property.

K) The Promoter has evolved a scheme of Development of the Larger Property by constructing building/s comprising of wing/s by purchasing and/or acquiring the adjoining properties/societies and amalgamate the Larger Property with the adjoining property/ies and/or amalgamating or clubbing the present redevelopment scheme with the other Schemes either on the same property or on the adjoining or other properties as may be permissible and consume further FSI and amend the plans and propose further wings/buildings and/or reduce or increase the number of floors and/or otherwise propose such changes as they may deem fit any time. The Promoter, in scheme development may purchase and/or acquire or become entitled to further FSI by whatever name called and consume the same on the said building/s as they may deem fit and/or on such portion of the said property as they may deem fit;

L) The Promoter had through their Architect, "M/s. Anish & Associates", had submitted a amended Layout Plan for approval for construction on the larger property. By and under letter dated 18/02/2017 bearing No.BM/MNP/NR/4828/2016-2017, Mira Bhayander Municipal Corporation had intimated to the promoter that the amended Layout Plan submitted by the Promoter is approved by concerned authority and pay the premium contained therein. The local authority has issued permission/approval to the Promoter for construction on the larger property by consuming FSI/TDR as more particularly set out therein and called upon Promoter to make payment of Development charges, Security Fees, Premium etc. Accordingly, in compliance with the said letter dated 18/02/2017 the Promoter has paid/deposited a sum of Rs.7,90,81,397/- (being part payment) towards the premium as required by the MBMC. As such, the Promoter is entitled to carry out construction on the larger property, as intimated by the Promoter by and under their letter dated 25/07/2017. A copy of

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MBMC's Permission/Approval dated 18<sup>th</sup> February, 2017 alongwith Receipt of Payment and Promoter's letter dated 25/07/2017 is annexed and marked as Annexure-D.

M) The Promoter has entered into a Standard Agreement with an Architect (for short "Project Architect") registered with the Council of Architects and such

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agreement is per the agreement of the Council of Architects and such Agreement per the format of the Agreement prescribed by the Council of Architects.

N) The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the building and the Promoter has agreed to accept the professional supervision of the Project Architect and the Structural Engineer till the completion of the Building.

O) By and under Development Management Agreement (D.M.A.) dated 9<sup>th</sup> February 2017, the Promoter has appointed M/s. Origin Realtors LLP (with their Brand name "Origin Corp") as a Development Management Consultants (D.M.C.) for promotion of their Project as well as to facilitate development of the said property. Under the said D.M.A., "M/s. Origin Corp" has been given exclusive authority for marketing of said project including execution of Application Forms and or Letter of Allotment and/or Agreement for Sale and/or Sale Deed in respect of the said project for and on behalf of the Promoter herein. The Promoter has executed Power of Attorney in respect of execution of Deeds and things as agreed between the parties as more particularly recorded in D.M.A.

P) By virtue of the above mentioned Documents and POA and Permissions, the Promoter has sole and exclusive right to sell the Flat/ Shop/s and/or other units in the Building being constructed in phase - III by the Promoter on the Project Land in the project known as "SHUBH ATIKA" as mentioned above and to enter into Agreement/s with purchaser/s of the Flat/ Shops/shop/unit/s and to receive the sale consideration in respect thereof;

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Q) The Allottee/s has demanded from the Promoter and the Promoter has given inspection to the Allottee/s of all the above mentioned documents of title relating to the Project Land/Property, the plans, designs and specifications prepared by the Promoter. Architect and of such other documents as are specified under Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as "RERA") and Rules and Regulations made there under;

R) Authenticated copy each of the Property Card or Extract of Village Form VI and VII and XII (6/12 and 7/12 Extract) and all other relevant revenue records showing the nature of the title of the Promoter to the Project Land on which the Building is or to be constructed have been annexed as **Annexure-"E"**;

S) Authenticated copies of Certificate of Title issued by the advocate of the Promoter Authenticated copy, Location Plan, Layout Plan, C.C., the Typical Floor Plan/s approved by the concerned Local Authority and a list of amenities to be provided by the Promoter and common area and facilities have been annexed hereto and marked **Annexure- F, G, H, I, J & K** respectively;

T) The Promoter has got approved from the concerned local authority the plans, specifications, elevations, sections and details of the Building as set out above. However, the FSI available for construction is likely to increase and the Promoter intend to use and shall be entitled to use the same as provided hereinafter and for that purpose the Promoter shall be entitled to amend the plans from time to time of any building constructed or to be constructed on any part or portion of the Project Land/Property in its present state or after amalgamation with other properties in the sole discretion of the Promoter. The Promoter shall obtain balance approvals (if any) from various authorities from time to time, so as to obtain building Completion Certificate or occupation Certificate of the Building;

U) While sanctioning the said plans for the Building, the concerned Local Authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions, which are to be observed and performed by the Promoter while

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developing the Project/Property and the Building and upon due observance and performance of which only the Completion or Occupation certificate in respect of the Building/s shall be granted by the concerned local competent authority:

<p>V) The Promoter has accordingly commenced construction of the said building/s in accordance with the said sanctioned plan.</p>	
<p>दस्तावेज क्र. ५०४८/२०२३</p>	
<p>W) The Allottee/s being desirous of purchasing a Flat/Shop has/have applied to the Promoter for allotment Flat/Shop</p>	<p>१४ १३७</p>



on the 10<sup>th</sup> floor, in Wing No. - in the Building No. "20"/"X" known in the Project known as "SHUBH ATIKA" being constructed on the Project Land;

- X) The carpet area of the said Flat/ Shop is 42.09 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said Flat/ Shop for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the Flat/ Shop/ Shop for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat/ Shop;
- Y) The Allottee/s has/have familiarized himself/herself/themselves with the Scheme of Development/Project/Project Land and has/have read and understood the terms and conditions of the I.O.D., including Documents and Permissions. The Promoter has also explained the implications thereof and that the Allottee/s has/have fully understood the same and shall not raise any dispute in respect thereof;
- Z) The Allottee/s hereby confirm that the Promoter has produced for inspection to the Allottee/s, all information and Documents and have made full and true disclosure of all the items covered under Section 3 of the Maharashtra Ownership of Flat/ Shops (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Maharashtra Act No. XLV of 1963) as amended from time to time (for short 'MOFA') and/or Real Estate (Regulation and Development) Act,

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2016 (for short "RERA") and or any other law applicable hereinafter for brevity's sake referred to as "the Said Act") as well as items

clauses (a) to (g) or Rule 4 of the Maharashtra Ownership of Flat/ Shops Rules, 1964 and or Rules under the applicable law (hereinafter referred to as "the said Rules") and the Allottee/s is satisfied with the same of development and have no further or other information nor disclosure required to be made from the Promoter:

AA) The Allottee/s relying upon the confirmations, representations and assurances to faithfully abide by all terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement with full knowledge, on the terms and conditions contained appearing hereinafter, recited and referred herein:

BB) The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at bearing registration no P51700009680, authenticate copy is attached in Annexure- "L"

CC) Under Section 13 of the RERA, the Promoter are required to execute a written agreement for sale of said Flat/ Shop/Unit with the Allottee/s being in fact these presents and also to register the said Agreement under the Registration Act;

DD) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Allottee/s hereby agree to purchase a Flat/ Shop;

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

- The Promoter shall in normal circumstances construct or get constructed the building "SHUBH ATIKA" in phase - III on the Property more particularly described in Third

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Schedule hereunder written in accordance with the plans, designs & specifications approved by the concerned Local Authority and which have been inspected by the Allottee/s prior to the execution of this Agreement. The Allottee/s hereby agrees to the Promoter making such variations, modifications and additions in the plans and in

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Building Plans if they may consider necessary and convenient by the Project Architect or as may be required by the M.B.A. or any public local body or authorities. This shall operate as an irrevocable consent of the Allottee/s to the Promoter under the provisions of the said Act, for carrying out such changes in the Building Plans provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Flat/ Shop of the Allottee/s except any alteration or addition required by the Government authorities or due to change in law.

2. Subject to the terms, conditions and provisions contained in the hereinabove recited agreement and documents, permissions and sanctions, the Allottee/s hereby agree to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee/s in the Building known as "SHUBH ATIKA" a Flat/ Shop being Flat/ Shop No. 1008 on the 10<sup>th</sup> floor in the Building "SHUBH ATIKA" Building No. "20"/ "X" of the carpet area admeasuring 42.09 square meters (Flat/ Shop area 32.47 Sq. mtrs + Balcony area 3.16 sq. mtrs. + Deck area 6.46 sq. mtrs.) as shown in the floor plan thereof hereto annexed and marked Annexure-"J" and Parking Space/Stilt No. - on - Podium with amenities as described in Schedule Annexure-"K" hereto (for short the "Flat/ Shop") as more particularly described in the Fourth Schedule hereunder written for consideration the aggregate price of Rs. 43,40,000/- (Rupees Forty Three Lakhs Forty Thousand only) including the proportionate price of the common areas and facilities appurtenant to the premises.

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*Suman A. Singh*

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2.1 The Allottee purchaser hereby agrees to purchase from Promoter and/or  
 Promoter hereby agrees to sell to the Allottee/purchaser covered parking spaces  
 bearing Nos. 90 930 situated at - Basement and/or still and/or  
 podium being constructed in the layout for the consideration of  
 Rs - /- the total aggregate consideration amount for the  
 apartment Flat Shop/Unit including garages/covered parking spaces is thus  
 Rs 43,40,000 /- (Rupees Forty Three  
Lakhs Forty Thousand only)



2(a)

Payment Schedule			Amount
Sr. No	Slab Stage	Percentage	
1	Booking Amount	10%	Rs. 4,34,000
2	On Agreement	20%	Rs. 8,68,000
3	On Commencement of Plinth	15%	Rs. 6,51,000
4	On Completion of 1st floor slab	3%	Rs. 1,30,200
5	On Completion of 3rd floor slab	3%	Rs. 1,30,200
6	On Completion of 5th floor slab	3%	Rs. 1,30,200
7	On Completion of 7th floor slab	2%	Rs. 86,800
8	On Completion of 9th floor slab	2%	Rs. 86,800
9	On Completion of 11th floor slab	2%	Rs. 86,800
10	On Completion of 13th floor slab	2%	Rs. 86,800
11	On Completion of 15th floor slab	2%	Rs. 86,800
12	On Completion of 17th floor slab	2%	Rs. 86,800
13	On Completion of 19th floor slab	2%	Rs. 86,800
14	On Completion of Terrace floor slab	2%	Rs. 86,800
15	On Completion of Walls, Internal Plaster, Floorings	2%	Rs. 86,800
16	On Completion of Doors & Windows	3%	Rs. 1,30,200
17	On Completion of Staircases, Lift Wells.	3%	Rs. 1,30,200

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18	On Completion of Sanitary Fittings	2%	Rs. 86,800
19	On Completion of External plaster	3%	Rs. 1,30,200
20	On Completion of Waterproofing	2%	Rs. 86,800
21	On Completion of the Lifts, electrical fittings, entrance lobby/s	6%	Rs. 2,60,400
	On Completion of mechanical environment requirements	0%	Rs. 86,800
	On Completion of the Water Pumps	0%	
23	plinth protection, paving of the surrounding areas	2%	Rs. 86,800
24	On Possession	5%	Rs. 2,17,000
	<b>Total</b>	<b>100.0%</b>	<b>Rs. 43,40,000</b>

It is specifically agreed that the abovementioned installments are only indicative in nature and are liable to be changed depending upon and proportionate to the number of floors in the Building finally sanctioned and/or approved by the Planning Authorities. In any event, the Allottee/s/s agrees to pay all installments on or before taking possession of the Flat/ Shop. Under no circumstances, the possession of the Flat/ Shop shall be given to the Allottee/s/s unless and until all payments required to be made under the Agreement by the Allottee/s/s has been made by him/her.

3. The Purchase Price is exclusive of all taxes, levies, cesses, imposts and such charges, costs, or outlays, by whatever name called, charged, levied, imposed, and payable to any authorities or bodies in respect of the Flat/ Shop, or otherwise howsoever, arising from the transaction contemplated herein or in connection with the construction of or carrying out the Project, payable by the Promoter upto the date of handing over the possession of the Flat/ Shop to the Allottee/s. All taxes and charges including but not limited to Goods and Service Tax (GST) or any other Central, State, Revenue, or Municipal, or Statutory Tax, Levy or Imposts, Stamp Duty, Registration Fees, etc., arising from the sale of the Flat/ Shop, to the

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Allottee's, and or in respect of the transaction contemplated herein (paid or payable by the Promoter) up to the date of handing over the possession of the Shop, shall be borne and paid by the Allottee's at the required time and as per rates prevailing on the date when the payment of such taxes impositions become due and payable as per applicable laws, rules and regulations, or in the alternative such taxes impositions shall, at the sole option of the Promoter, be reimbursed in full by the Allottee's to the Promoter within seven (7) days of demand in writing raised by the Promoter upon the Allottee's.

4. The Purchase Price is escalation-free, save and except escalation/increase, due to increase on account of development charges payable to the Competent Authority and or any other increase in charges which may be levied or imposed by the Competent Authority, Local Bodies, Government, etc., from time to time. The Promoter undertake and agrees that while raising a demand on the Allottee's for increase in the Development charges, cost, or levies imposed by the Competent Authority, Local Bodies, Government, etc., the Promoter shall enclose the said Notification, Order, Rule, Regulation, etc., published/issued in that behalf to the effect along with the demand letter being issued to the Allottee's, which shall only be applicable on the subsequent payment.
5. The Promoter shall confirm the final carpet area that has been allotted to the Allottee's after the construction of the Building is complete and Occupation Certificate (O.C.) is granted by the competent authority, by furnishing the details of the changes, if any, in the carpet area, subject to variation cap of three (3) percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Allottee's within forty-five (45) days with annual interest at the rate specified in the Rules, from the date when such as excess amount was paid by the Allottee's. If there is any increase in the carpet area allotted to the Allottee's, the Allottee's shall pay the additional

  
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Agreements, covenants, deeds and all other documents required to be executed by the Promoter and/or the Allottee/s and out of pocket expenses and all costs charges and expenses arising out of or under these presents as well as the entire professional costs of the Advocates or Solicitors for the Promoter including preparing and approving all such documents shall be borne and paid by the acquirers of the tenements or by the Society proportionately including the Allottee/s. The Promoter shall not contribute anything towards such expenses. The proportionate share of the costs, charges, and expenses payable by the Allottee/s shall be paid by the Allottee/s immediately on demand.

85. Any disputes or differences arising out of or in relation to this Agreement or the stipulations specified in the Acts or Rules have been satisfied or not, will be referred to the Competent Authority as specified in the Said Acts and/or the Arbitration of a Sole Arbitrator which will be mutually decided by the parties to this Agreement as provided under Arbitration & Conciliation Act, 1996 (as amended or re-enacted). The Arbitration proceedings shall be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force and seat of Arbitrator shall be Mumbai and language shall be English.

IN THE WITNESS WHEREOF the parties hereto have signed and delivered these presents hereto at Mumbai, the day and the year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THOSE pieces and parcels of land bearing (1) Survey No. 81, Hissa No.1,2,3(P.T),4, 5, & 6, (2) (4) Old Survey No. 430, New Survey No. 95, Hissa No. 1, 2, (5) Old Survey No. 431, New Survey No. 93, Hissa No. Nil, (6) Old Survey No. 432, New Survey No. 94, Hissa No. Nil, (7) Old Survey No. 433, New Survey No. 92, Hissa No. 3, (8) Survey No. 27, Hissa No. 1, 2,3, 5, 6, 7, 8, & 9, 10A & 10B (9) Survey No. 28, Hissa No. 1, 2, 3, 4, 5, (10) Survey No. 29, Hissa No. 1, 3, (11) Old Survey No. 444, New Survey No. 128, Hissa No. 1, 3, 2A, 4, 5, (12) Survey No. 83,


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Hissa No. 1. & 2, (13) Survey No. 85, Hissa No. 1A, 1B, (14) Old Survey No. 443, New Survey No. 127, Hissa No. 1 (Pt.), 1 (Pt.), 2 (PT), (15) Survey No. 86, Hissa No. 1, 2, 3, 4, 8A, 8B, 8C, (16) Survey No. 87, Hissa No. 1A, 1B, 1C, 1D, 2, (17) Survey No. 88, Hissa No. 1 & 3, (18) Survey No. 89, Hissa No. 1 & 3, (19), Survey No. 105, Hissa No. 1. & 2, (20) Survey No. 225, Hissa No. 1A, & 1C, (21) Old Survey no. 419, New Survey no. 106, Hissa No. Nil, (22) Old Survey no. 420, New Survey No.

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No. 421, New Survey No. 117, Hissa No. 1A, 1B, 2, 3A, 3B, 5, (24) Old Survey No. 422, New Survey No. 103, Hissa No. 2, 3A, 4, 5, 6, 7, 8, 9, 10, & 11, (25) Old Survey no. 423, New Survey No. 105, Hissa No. 1, 3, 4, 5A, 5B, & 5C, (26) Old Survey no. 425, New Survey No. 100, Hissa No. 10 & 11, (27) Old Survey No. 429, New Survey No. 96, Hissa No. 1, 2, 3, & 5, (28) Survey No. 72, Hissa No. 1, 2, (29) Survey No. 73, Hissa No. 1, 2, 3, 4, (30) Survey No. 74, Hissa No. 1, & 2, (31) Survey No. 75, Hissa No. 1, 2, (32) Survey No. 79, Hissa No. 1, 3, 4, (33) Old Survey No. 435, New Survey No. 109, Hissa No. Nil, (34) Old Survey No. 436, New Survey No. 107, Hissa No. 2, 3, (35) Old Survey No. 437, New Survey No. 110, Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, (36) Old Survey No. 438, New Survey No. 111, Hissa No. 1, 2, 3, & 6, (37) Old Survey No. 439, New Survey No. 112, Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, & 10 (38) Old Survey No. 440, New Survey No. 113, Hissa No. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, (40) Old Survey No. 418, New Survey No. 126, Hissa No. 2, 3, 4, (41) Old Survey No. 417, New Survey No. 124, Hissa No. 7, (42) Old Survey No. 446, New Survey No. 130, Hissa No. 1, 2, 3, (43) Old Survey No. 447, New Survey No. 142, Hissa No. 3, 4, 5, (44) Survey No. 43, Hissa No. 2, 4, 5, 6, (45) Survey No. 63, Hissa No. 1, 2, 3, 4, 6B, 7, 8, 9, (46) Survey No. 68, Hissa No. 1, 2, 3, (47) Survey No. 70, Hissa No. 1, 2, (48) Old Survey No. 424, Hissa No. 2, (49) Old Survey No. 428, Hissa No. 3, (50) Survey No. 26, Hissa No. 1, 2, (51) Survey No. 30, Hissa No. 7, 8, (52) Survey No. 224, Hissa No. 1C, (53) Old Survey No. 445, New Survey No. 129, Hissa No. Nil, (54) Survey No. 67, Hissa No. 1, 2, (55) Old Survey No. 442, New Survey No. 115, Hissa No. 1, 2, 3, (56) Survey No. 71, Hissa No. 1, 2, (57) Survey No. 234, Hissa No. 1, (57) Survey No. 64, Hissa No. 1, 2, 3, 4, Survey No. 56, Hissa No. 8, (58) Survey No. 55, Hissa

  
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No. 2, (59) Survey No. 232, Hissa No. 1A, 1B, 1C, 2A, 2B, (60) Survey No. 41, Hissa No. 1, & 4A, (61) Survey No. 226, Hissa No. 1, & 2, (62) Survey No. 228, Hissa No. 1B, 2, & 3, (63) Survey No. 82, Hissa No. Nil, approximately total

admeasuring about 7,46,113.44 sq. meter i.e. equivalent to 892344.24 sq. yards. amongst the area admeasuring 252,175.69 sq. meter admeasuring area falling under Costal regulatory Zone (CRZ) situated at Village Ghodbunder & Navghar, Taluka & District Thane, the registration District and Sub District of Thane, within the limits of Mira Bhayander Municipal Corporation.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of land being "Sector-1" being developed on the property bearing Survey No.26 Hissa No. 1 and 2, Survey No.27, Hissa No. 1, 2, 3, 5, 6, 7, 8, and 9, Survey No. 27 Hissa No. 10/A and 10/ B, Survey No. 28 Hissa No. 5, Survey No. 29, Hissa No. 3, Survey No.30, Hissa No.7 (Pt), Survey No. 87, Hissa 1 C and 1/D, and Survey No. 224(Pt), approximately having total area admeasuring 29606.04 sq. meters situated, lying and being at Village- Ghodbunder, Tal & Dist- Thane within the Limits of MBMC, and bounded by:-

- On or towards the East: by D. P. Road ,
- On or towards the West: by D. P. Road
- On or towards the North: by D. P. Road
- On or towards the South: by D. P. Road

**THE THIRD SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of "Project Land" admeasuring 496.92 sq. mtrs appurtenant to the Building namely "SHUBH ATIKA" Building No. "20" "X" comprising of part ground, part Stilt + 21 upper floors on the portion of Survey No.87 Hissa No. 1/D and Survey No.224 (part), of Village- Ghodbunder, Taluka and District- Thane, of "Sector-1" within the limits of the Mira Bhyandar Municipal Corporation.

P. Singh.  
 Suman K. Singh



THE FOURTH SCHEDULE ABOVE REFERRED TO

Flat Shop No. 1008 on 10<sup>th</sup> Floor, in the building No. "20" "X" Bldg  
namely "SHUBH ATIKA" Carpet area admeasuring about 42.09 sq. Meter in the  
project Known as "SHUBH ATIKA" being constructed on the part portion of property  
bearing Survey No.87/1D & 224 (Pt) being lying and situate at Village- Ghodbunder,  
Taluka & Dist - Thane, within the limits of Mira Bhyandar Municipal Corporation.

ट न न ७  
4022/2023  
REGISTERED, SEALED AND DELIVERED  
By the within named "PROMOTER"  
932



M/S. RAVI DEVELOPMENTS,

Through D.M.C, "M/s. Origin Crop"

Through its Partner

MR. Bhavya Shah

In the Presence of

1) Prathamesh

2) [Signature]

SIGNED SEALED AND DELIVERED

By the within named 'Allottee/s'

Priyanka R. Singh. Augustin pawlas  
& Suman Rajesh Singh  
in the presence of \_\_\_\_\_

1) Prathamesh

2) [Signature]

Bhavya

[Signature]

[Signature]  
  
Suman R. Singh

[Signature]  
  
P. Bink.

Suman R. Singh



<b>ट न न ७</b>	
दस्त क्र. ५०४९/२०२३	
०९	१३९



दि. 21/10/1992, एसआर-535, दि. 03/10/1988, एसआर-749, दि. 21/10/1992, एसआर-1210, दि. 06/08/2002, एसआर-1714, दि. 20/12/2006, एसआर-1793, दि. 05/06/2007, एसआर-1220, दि. 06/08/2002, एसआर-1698, दि. 30/03/2006, एसआर-497+1398, दि. 27/01/2004, एसआर-535, दि. 03/10/1988, एसआर-749, दि. 21/10/1992, एसआर-1210, दि. 06/08/2002, एसआर-787, दि. 29/12/1994, एसआर-192/95, दि. 06/12/1997, एसआर-1220, दि. 06/08/2002, एसआर-787, दि. 29/12/1994, एसआर-98+1065, दि. 13/06/2003, एसआर-16, दि. 26/07/1982, एसआर-1085, दि. 28/03/1989, एसआर-385, दि. 30/12/1995, एसआर-268+274, दि. 30/03/1999, एसआर-10, दि. 28/11/2007, एसआर-1133, दि. 10/05/1990, एसआर-89+1040+1383, दि. 31/12/2002, एसआर-377, दि. 30/06/2006, एसआर-281+316+911, दि. 30/04/1998, एसआर-1525, दि. 10/10/2007, एसआर-561, दि. 20/12/1982, एसआर-214, दि. 15/06/2004, एसआर-282, दि. 03/09/1989, एसआर-157, दि. 16/05/1988, एसआर-11, दि. 20/03/1989, एसआर-292, दि. 06/12/1997, एसआर-116, दि. 04/07/1991 व दि. 18/05/1984, एसआर-50.61, दि. 10/03/1992, एसआर-22, दि. 30/03/1985, एसआर-106, दि. 05/07/2007, एसआर-227, दि. 27/11/2007, एसआर-67, दि. 27/04/2006, एसआर-59, दि. 19/09/1988, एसआर-4, दि. 28/07/1994 अन्वये कलम 8(4) चे आदेश.

- 3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र महसूल/एनएपी/एसआर-231/97, दि. 13/05/2002, एसआर-94, दि. 03/07/2010, एसआर-99/2011, दि. 03/01/2013, एसआर-74/2011, दि. 12/09/2011, एसआर-37/05, दि. 05/05/2006, एसआर-38/05, दि. 12/05/2006, एसआर-67, दि. 25/05/1995, एसआर-206/1994, दि. 15/04/1995, एसआर-52/2005, दि. 01/06/2006, एसआर-184/2007, दि. 20/09/2007, एसआर-1/1995, दि. 15/04/1995, एसआर-37, दि. 06/07/1995, एसआर-106/1990, दि. 16/10/1993, एसआर-233/1990, दि. 19/08/1991, एसआर-02/1995, दि. 06/07/1995, एसआर-72/2007, दि. 03/09/2007, एसओआर-84/2008, दि. 08/05/2008, एसआर-73/2007, दि. 11/05/2007, एनएपी/एसआर-83, दि. 08/05/2005, एनएपी/एसआर-118/2003, दि. 18/08/2004, एनएपी/एसआर-143/2002, दि. 03/08/2004, एनएपी/एसआर-85/2005, दि. 28/12/2007, एनएपी/एसआर-40/2000, दि. 10/03/2008, एनएपी/एसआर-37/2000, दि. 10/03/2008, एनएपी/एसआर-65/1995, दि. 06/07/1995, एनएपी/एसआर-156/1997, दि. 26/03/2002, एनएपी/एसआर-118/2007, दि. 07/11/2007, एसआर-328/1989, दि. 05/03/1990
- 4) अग्निशमन विभागाकडील पत्र क्र मनपा/अग्नि/1458/2016-17, दि. 27/03/2017 अन्वये तात्पुरता नाहरकत दाखला.
- 5) पर्यावरण विभागाकडील पत्र क्र SCAC-2011/CR-24/TC-2, दि. 18/07/2016, SCAC-2010/CR-838, TC-2, दि. 03/04/2012, SCAC-2010/CR-616, TC-2, दि. 26/09/2011, FN21-181/2008-IAIII, दि. 27/11/2009 अन्वयेचे आदेश.
- 6) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/1172/2011-12, दि. 07/07/2011 व मनपा/नर/2759/2010-11, दि. 22/10/2010, मनपा/नर/1376/2004-05, दि. 06/04/2004, मनपा/नर/2853/2013-14, दि. 06/11/2013, मनपा/नर/681/2011-12, दि. 27/05/2011, मनपा/नर/145/2011-12, दि. 18/04/2011, मनपा/नर/3778/2009-10, दि. 25/01/2010, मनपा/नर/1957/2010-11, दि. 16/08/2010, मनपा/नर/4528/2008-09, दि. 26/03/2009, मनपा/नर/4368/2010-11, दि. 11/03/2010, मनपा/नर/2855/2013-14, दि. 06/11/2013 अन्वये सुधारीत बांधकाम परवानगी, मनपा/नर/216/4030/2002-03, दि. 23/07/2002, मनपा/नर/2585/2015-16, दि. 29/09/2015, मनपा/नर/1257/2004-05, दि. 23/09/2004, मनपा/नर/2563/2008-09, दि. 19/09/2008, मनपा/नर/1376/2004-05, दि. 06/04/2004, मनपा/नर/2635/2010-11, दि. 08/10/2010, मनपा/नर/2372/2015-16, दि. 07/09/2015, मनपा/नर/6972/97-98, दि. 07/11/1997, मनपा/नर/1982/2013-14, दि. 02/09/2013.
- 7) दि. 24/06/2016, दि. 07/07/2016 व दि. 25/06/2018 रोजीचे हमीपत्र.

P. Singh.

Suman R. Singh

दिनांक 10/11/2019

**बांध/का/म प्रारंभपत्र :- (सुधारित रेखांकन नकाशे मंजूरीसाठी)**

(इमारत प्रकार XXVIII, XXIX, XXX, XXXI, XXXII, XXXV, XXXVI, XXXVII, XXXVIII, XXXIX, XL, XLI, XLII, XLIII, XLIV, XLV, XLVI, XLVII, XLVIII, XLIX, L, LI, LII, LIII, LIV, LV, LVI, LVII, LVIII, LIX, LX, LXI, LXII, LXIII, LXIV, LXV, LXVI, LXVII, LXVIII, LXIX, LXX, LXXI, LXXII, LXXIII, LXXIV साठी फक्त जी. गांधी)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व सुधारित प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विनास करी करण्यासाठी /

बांधकाम प्रारंभपत्र	खोला	प्रारंभ
दस्त	१२	२०१९
१) बांधकामाचा वापर करणारा बांधकामाचा अधिकारी	१२	२०१९
२) सदन्याच्या बांधकाम समानांगीने		



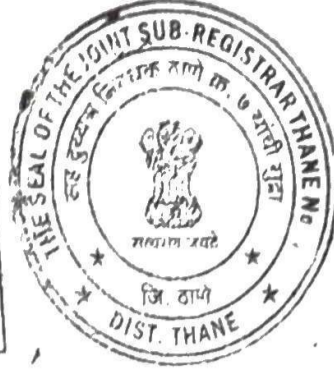
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्याची उप आदेशाने भूमी अभिलेख, ठाणे यांनी प्रमाणीत केलेली मोजणी नकाशाची प्रत या नकाशासोबतच अभिलेखाचे दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदन भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वप्रस्तावनी सिध्दांत करता येणार नाही तसेच मंजूर रेखांकनातील इमारती विकरीत करण्यासाठी इतर / दुसऱ्या विकासकास अधिकार दिल्यास / विकारासाठी प्राधिकृत केलेल्यास दुय्यम / दुसऱ्या विकासकाने मंजूर बांधकाम नकाशे व घट्टदेशाचे व पारतुषिणारद मगुद अटी व शर्तीचे पालन न केलेल्यास / पालन न केलेल्यास या सर्वे नृतीस मूळ विकासक व पारतुषिणारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे सदन नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमानेचाचे वेळी सुसंगत जुळणे आवश्यक आहे तसेच या जागेवरील प्रस्तावित होणाऱ्या बांधकामास रस्तो सार्वजनिक ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / पारतुषिणारद / धारक यांनी राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकची कोणताही हरकत आणणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व मापुदे वेळोवेळी होणाऱ्या सर्वे आदेशांनी अंमलबजावणी करण्याची जबाबदारी विकासक व पारतुषिणारद इतर धारक यांनी राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समीर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामाजिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / सदन सार्वजनिक ठेवणे व सार्वजनिक वेईल. याबाबत अर्जदार व विकासक व इतर धारकना कोणताही जबाबदार राहिल आणणार नाही.
- 8) सार्वजनिक वास्तुबाबतचा वाद उपरान्त झाल्यास त्यास अर्जदार, विकासक, पारतुषिणारद धारक व संबंधित व्यक्ती जबाबदार राहिल तसेच मालक जागेस पोचू शकत असल्यास असाल्याची व जागेच्या हद्दी जागेवर प्रत्यक्ष मोजणी जुळविण्याची जबाबदारी अर्जदार विकासक, पारतुषिणारद यांची राहिल. यासोबतच निमोण झाल्यास सुधारित मंजूरी घेणे बजायचा आहे.

*[Handwritten signature]*

P. Singh.

Suman R. Singh

<b>ट न न ७</b>	
दस्त क्र. 707e / 2023	
७३	१३७



मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विक्रमकर्ताने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरामाठी कायम स्वरूपाची खुली ठेवणे बंधनकारक राहिल.

10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.

11) इमारतीचे उद्वाहन, अग्निशामन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतूद केलेली असली पाहिजे.

12) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विक्रमकर्त्याची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तसेच बांधकाम कामगारासाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.

13) अर्जदाराने स.क्र. / हि.क्र. नोंद, महानगरपालिका मंजूरी, विल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व काळावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

14) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल विल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

15) आपण सादर केलेल्या हमीपत्राप्रमाणे जोत्याच्या दाखल्यापूर्वी नव्याने सामाविष्ट केलेल्या जमिनीबाबतची विनिश्चिती / रुपांतरीत कर भरणा दाखला व पावती, नोंदणीकृत करारनामे, विकास योजना रस्त्याने / आरक्षणाने बांधित क्षेत्र महानगरपालिकेच्या नावे महसूली अभिलेखी नोंद झालेबाबतचे 7/12 उतारे, पर्यावरण विभागाकडील सुधारीत नाहरकत दाखला, उप-अधिक्षक भूमि अभिलेख, ठाणे यांचेकडील प्रस्तावित मोजणी नकाशा सादर करणे आपणावर बंधनकारक राहिल. तसेच मोजणी नकाशाप्रमाणे भूखंडाच्या हद्दीमध्ये कोणताही बदल झाल्यास त्याप्रमाणे भविष्यात सुधारीत मंजूरी घेणे बंधनकारक राहिल.

16) नागरी जमीन कमाल धारणा कायद्याबाबत मा. सर्वोच्च न्यायालयाचा निकाल तसेच यु.एल.सी. विभागाकडील आदेशातील अटीशर्ती आपणावर बंधनकारक राहिल.

17) जोत्याच्या दाखल्यापूर्वी सी.आर.झेड. ने बांधित नसलेल्या आरक्षणाखालील जागांसाठी कुंपणभिंतीचे बांधकाम व माती भराव तसेच विकास योजना रस्त्यासाठी माती भराव करणे आपणावर बंधनकारक राहिल.

18) रेखांकनामध्ये सामाविष्ट असलेल्या जमिनीपैकी बांधकाम प्रारंभपत्रामध्ये नमुद नसलेल्या जमिनीसाठी मालकीहक्काच्या परिपूर्ण कागदपत्रांसह फेरप्रस्ताव मंजूरीसाठी सादर करणे बंधनकारक असून सदर जागेसाठी सोबतच्या रेखांकन नकाशा

*[Handwritten signature]*

*P. Singh -  
Suman K. Singh*

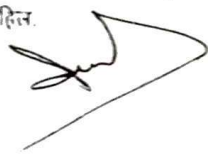
दिनांक 11/11/2016 | 10/9/2016 | 20/9/2016 | 20/9/2016

- 19) जोत्याच्या दाखल्यापूर्वी प्रस्तावित जागेच्या मालकीहक्काच्या अनुषंगाने सर्व जागांचे टायटल क्लिअर असल्याबाबतचे टायटल व सर्व रिपोर्ट सादर करणे बंधनकारक राहिले.
- 20) प्रस्तावित रेखांकनासह इमारतीच्या रेखांकनामध्ये सादर केलेली सर्व आकडेगोड (Build up Area, Plot Area, Reservation Area, Road Area, etc. calculations) याबाबत सल्लागार अभियंता व विकासक यांची सर्वस्वी संयुक्त जबाबदारी असून याबाबत महानगरपालिका कोणत्याही बाबतीत जबाबदार राहणार नाही. याबाबत काही विसंगती / तक्रार आल्यावर परवानगी आपोआप रद्द समजणेत येईल.

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- 21) स्तंभकडील जागेच्या मालकीहक्काच्या अनुषंगाने सर्व जागांचे टायटल क्लिअर असल्याबाबतचे टायटल व सर्व रिपोर्ट सादर करणे बंधनकारक राहिले.
- 22) जोत्याच्या दाखल्यापूर्वी प्रस्तावित जागेच्या मालकीहक्काच्या अनुषंगाने सर्व जागांचे टायटल क्लिअर असल्याबाबतचे टायटल व सर्व रिपोर्ट सादर करणे बंधनकारक राहिले.
- 23) दि.24/06/2016, दि.07/07/2016 व दि.25/06/2018 रोजी सादर केलेल्या हमीपत्राचे पालन करणे आपणावर बंधनकारक राहिले.
- 24) जागेच्या मालकीहक्काबाबत कोणत्याही स्वरूपाचा वाद निर्माण झाल्यास त्याबाबतची जबाबदारी सर्वस्वी विकासकाची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 25) सदर परवानगी अन्वये विद्यमान इमारतीवरिल वाढीव मजले प्रस्तावित असल्यामुळे सदर प्रकारच्या इमारतीसह इतर इमारतीचे प्रत्यक्ष बांधकाम सुरु करणेपूर्वी मान्यताप्राप्त Structural Engineer कडून प्रमाणित करून घेणेसह त्या अनुषंगीक सुरक्षेच्या दृष्टीकोनातून आवश्यक उपाययोजना करणे तसेच याबाबत कोणत्याही प्रकारची जिवीत किंवा वित्त हानी झाल्यास त्यासाठी विकासक, वास्तुविशारद / सल्लागार अभियंता व स्ट्रक्चरल इंजिनियर यांची संयुक्त जबाबदारी राहणार असून याबाबत कोणत्याही प्रकारे महानगरपालिका जबाबदार राहणार नाही.
- 26) जोत्याच्या दाखल्यापूर्वी टी इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. याचेकडील नाहरकत दाखला व अधिकारपत्र सादर करणे बंधनकारक राहिले.
- 27) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 28) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यांमध्ये तपायत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उचित अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 29) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कारवाई करण्यात येईल.
- 30) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्र. 43 ते 46 या बाबतचे अंमलबजावणी करण्याची संपूर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम परीक्षक व धारक यांची राहिले.

  
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नगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम पारंपार रद्द करण्याची तरतूदीसाठी लागू वळविलेले करण्यात येईल व मूबडू प्रांतिक महानगरपालिका अधिनियम १९४७ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदीनुसार संबंधितांविषय विहित कायद्याने करण्यात येईल

१. मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास
२. मंजूर बांधकाम नकाशे व पारंपारतातील नमुद सार्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास
३. नगरपालिकेने जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमांनुसार परस्तावासाठी जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे निरोक्षित केल्यास
४. नगरपालिकेकडे सादर केलेल्या परस्तावात चुकीची माहिती व विषी माहयता नसलेली असल्याचे सादर केल्यास व परस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल

१७. प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Still) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वास्तविकतांसाठीच करण्यात यावा.

१८. मंजूर विकास योजनात विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बांधीत होणारे क्षेत्र ३४.१६४.७० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व त्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात येईल असा आदेश सादरचे क्षेत्र कायमस्वरूपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे देण्याची परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून नव्हत्या आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.

१९. मंजूर बांधकाम नकाशातील १५.०० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थापन सक्षम अधिका-याचे ' नाहरकत पमाणपत्र ' सादर करणे बंधनकारक आहे.

२०. मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून पमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.

२१. प्रस्तावित इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर यानु असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिगत कार्यदेशीर कार्यवाही करण्यात येईल.

२२. या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतूदीनुसार विहित कालावाधीसाठी नुतनीकरण करण्यात येईल अन्वये सादरची मंजूरी कार्यदेशीररित्या आपोआप रद्द होईल.

२३. सादरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.

२४. सादर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण योजनेचे दि. २५/०६/२०१८ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

*(Signature)*

P. Singh.


Suman R. Singh

40) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासाकांची राहणार असून त्याबाबत महानगपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

41) यापूर्वी पत्र क्र. \_\_\_\_\_ अन्वये

यासोबतच्या मजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत क्षेत्रानुसार कार्यान्वीत करण्यात येईल.

क्र.	व्यावस्थिक नोंद / योजनेचे प्रमाण	खंड	विवरण	यापूर्वीच्या मीपमाणेचे मजूर (वर्ग मी)	नव्याने परवानगीत बांधकाम क्षेत्र (वर्ग मी)
1	दस्त क्र. 6/2018	2	पोडियम 1 + पोडियम 2 + 21	6120.76	3645.98
2	7/2018	2	स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	478.87	2191.02
3	8, 9	2	स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	2083.68	8522.58
4	OS10	9B	पार्ट स्टिल्ट + 7	961.44	6002.04
5	17	1	तळ + 1	574.72	223.32
6	Type B	1	पार्ट स्टिल्ट + 7	1005.62	109.47
7	Type H	1	पार्ट स्टिल्ट + 16	1761.37	918.16
8	Type G	1	(विंग बी) पार्ट तळ + 17 (विंग सी) पार्ट तळ + 16	3495.08	2018.58
9	17 (E-2)	1	स्टिल्ट + 12	1764.10	2365.40
10	18 (H-2)	1	स्टिल्ट + 12	769.65	982.89
11	7-A, 7B	1	स्टिल्ट + 14	2742.20	11529.93
12	8-A, 8-B	1	पार्ट स्टिल्ट + 14	1715.13	6458.83
13	Type D (Wing A-B)	1	स्टिल्ट + 16		
14	C-2	1	पार्ट स्टिल्ट + पोडियम 1 + पोडियम 2 + 20	2540.13	2101.16
15	C-3	1	पार्ट स्टिल्ट + पोडियम 1 + पोडियम 2 + 20	3349.81	2650.77
16	C-4	1	स्टिल्ट + पोडियम 1 + पोडियम 2 + 20	3407.64	2747.98
17	C-6	1	स्टिल्ट + पोडियम 1 + पोडियम 2 + 20	2456.46	2057.45
18	B-1	1	पार्ट स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	382.85	5420.60
19	B-2	1	पार्ट स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	712.98	7516.92
20	E-1A	1	स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	4061.47	1451.06
21	E-1D	1	स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	4061.47	1451.06
22	F-1C	1	स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	3560.59	1031.72
23	F-1B	1	स्टिल्ट + पोडियम 1 + पोडियम 2 + 21	3560.59	1031.72
24	G-1, G-2, G-3	1	पार्ट स्टिल्ट + पोडियम 1 + पोडियम 2 + 21 पार्ट	10014.47	12765.08
25	K	1	स्टिल्ट + 20	1894.07	1948.85
26	Type A Wing A & B	1	पार्ट स्टिल्ट + 7	3003.91	89.37
27	Type B Wing C & D	1	पार्ट स्टिल्ट + 9	1735.35	1336.18
28	XXXX	1	पार्ट स्टिल्ट + 6	1979.54	427.72
29	12	1	पार्ट स्टिल्ट + 12	1345.87	2625.86
30	C-5	1	पार्ट स्टिल्ट	0.00	92.84
31	E-1	1	स्टिल्ट + 5 पार्ट	0.00	108.96
32	B	1	पार्ट स्टिल्ट	0.00	120.80

  
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- 40) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासाकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच यानाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.
- 41) यापूर्वी पत्र क्र. \_\_\_\_\_ अन्वये

यासोबतच्या मजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यन्वीत करणे आवश्यक आहे.

क्र.	इमारतीचे नाव / प्रकार	मजूर	तळ	यापूर्वीच्या बांधकामाचे मजूर (वॉ मी)	नव्याचे प्रस्तावित बांधकाम मजूर (वॉ मी)
1	दस्त क्र. ६/१०२	२	पोडियम १ + पोडियम २	६१२०.७६	३६४५.९८
2	७	२	स्टिल्ट + पोडियम १ + पोडियम २ + २१	४७८८.८७	२१९१.०२
3	८, ९	२	स्टिल्ट + पोडियम १ + पोडियम २ + २१	२०८३.६८	८५२२.५८
4	१०	१	पाट तळ	९६१.४४	६००२.०४
5	१७	१	तळ + ४	५७४.७२	२२३.३२
6	Type B	१	पाट स्टिल्ट + ७	१००५.६२	१०९.४७
7	Type H	१	पाट स्टिल्ट + १६	१७६१.३७	९१८.१६
8	Type G	१	(विंग बी) पाट तळ + १७ (विंग सी) पाट तळ + १६	३४९५.०३	२०१८.५८
9	१७ (E-2)	१	स्टिल्ट + १२	१७६४.१०	२३६५.४०
10	१८ (H-2)	१	स्टिल्ट + १२	७६९.६५	९८२.८९
11	७-A, ७B	१	स्टिल्ट + १४	२७४२.२०	११५२९.९३
12	८-A, ८-B	१	पाट स्टिल्ट + १४	१७१५.१३	६४५०.८३
13	Type D (Wing A-B)	१	स्टिल्ट + १६		
14	C-2	१	पाट स्टिल्ट + पोडियम १ + पोडियम २ + २०	२५४०.१३	२१०१.१६
15	C-3	१	पाट स्टिल्ट + पोडियम १ + पोडियम २ + २०	३३४९.८१	२६५०.७७
16	C-4	१	स्टिल्ट + पोडियम १ + पोडियम २ + २०	३४०७.६४	२७४७.९८
17	C-6	१	स्टिल्ट + पोडियम १ + पोडियम २ + २०	२४५६.४६	२०५७.४५
18	B-1	१	पाट स्टिल्ट + पोडियम १ + पोडियम २ + २१	३८२.८५	५४२०.६०
19	B-2	१	पाट स्टिल्ट + पोडियम १ + पोडियम २ + २१	७१२.९८	७५१६.९२
20	E-1A	१	स्टिल्ट + पोडियम १ + पोडियम २ + २१	४०६१.४७	१४५१.०६
21	E-1D	१	स्टिल्ट + पोडियम १ + पोडियम २ + २१	४०६१.४७	१४५१.०६
22	F-1C	१	स्टिल्ट + पोडियम १ + पोडियम २ + २१	३५६०.५९	१०११.७२
23	F-1B	१	स्टिल्ट + पोडियम १ + पोडियम २ + २१	३५६०.५९	१०११.७२
24	G-1, G-2, G-3	१	पाट स्टिल्ट + पोडियम १ + पोडियम २ + २१ पाट	१००१४.४७	१२७६५.०८
25	K	१	स्टिल्ट + २०	१८९४.०७	१९४८.८५
26	Type A Wing A & B	१	पाट स्टिल्ट + ७	३००३.९१	८९.३७
27	Type B Wing C & D	१	पाट स्टिल्ट + ९	१७३५.३५	१३३६.१८
28	XXXX	१	पाट स्टिल्ट + ६	१९७९.५४	४२७.७२
29	१२	१	पाट स्टिल्ट + १२	१३४५.८७	२६२६.६६
30	C-5	१	पाट स्टिल्ट	०.००	९२.८४
31	E-1	१	स्टिल्ट + ५ पाट	०.००	१०३.९६
32	B	१	पाट स्टिल्ट	०.००	१२०.८०

*[Signature]*

P. Singh.

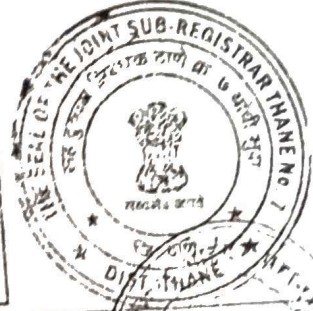
Suman R. Singh

# ट न न ७

दस्तावेज क्र. १००६ / २०२३

७७

१३७



अ.क्र.	इमारतीचे नाव / प्रकार	संख्या	तळ + मजले	यापूर्वीच्या मजुरीप्रमाणेचे मंजूर क्षेत्र (चौ मी.)	मद्याने प्रस्तावित (बांधकाम क्षेत्र (चौ मी.)
33	RH-2	1	तळ + 2	133.78	67.89
34	X	1	1 फाई तळ + 22	0.00	7467.02
35	XXXIII (विंग ए, बी)	1	फाई स्टिल्ट + पोटियम + 21 फाई	0.00	11146.35
36	XXXV	1	फाई स्टिल्ट + 22 फाई	0.00	6817.88
37	XXVIII	1	स्टिल्ट + पोटियम1 + पोटियम2 + 21	0.00	6564.21
38	XXIX	1	स्टिल्ट + पोटियम1 + पोटियम2 + 21	0.00	6564.21
39	XXX, XXXI	2	स्टिल्ट + पोटियम1 + पोटियम2	0.00	0.00
40	XXXII	1	स्टिल्ट	0.00	0.00
41	HALL XXXIV	1	तळ + 4	0.00	835.08
42	RH-1	1	स्टिल्ट + 3	0.00	165.95
43	XXXVI	1	स्टिल्ट + पोटियम + 21	0.00	5069.04
44	XXXVII, XXXVIII	2	स्टिल्ट + पोटियम	0.00	0.00
45	S-2	1	तळ + 1	0.00	105.36
46	RH-3	1	तळ + 2	0.00	103.64
47	O-1	1	तळ + 1	0.00	268.18
48	M-1	1	तळ	0.00	40.64
49	II	1	तळ	0.00	180.00
50	III, IV	2	स्टिल्ट	0.00	0.00
51	HALL 1	1	तळ + 4	0.00	811.35
52	HALL XI	1	तळ + 4	0.00	1226.72
53	XII, XIII	2	स्टिल्ट	0.00	0.00
54	XIV, XV, XVI, XVII, XVIII, XIX	6	वेसगोट + स्टिल्ट + पोटियम1 + पोटियम2	0.00	0.00
55	SHOP	1	वेसगोट + स्टिल्ट	0.00	0.00
56	FITNESS CENTER - I	1	जास्तीचे क्षेत्र	0.00	74.90
57	FITNESS CENTER - III	1	जास्तीचे क्षेत्र	0.00	253.77
58	Row House Type B	20	स्टिल्ट + 2	0.00	1616.20
59		1	स्टिल्ट + 7	0.00	1316.63

12) यापूर्वी पत्र क्र. मिमा/मनपा/नर/2853/2013-14, दि.06/11/2013 (इमारत क्र. 5 ते 9, 16, 17, 19, 20 व 21) ते 28 च्या मर्यादित), मनपा/नर/145/2011-12, दि.18/04/2011 (इमारत प्रकार एच, जी), मनपा/नर/3778/2009-10, दि.25/01/2010 (इमारत प्रकार डी विंग अ, बी), मनपा/नर/4368/2010-11, दि.11/03/2010 (इमारत प्रकार ओ), मनपा/नर/2635/2010-11, दि.08/10/2010 (इमारत दाईप, बी), मनपा/नर/1957/2010-11, दि.16/08/2010 (इमारत दाईप ओ), मनपा/नर/1172/2011-12, दि.07/07/2011 (इमारत प्रकार E-1, F-1, G-1, G-2, G-3, X च्या मर्यादित), मनपा/नर/2759/2010-11, दि.22/10/2010 अन्वये सी हाऊसगाडी, मनपा/नर/13/76/2004-15, दि.06/04/2004 अन्वये इमारत प्रकार ओ, मनपा/नर/2855/2013-14, दि.06/11/2013 (इमारत दाईप ओ-5, ई-1, दाईप बी), मनपा/नर/661/2011-12, दि.27/05/2011 अन्वये ई-2, एच-2), मनपा/नर/2855/2013-14, दि.06/11/2013 च मनपा/नर/3820/2009-07, दि.15/02/2005 अन्वये सी 5 व जी च्या मर्यादित तसेच नपा/नर/2410/1728/9798, दि.24/03/1998 अन्वये इमारत प्रकार ई-1, मनपा/नर/2372/2015-16, दि.07/09/2015 अन्वये इमारत प्रकार 7अ, 7बी, 8अ, 8बी साठी व मनपा/नर/4528/2008-09, दि.26/03/2009 अन्वये इमारत क्र. 12 साठी अन्वये देण्यात आलेली मजुरी रद्द करण्यात येत आहे.

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Suman B. Singh

43) जागेवर रेन वॉटर हॉव्हेस्टींगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ऑव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

44) प्रस्तावित इमारतीसाठी भोगवटा देण्याची अटी सदनिका 100 लिटर या क्षमतेची साठवणूक करणे व त्याबाबत सार्वजनिक पाण्याच्या विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

ट न न	साठवणूक करणे व त्याबाबत सार्वजनिक पाण्याच्या विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
दस्तावेज	भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
४६)	भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

47) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.

48) भोगवटा दाखल्यापूर्वी विकास योजना रस्त्याने बांधित क्षेत्राचा नोंदणीकृत करारनाम्यासह मिरा भाईंदर महानगरपालिकेच्या नावेचा निविवाद 7/12 उतारा सादर करणे बंधनकारक राहिल.

49) शासन निर्देश क्र TPS-1816/CR-443/16/RP Directives/UD-13, dt.13/04/2017 मधील अटीशर्तीचे पालन करणे बंधनकारक राहिल.

50) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.

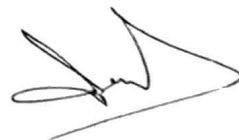
51) सदनिका जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.

52) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.

53) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.

54) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.

55) मंजूर विकास नियंत्रण नियमावलीमधील तरतूदीप्रमाणे आवश्यक वृक्ष लागवड करणे बंधनकारक राहिल.



P. Singh.

Suman R. Singh

ट न न ७	
दस्त क्र. १००६ / २०२३	
०६	१३०



- ६६) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकाराक / वास्तुनिशाद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- ६७) सदर गृहसकुलातील रहिवाश्यांसाठी २० टन क्षमतेच्या जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- ६८) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- ६९) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनाकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

नं. क्र. मनपा / नर / ७५१४ / २०१८ - १९

दि. ३०/३/२०१९

आयुक्त  
मिरा भाईंदर महानगरपालिका  
२१/९/१९

न - माहितीस्तव व पुढील कार्यवाहीस्तव

- १) विभाग प्रमुख  
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- २) कर निर्धारक व संकलक अधिकारी  
कर विभाग
- ३) उद्यान अधिकाक, उद्यान विभाग



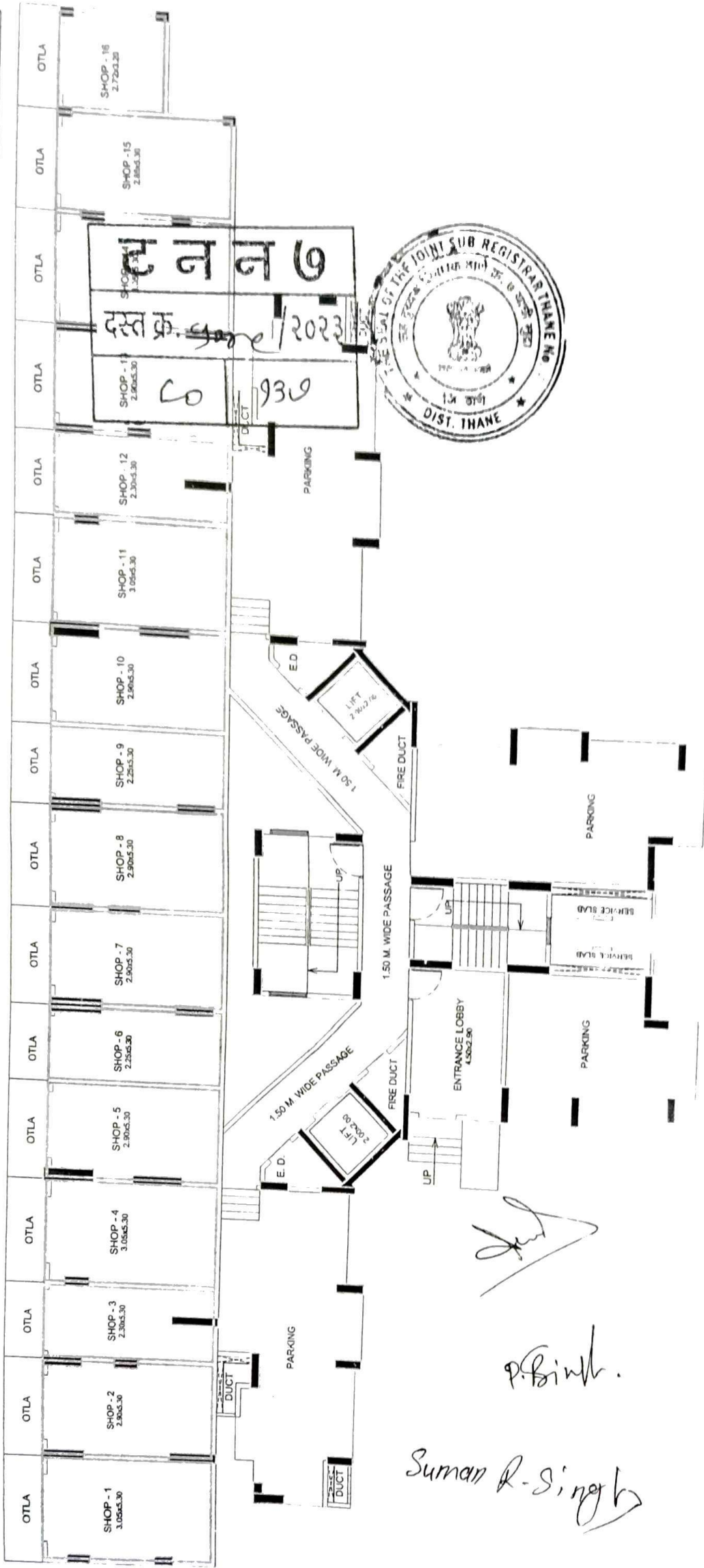
*[Handwritten signature]*

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*[Handwritten signature]*

LEGENDS

CARPET AREA



SCALE 1:100

G + 22

GROUND FLOOR PLAN

SHUBHATIKA

*[Handwritten Signature]*

P. Binkh.

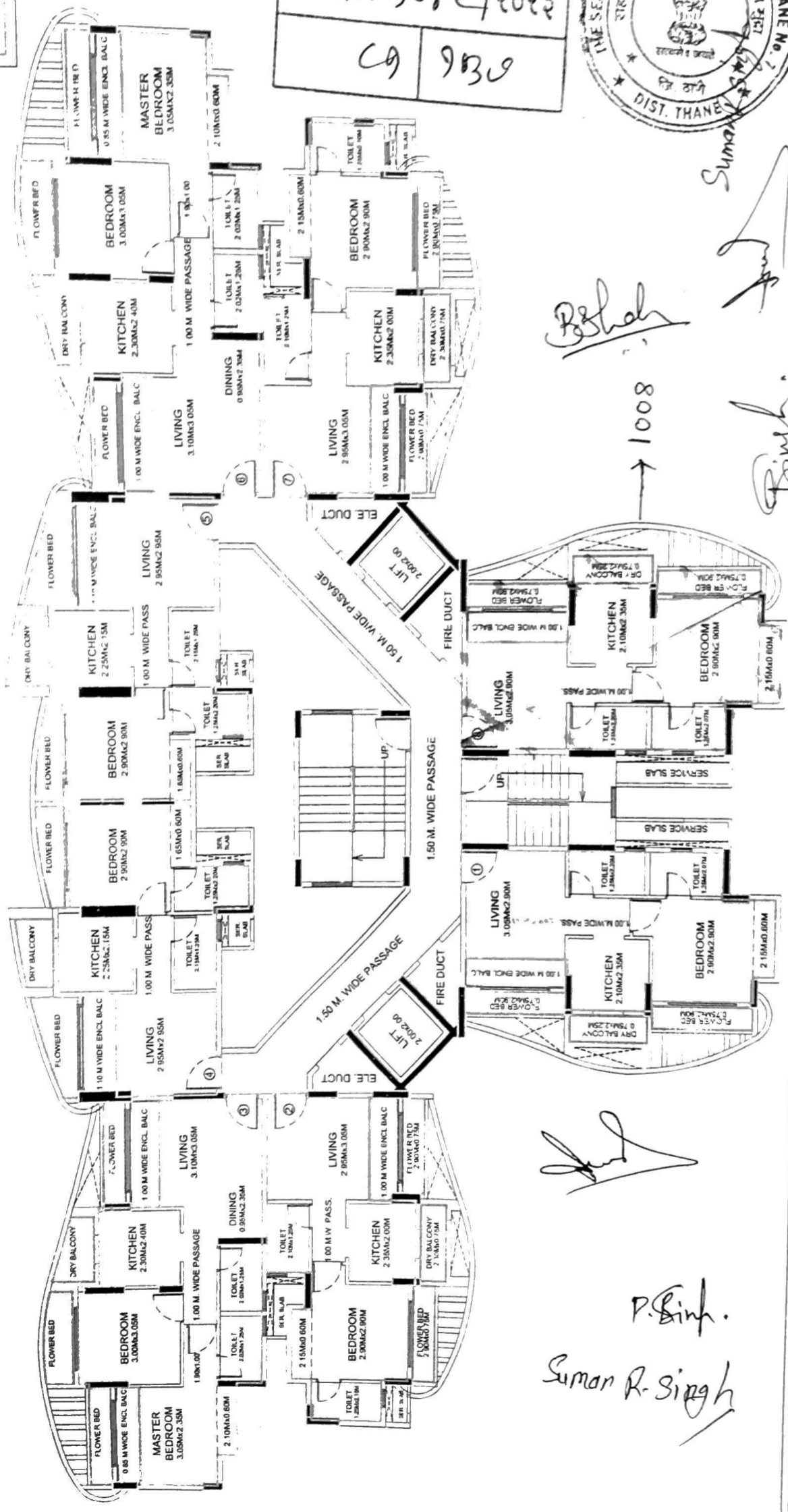
Suman R. Singh

DESIGN CONCEPTS

LEGENDS CARPET AREA

CARPET AREA  
BALCONY AREA  
F.B.

टन न ७  
दस्त क्र. ५०४२/२०२३  
CA १३७






B. Bhalu  
Suman R. Singh

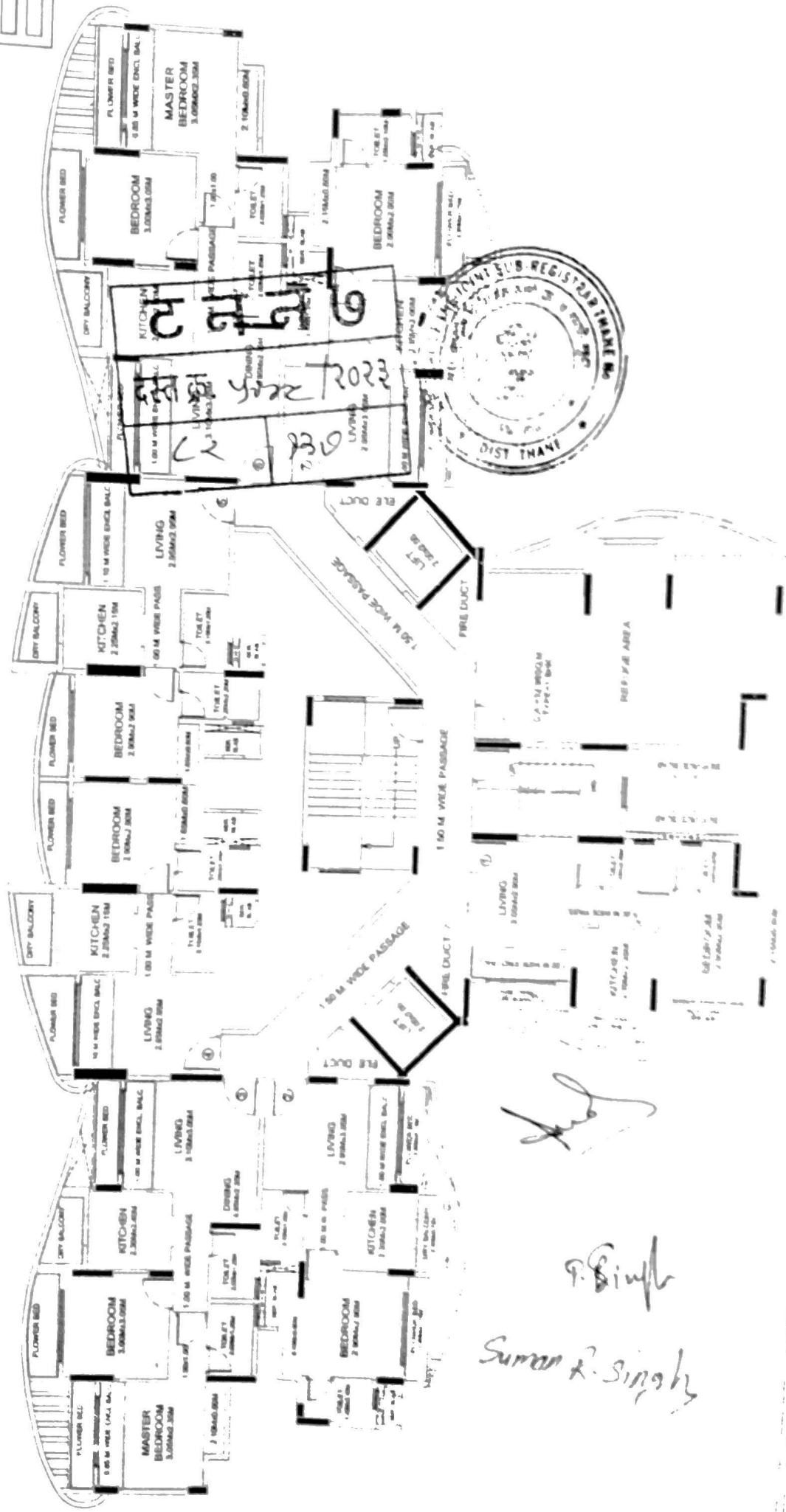
1008

DESIGN CONCEPTS	SCALE	G + 22	TYPICAL FLOOR PLAN FOR (1ST-7TH, 9TH-12TH, 14TH-17TH & 19TH-21ST FLOOR)
1:100			
			SHUBH ATIKA

P. Singh.  
Suman R. Singh

LEGENDS

-  CARPET AREA
-  BALCONY AREA
-  F.B.



*Handwritten signature: P. Singh*  
*Handwritten signature: Suran R. Singh*

SHUBHATIKA

REGISTRATION NO. 1811/2019  
 CIVIL ENGINEER (A)

G+22

SCALE  
1:100



DESIGN CONCEPTS



## Maharashtra Real Estate Regulatory Authority

टनन ७	
दस्तक. ५१०२/२०२३	
PS170/2023	२० १३.९
Plot No. Shubh Anka	Plot Bearing CTS / Sub-division Plot No. 87/1D, 224 pt at Mira-Bhayandar (M Corp.), Thane District 400067.

REGISTRATION CERTIFICATE OF PROJECT



This project is registered under section 5 of the Act in the following project under project registration number :  
No. 87/1D, 224 pt at Mira-Bhayandar (M Corp.), Thane District 400067.

1. Ravi Developments having its registered office / principal place of business at Tehsil. **Borivali**, District **Mumbai** Suburban No. 400067.
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 allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5,  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **22/08/2017** and ending with **30/12/2023** 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. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 17:48:51

Dated: 09/09/2021  
Place: Mumbai

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

P. Binla.

Suman R. Singh





## Maharashtra Real Estate Regulatory Authority

ट न न ७	
दस्त. क्र. ५००२/२०२३	
P51700009680	२४ १३७
Project: Shubh Atika, Plot Bearing / CTS / Survey / Eerial Plot No.. 87/1D, 224 pt at Mira-Bhayandar (M Corp.), Thane, Thane, 401107,	

REGISTRATION CERTIFICATE OF PROJECT



This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700009680

1. Ravi Developments having its registered office / principal place of business at Tehsil. **Borivali**, District. **Mumbai Suburban**, Pin: **400067**.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5,  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - o The Registration shall be valid for a period commencing from **22/08/2017** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 17:48:51

Dated: 09/09/2021  
Place: Mumbai

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

ट न न ७	
दस्त क्र. ५०२६/२०२३	
८८	१३०



## मिरा भाईंदर महानगरपालिका

जाक्र.मनपा/विधी/५९/२०२०-२१  
दि. २५/०७/२०२०

प्रति,

मा. सहा. संचालक नगररचना  
नगररचना विभाग  
मिरा भाईंदर महानगरपालिका

विषय :- मे. रवी डेव्हलपर्स यांची दि. ३०/०३/२०१९ रोजीची परवानगी रद्द केल्याबाबत.

संदर्भ :- १) आपले विभागातील दि. ०५/०९/२०१९ रोजीचे पत्र.

२) दावा क्र. आर. सी. एन. ५७९/२०१९

श्री. शैलेश शहा विरुद्ध मिरा भाईंदर महानगरपालिका

महोदय,

संदर्भित पत्रान्वये आपण मे. रवी डेव्हलपर्स यांना दि. ३०/३/२०१९ रोजी दिलेली परवानगी दि. १७/०६/२०१९ रोजी रद्द केली असता उपरोक्त विभागातर्फे दि. ३०/०३/२०१९ रोजी मा. महाय्यक जिल्हा निबंधक यांना पत्र देऊन इमारतीमधील सदनिका नोंदणीकृत न करण्याबाबत कळविले आहे. याप्रकरणी मा. न्यायालयाने जैरे धे आदेश दिलेले असताने मा. महाय्यक जिल्हा निबंधक यांना कळविण्यास विकासक यांनी दि. ३०/४/२०१९ रोजीच्या पत्रान्वये विनंती केली आहे. सदर पत्राच्या अनुशंगाने आपण विधी विभागाचे अमिप्राय अवेक्षिते आहे. त्याअनुशंगाने आपण मा. कळविण्यात येते की, मिराभाईंदर महानगरपालिका क्षेत्रातील मौजे घोडवंदर, नवघर येथील प्रस्तावित नमुद अमिनिमध्ये जाक्र.मनपा/नर/७५१४/२०१८, दि. ३०/३/२०१९ अन्वये मे. रवी डेव्हलपर्स यांना दि. ३०/३/२०१९ रोजी सुधारीत रेखांकनासह सुधारीत बांधकाम परवानगी महानगरपालिकेने जाक्र.मनपा/नर/३३५/२०१९-२०, दि. १७/६/२०१९ रोजी रद्द केल्याच्या आदेशाविरुद्ध दादी श्री. शैलेश शहा यांनी मा. न्यायालय हाणे येथे दावा क्र. आर. सी. एन. ५७९/२०१९ दाखल केलेले आहे. सदर दाव्यात दादी यांचे लक्ष्य म्हणणे आहे की, कायदेशिर तत्वांचा अवलंब केल्याशिवाय मनपाने सदर सुधारीत बांधकामावर आदेशीत करण्यास मा. न्यायालयाने मानपास अटकाव करावा. दि. ३०/०७/२०१९ रोजी मा. न्यायालयाने याप्रकरणी आदेश पारित केलेले आहेत.

Defendant hereby restrained for taking any coe-sive or foreible steps in respect of suit property on the basis of order dt. 17.06.2019 of the Commissioner of Corporation till filing of say or next which is letter.

ट न न ७	
दस्त क्र. ५०२२/२०२३	
६८	१३७



उक्त आदेशाच्या अनुषंगाने मा. न्यायालयाने दि. १७/०५/२०१९ रोजीच्या आदेशाच्या अनुषंगाने सध्या चालू असलेल्या प्रकरणात न्यायालयाने कोणतीही कारवाई करण्याकरीता प्रतिवादी महानगरपालिकेस आदेश दिलेला आहे. सदर आदेश मा. न्यायालयाने सोडलेली याद्वारे दिलेले असून सदरचा आदेश मा. न्यायालयाने निशाणी क्र. ५०२२/२०२३ या प्रकरणात प्रलंबित आहे. सदर द्याव्यात महानगरपालिकेकडून होणारी कारवाई करण्यात आलेली आहे.

उक्त आदेशाच्या मा. न्यायालयाने प्रतिवादी महानगरपालिकेस दि. १७/०५/२०१९ रोजीच्या आदेशाच्या अनुषंगाने कारवाई करण्यास घनाई केलेली असल्यामुळे सदर द्याव्यातीन Injunction Application (निशाणी क्र. ५०) चा निर्णय लावण्यास मा. सहाय्यक जिल्हा पालक याना सल्लोकाची नोंदणी करून नये अशा आशयाचे पत्र देणे योग्य होणार नाही असे इच्छित विभागाचे मत आहे.

सध्या, सदर प्रकरणात, विकासक आणि विषयकृत इमारतीमध्ये तिसऱ्या व्यक्तिस हस्तक्षेप करून नये म्हणून व अधिकाय परवानगीमध्ये विरुद्ध अशा इमारतीमध्ये पुढील बांधकाम करून नये म्हणून तातपुढे आदेश घ्याव्यात असल्यास मनापासपेक्षा मा. न्यायालयाने Injunction Application दखल घेऊन लागेल. तरी सदर बाबतीत Injunction Application करायला असल्यास त्याबाबतची माहिती विधी विभागास देण्यात यावी, ही विनंती.

*Keenadice*  
 सई चडके  
 विधी अधिकारी  
 मिरा भाईंदर महानगरपालिका

ट न न ७	
दस्त क्र. १०२८/२०२३	
८०	१३०



Regualr Civil Suit No.69/2019

Order below exhibit 1.

CNR NO.MHTH-0200-0237-2019

The matter was kept before National Lok Adaalat and parties arrived at amicable settlement before National Lok Adaalat as per consent terms at exhibit 52 and award at exhibit 53 is passed by Lok Adaalat. The plaintiff has withdrawn the suit against defendant nos.3, 4 to 7. Hence, this case is disposed of accordingly as the mater is settled before Lok Adaalat. Consent decree be drawn in terms of composition at Exh.52. Suit is dismissed against defendant nos.3, 4 to 7 as withdrawn. Court fees be refunded as per law.

Thane.  
Date: 25/09/2021.

Sd/-  
(Ms. G. D. Nirmale)  
4<sup>th</sup> Jt. Civil Judge, Senior, Division,  
Thane.

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दस्त क्र. ५०२८ / २०२३	Regular Civil Suit No. ५०२८/२०१५
२९	Order below exhibit 1.
१३९	CNR NO. MH/10/1778-2015



The matter was kept before National Lok Adalat and parties arrived at amicable settlement before National Lok Adalat as per consent terms at exhibit 55 and award at exhibit 56 is passed by Lok Adalat. Hence, this case is disposed of accordingly as the matter is settled before Lok Adalat. Consent decree be drawn in terms of composition at Exh.55. Court fees be refunded as per law.

Thane.  
Date: 25/09/2021.

Sd/-  
(Ms. G. D. Nirmale)  
4<sup>th</sup> Jr. Civil Judge, Senior, Division  
Thane.

# Data of Bank Receipt for GRN MH016264923202223R

## Bank - PUNJAB NATIONAL BANK

Bank/Branch  
Print Txn id  
Print DtTime  
ChallanIdNo  
District  
Office Name

030323M1007356  
03/03/2023 13 40 26  
03006172023030350520  
1201 / THANE  
IGR116 / THN4\_THANE NO 4 JOINT SUB REGISTRA

Simple Receipt

Print DtTime

GRAS GRN

GRN Date

MH016264923202223R

03/03/2023 15:34.22

StDuty Schm  
StDuty Amt

0030046401-75/ Stamp Duty(Bank Portal)  
Rs 1,03,800.00/- (Rs One Lakh Three Thousand Eight Hundred Rupees Only)

RgnFee Schm  
RgnFee Amt

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

Only for verification not to be printed and used

Article  
Prop Mvblty  
Prop Descr

B25  
Immovable  
FLAT NO 1008,10 th FLOOR,SHUBH ATIKA,BUILDING NO 20/ , 10  
MIRA ROAD EAST,THANE,Maharashtra  
401107

Consideration

43,40,000.00/-

Duty Payer  
Other Party

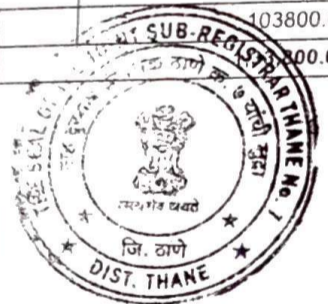
PAN-Ftcps4944h SUMAN RAJESH SINGH  
PAN-AAAFR2516G RAVI DEVELOPMENT



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-337-5049	0008397767202223	17/03/2023-14 01 52	IGR119	30000 00
2	(IS)-337-5049	0008397767202223	17/03/2023-14 01 52	IGR119	103800.00
Total Defacement Amount					133800.00

दस्तावेज नंबर 932 / 11930

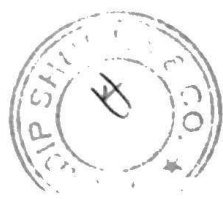


**REF No. 471/BO/2023**

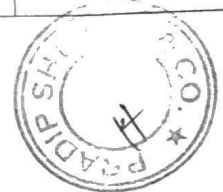
**DATE:29/03/2023**

**Annexure – B: Report of Investigation of Title in respect of immovable Property**

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	<b>State Bank of India Borivali, RACPC Branch Mumbai</b>
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-
2	c)Name of the Borrower.	<b>Priyanka R. Singh, Augustin Powlas &amp; Suman Rajesh Singh Owner &amp; Mortgagor.</b>
	a) Type of Loan	<b>Takeover</b>
	b) Type of Property	<b>Flat (Residential)</b>
3	a) Name of the unit/concern/ company/person offering the property / (ies) as security.	<b>Priyanka R. Singh, Augustin Powlas &amp; Suman Rajesh Singh Owners &amp; Mortgagor.</b>
	b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor
4	Value of Loan (Rs. In Crore)	--
5	Complete or full description of the immovable property / (ies) offered as security including the following details.	<b>Flat No. 1008, admeasuring about 42.09 Sq. Meter Carpet area, on 10<sup>th</sup> Floor, in the Project Known as "Shubh Atika" in the Building No. 20 / X, building namely "Shubh Atika", Part of land bearing Survey No. 87/1D &amp; 224 (pt), lying, being and situated at Village Ghodbunder, Taluka &amp; Dist – Thane, within the limits of the Mira Bhayandar Municipal</b>

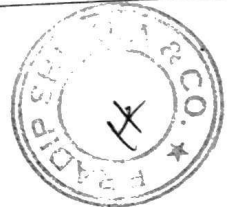


			Corporation.	
	(a) Survey No.		Part of land bearing Survey No. 87/1D & 224 (pt), situated at Village Ghodbunder,	
	(b) Door/House no. ( in case of" house property)		<b>Flat No. 1008</b>	
	© Extent/ area including plinth/ built up area in case of house property		admeasuring about 42.09 Sq. Meter Carpet area	
	(d) Locations like name of the Place, Village, City, Registration, Sub-District etc. Boundaries.		in the Project Known as "Shubh Atika" in the Building No. 20 / X, building namely "Shubh Atika", Part of land bearing Survey No. 87/1D & 224 (pt), lying, being and situated at Village Ghodbunder, Taluka & Dist – Thane, within the limits of the Mira Bhayandar Municipal Corporation.	
6	a) Particulars of the documents scrutinized-serially and chronologically. (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the Registering/land/ revenue/ other authorities be examined.		Mentioned Below.	
Sr. No.	Date	Name / Nature of the Document	Original / certified copy / certified extract / photocopy	In case of copies, whether the original was Scrutinized by the Advocate.
1.	17/03/2023	Agreement for Sale dated 17/03/2023 executed between <b>M/s. Ravi Developments</b> as the Promoter of the One Part and <b>Priyanka R. Singh, Augustin Powlas &amp; Suman Rajesh Singh</b> as the Allottees/s of the Other Part, duly stamped and registered vide Registration No. TNN-7-5049-2023 dated 17/03/2023.	Copy	Copy
2	23/09/2019	Title Certificate Issued by <b>Alok Kumar Singh B.A. D.C.J. LL.M. Advocate, High Court</b> on dated 23/09/2019.	Copy	Copy





	30/03/2019	Commencement Certificate Issued by Mira Bhayander MahanagarPalika on dated 30/03/2019 vide bearing No. MNP/NR/7514/2018-19.	Copy	Copy
4	09/09/2021	RERA Certificate Issued by MahaRERA on dated 09/09/2021 vide bearing No. P51700009680.	Copy	Copy
5	01/06/2019	Power of Attorney dated 01/06/2019 executed between <b>M/s. Ravi Developments</b> in favour of <b>Shri. Bhavya Jayesh Shah</b> duly stamped & registered vide Registration No. TNN-4/6256/2019 dated 01/06/2019.	Copy	Copy
6	01/06/2019	Power of Attorney dated 01/06/2019 executed between <b>Shri. Bhavya Jayesh Shah</b> in favour of <b>Mr. Chandan Baban More</b> duly stamped & registered vide Registration No. TNN-4/6258/2019 dated 01/06/2019.	Copy	Copy
7.		Floor Plan	Copy	Copy
7.a)	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL: If the value of Loan = >Rs. 1 Crore& in case of commercial Loan irrespective of the loan component)		No	
7.b)	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).		Not applicable	
8	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		No.	
	b) If such online/computer records are available, whether any verification or cross checking are		N.A.	



**A (PERSONAL DETAILS)**

APPLICANT  CO - APPLICANT  GUARANTOR

PR I Y A N K A R A J E S H S I N G H

Gender M  F  T\*   
 \*Transgender

Mr  Mrs  Ms  Dr.  Other

Date of Birth 12-10-1990

Status  Married  Unmarried  Other  Name of Spouse AUGUSTIN

Dependents  No. of Children  Name of Father RAJESH

Maiden Name S Category  SC  ST  OBC  General

INDIAN Residential Status  Resident  NRI / PIO Religion HINDU

MUMBAI Photo Identification (ID) : Type

Identification (ID) : Number 205566885138 Photo ID: Valid Upto

Passport No. DPJPS65849 Passport No. Passport Valid Upto

Qualification Attained Qualifying Year



Address: Staying at the present address for the past \_\_\_ Years and \_\_\_ Months. Type of Residence  Owned  Rented  Allotted by employer  Other

Apartment No. or Name Flat No 306 BLDG No 5 Rasmi Complex  
 & No. and Area/Location Mangal Nagar Mira Road East  
 Mira Road District Thane Pin Code 401107.  
 Country

Landline Mobile (Primary) 989089228 Mobile (Secondary) 9819089228  
 Email Pihu8645@gmail.com | Pihu8645@gmail.com

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Apartment No. or Name Flat No 306 BLDG No 5 Rasmi Complex  
 & No. and Area/Location Mangal Nagar Mira Road EAST  
 Mira Rd. District Thane Pin Code  
 Maharashtra. Country India  
 Telephone (Landline 2) 9819089228

**Business Address:**

Employer, Dept. & Floor SB Life Insurance Co. Ltd.  
 & No. and Area/Location Corporate Office Matras Mira Rd  
 Western Express Highway Junction  
 Andheri West. District Mumbai. Pin Code  
 Country

Landline Fax Mobile (Secondary)  
 Email PRIYANKA.Singh01@SBLife.co.in

Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others

With the Bank Less than 1 year 1 - 3 years More than 3 years

Names and addresses of two referees who are not related to you:

of India enquires areas if it ssary.	Name: Prathmesh Sukhani. Address: Mira. Rd. East. Email: Tel:	Name: Vikash Dixit. Address: Rasmi Complex Mira Rd. Email: Tel:
	Mob: 9898155704	Mob: 9820566533