

सुरक्षा

350/8912

Tuesday, April 25, 2023

11:33 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9368

दिनांक: 25/04/2023

गावाचे नाव: राजावली
 दस्तऐवजाचा अनुक्रमांक: वसई-3-8912-2023
 दस्तऐवजाचा प्रकार: करारनामा
 सादर करणाऱ्याचे नाव: मुकेश फुलचंद राजभर --

नोंदणी फी
 दस्त. हाताळणी फी
 पृष्ठांची संख्या: 120

रु. 22500.00

रु. 2400.00

एकूण:

रु. 24900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 11:53 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 2241000/-
 मोबदला रु. 2250000/-
 भरलेले मुद्रांक शुल्क : रु. 46000/-

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-३
 वसई क्र. ३

- 1) देयकाचा प्रकार: eChallan रकम: रु. 22500/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001111425202324E दिनांक: 25/04/2023
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 400/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 2504202300408 दिनांक: 25/04/2023
 बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रकम: रु. 2000/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 2504202300382 दिनांक: 25/04/2023
 बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

- 1) नवि मुंबई आंतरराष्ट्रीय विमानतळाच्या विकासासाठी : मुद्रांक-2015/ /अनौ.सं.क्र.33/प्र.क्र.730/म-1
 दिनांक 30/05/2016

MS handwary

4/25/2023

FBRO

वसई-३
दस्त क्र. ८९२/२०२३
५, १२०

सदर दस्तातील पक्षकार ह्य प्रकल्पमंत्री आवास योजनेअंतर्गत लाभार्थी आहे, वसई विरार शहर महानगरपालिका प्रमाणीत केलेला असून लाभार्थीचे नांव MUKESH Phoolchand Rajbhar व अ. क्र. २०५ असे आहे. मुद्रांक शुल्क आकारणी बाबत महाराष्ट्र शासन अधिसूचना क्र. मुद्रांक - 2015/1745/अनी. स. क्र. 24/प्र. क्र. 24/प्र. क्र.573/म-1 दिनांक 20/02/2019 अन्वये रु. 1000/- व महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 127 नुसार 1 टक्के दराने रु. १२५०० /- आणि महाराष्ट्र शासन, नगर विकास विभाग यांच्या दिनांक 08/02/2019 चेजीच्या अधिसूचनेनुसार महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 149बी नुसार 1 टक्के दराने रु. २२५०० /- असे एकूण रु. ५६०००/- इतके मुद्रांक शुल्क वसूल आहे.



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Vasai, District Palghar, Maharashtra, on this 25th Day of April, Two thousand and Twenty ("Execution Date").

BETWEEN

VB

Three

CONCEPTUAL ADVISORY SERVICES LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having PAN: AANFC1396C, LLPIN: AAL-7462 and having its registered office at 3, Narayan Building, 23, L.N. Road, Dadar (East), Mumbai 400014, Maharashtra, India, through its Authorized signatory **MR. VIVEK BALKRISHNA GAIKWAD** (hereinafter referred to as the "Developer", which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its successors and assigns) of the **One Part**;

AND

MR. MUKESH PHOOLCHAND RAJBHAR s/d of **Mr. PHOOLCHAND RAJBHAR** aged 27 years, Indian Inhabitant/s having PAN DXRPB1364R and residing at **SHOP NO - 16 BUILDING NO 18 SHAKTI NAGAR SEVA SANGH NEAR MAHATMA GANDHI SCHOOL BEHRAM BAUG JOGESHWARI (WEST)** (hereinafter referred to as the

VB

Phoolchand

वसई-३
दस्ता क्र. ८९२/२०२३
६/१२०

"Allottee", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **Other Part**. **The Allottee is a Pradhan Mantri Awas Yojana ("PMAY") beneficiary, as certified by Vasai Virar City Municipal Corporation ("VVCMC") vide letter dated 18th April 2023 bearing reference no. व.वि.श.म/उप.आ/बांध/०६/२३.**

The Developer and the Allottee shall hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. By and under the deed of conveyance dated 16/08/2019 ("**DOC 2019**") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation); therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit sold, transferred, assigned and conveyed in favour of the Developer various pieces and parcel of lands admeasuring in aggregate 258.02 (Two Hundred Fifty Eight and Point Two) acres, all situated, lying and being at Village Raiavali, Taluka Vasai, District Palghar, Maharashtra, India, along with all development rights herein, as more particularly described under the Schedule I to Schedule VII of the said DOC 2019 ("**Land 1**").



B. By and under an agreement to sell dated 19/08/2019 ("**AFS 2019**") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one

MBhardwaj

93

part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6455 / 2019 having 287 pages, the Vendors and Kirit agreed to sell, transfer, assign and convey in favour of the Developer various piece and parcel of lands admeasuring in aggregate 10.56 (Ten Point Fifty Six) acres, all situated, lying and being at Village Raiavali, Taluka Vasai, District Palghar, Maharashtra, India, along with all development rights therein, as more particularly described under the Schedule I to Schedule IV of the said AFS-2019 ("Land 2").



- C. By and under a power of attorney dated 19/08/2019 ("POA 2019") executed by (a) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the one part, in favour of the Developer herein, therein referred to as the Purchaser, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6456 / 2019 having 73 pages, the

53

वसई-३

दस्ता क्र. ८९२/२०२३

L 1920

Vendors and Kirit irrevocably appointed, constituted and nominated, the Developers herein, acting through its designated partners / authorised representatives / nominees with right to appoint substitute or substitutes, as their true and lawful attorney and authorize the Developer to do and carry out all the acts, deeds, matters and things, and to exercise and execute all or any of the powers and authorities, in relation to the Land 1 and Land 2, as more particularly described under the said POA 2019.

D. Further, the Developer has acquired various other piece and parcel of lands abutting to or nearby, the Land 1 and Land 2 from various sellers admeasuring in aggregate 34.40 (Thirty Four point Forty) acres ("**Aggregated Lands**"), all situate, lying and being at Village Rajavali Taluka Vasai, District Palghar, Maharashtra, India, along with all rights, title, interest, benefits and enjoyments attached to or arising from such land parcels. The summary details of all Aggregated Lands acquired by the Developer including the agreement details are stated in **First Schedule** hereunder.

E. Accordingly, the Developer is the exclusive owner of, and is absolutely seized and possessed of, and otherwise well and sufficiently entitled to, all that piece or parcel of lands admeasuring in aggregate 302.98 (Three Hundred and Two point Ninety Eight) consisting of i) Land 1, ii) Land 2, and iii) Aggregated Lands, along with all rights, title, interest, benefits and enjoyments attached to or arising from such land parcels, all situated, lying and being at Village Rajavali, Taluka Vasai, District Palghar, Maharashtra as aforesaid is hereinafter collectively referred to as the "**Existing Properties**".

F. By and under 2 (two) orders each dated September 28, 2021 issued by the Ministry of Revenue and Forests bearing order number Adivasi 27A 21/ Pr. No. 268/J-4A ("**Tribal Order 1**") and Adivasi 27A 21/ Pr. No. 257/J-4A ("**Tribal Order 2**"), which granted the permission to the Developer to purchase / acquire certain piece and parcel of lands owned / possessed by tribal holder for non-agriculture purpose pursuant to provisions of section 36A of Maharashtra Land Revenue Code, 1966. Tribal Order 1 grants the permission for purchase / acquisition of a land bearing survey number 45 hissa number 1 admeasuring 3,500 square meters and Tribal Order 2 grants permission for purchase / acquisition of a land bearing survey number 56 hissa number 2 admeasuring 6,500 square meters, all situated, lying and being at Village Rajavali, Taluka Vasai, District Palghar, Maharashtra, thus admeasuring in aggregate 10,000 square meters ("**Tribal Lands**"), which is proposed to form a part of the Larger Property (as defined hereinafter). The Tribals



M. Bhandwaj

CS

वसई-३
दस्ता क्र. ८९२२३
८१९२०

Lands are proposed to be acquired / purchased by the Developer over the period of 3 years time.

G. Furthermore, the Developer is in the process of acquiring, and may acquire from time to time, apart from the Tribal Lands, the additional, incremental or supplemental land parcels or properties or other rights relating to the land, abutting or nearby the Existing Properties, and the Developer may at its absolute discretion amalgamate / merge such additional land parcels / properties / other rights, entirely or partly, from time to time with the Existing Properties (all such land parcels collectively referred to as the "Larger Property") and shall be entitled to utilize and consume FSI / TDR or developmental potential from the Existing Properties and/or that may be generated from amalgamation / merging of additional land parcels / properties / other rights including the Tribal Lands, throughout the Larger Property and /or on specific land parcel comprising the Existing Properties and/or on additional land parcels or part thereof as the Developer may deem fit and as may be permitted by the competent authorities. Further, the Developer, with requisite permission from the competent authorities, shall also be entitled to sell the additional FSI and/or the balance and /or unutilized FSI/TDR or other development potential in any manner whatsoever and by whatever name, in the open market.

H. The Developer has planned to identify, earmark and designate any or all parts or portions of the Larger Property as identified sectors and develop each such sector in a phased manner over a period of time, by, inter alia, constructing and developing upon each such sector, one or more projects, for any objects or purposes, and having one or more building/s and/or a building with two or more wings ("Larger Project").

I. The Developer has currently, inter alia, undertaken the development and construction of a project on a part of the Larger Property as part of Phase I of the overall Larger Project, known as "Suraksha Smart City - Phase I" comprising of 10 buildings, which are as follows: i) building number 8, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 8"), ii) building number 9, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 9"), iii) building number 10, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 10"), iv) building number 14, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 14"), v) building number 15,



5

M. Bhandari

वसई-३
दस्त क्र. ८९२/२०२३
६०,१२०

THIRD SCHEDULE

"SAID PREMISES"

Flat number 2120 on 21st Residential floor, admeasuring 26.32 Sq. Mtr. RERA Carpet area in Wing No. (Not Applicable) in the Building Number 19 , Sector Number: IV-B being constructed on all that piece and parcel of land described in Schedule 2 in the project known as " SURAKSHA SMART CITY PHASE- I " alongwith NIL Car-parking (Stilt / Stack / Other) Space/s.



50

M Shandwaj

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

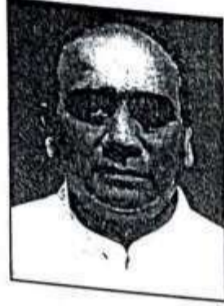
SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "DEVELOPER"
M/S.CONCEPTUAL ADVISORY SERVICES LLP.
THROUGH ITS AUTHORIZED SIGNATORY:

MR. VIVEK BALKRISHNA GAIKWAD

वसई-३
दस्ता क्र. २९२/२०२३
९/१२०

Sign



Photo



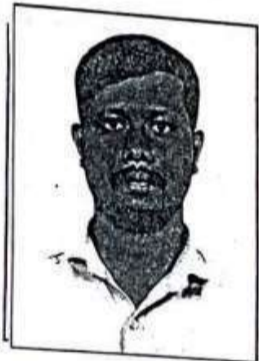
Thumb

SIGNED/ SEALED & DELIVERED

BY THE WITHINNAMED "ALLOTTEE"

MR. MUKESH PHOOLCHAND RAJBHAR

Sign



Photo



Thumb



Mukesh Phoolchand Rajbhar

दस्तावेज क्र. २
दस्त क्र. C9212023
E0, 920

ANNEXURE - B
BUILDING COMMENCEMENT CERTIFICATE AS APPLICABLE

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

To,
1. M/s. Conceptual Advisory Services LLP, (P.A.Holder)
3, Narayan Building, 23,
L.N.RoadDadar (East),
Mumbai - 400 014.

2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoll Road, Borivall (W)
Mumbai-400 092.



Sub: Revised Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3,4, S.No.5, H.No.1,2,3/1,3/2, 3/3, 3/4,3/5, 3/6, 3/7, S.No.6, H.No.1,2,S.No.7, H.No.1,2,3,4, S.No.8, H.No.1, 2,3, S.No.9, H.No.1,2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1,2,3,4,5,6, S.No.15, H.No.1,2,3,4,5, S.No.16, H.No.1,2,3,4,5,6,7 S.No.17, H.No.1,2,3,4,5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2,3,4,5, S.No.19, H.No.1,2,3,4,5,6,7,8,9, S.No.20, H.No.1,2,3,4, S.No.21, H.No.1,2,3, S.No.22, H.No.1,2,3, 4, S.No.23, H.No.1,2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1,2,3,4,5, S.No.27, H.No.1, 2,3,4,5, S.No.28, H.No.1,3,4,5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No.1,2,3,4,5,6, S.No.36, H.No.1,2,3,S.No.37, H.No.1,2, S.No.38, H.No.1,2,3,4,5,6,7,8, S.No.39, H.No.1,2, S.No.40, S.No.41, H.No.1,2,3,4, S.No.42, S.No.44, S.No.45, H.No.1,2,3,4,5,6,7,S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4,5,6,S.No.48,H.No.1,2,3,S.No.49,H.No.1,2,3,S.No.50,H.No.1,2,3,4,5,6,7,8,S.No.51,H.No.1,2,3,4,5,6, S.No.52, H.No.1,2,3,4, S.No.53, H.No.1,2,3,4,5,6,7,8,9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No.1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No.61, H.No.1, 2/Pt.,2/Pt.,3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No.1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1&2,S.No.74, S.No.75,H.No.1,2,S.No.76,H.No.1,2,S.No.77,S.No.78/Pt.,S.No.79,H.No.1,2/P t.,3,4/Pt., 5,S.No.80,S.No.81,H.No.1/1A,1/1B, 2, S.No.82, H.No.1,2, S.No.84, S.No.85, S.No.86, H.No.1,2, S.No.87, H.No.1,2,3,4,5A, 5B,6,7, 8,9,10, S.No.88, S.No.89, S.No.91, H.No.1,2, S.No.92, H.No.1,2,3,4,5,6, S.No.93, H.No.1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3, S.No.97, H.No.1,2,3,4, S.No.98, H.No.1,2,3, S.No.99, H.No.1,2,3, S.No.100, H.No.1, S.No.103,S.No.104,S.No.105,H.No.1,2,4,5B,S.No.181,H.No.7/1Pt.,S.No.185,H .No.4/Pt.5,6,7,8/Pt.9/1,S.No.189,H.No.2/1,3/1,S.No.191,H.No.1,2,5A/Pt.5 B,6,7,8,9,10,11,12, of Villi; Rajawall, Taluka:Vasal, District: Palghar.



- Ref:
- 1) Govt. of Maharashtra Notification dt. 11/01/2018.
 - 2) Govt. of Maharashtra order dt.26/02/2018 u/s 154 of MRTP Act, 1966.
 - 3) Minutes dt.12/12/2018 of 40th meeting of Central Sanctioning & Monitoring Committee (CSMC) for PradhanMantriAwasYojana (Urban).
 - 4) TILR M.R. No. 7539/2018 dt. 07/09/2018.
 - 5) Environment Clearance no. SEAC-2016/CR.176/TC-1 dt.03/12/2016.
 - 6) Revised Environment Clearance No.SIA/MH/NCP/51464/2020 Dated.23/08/2021.
 - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016 & Minutes of 144th Meeting Date 11/06/2020.

Handwritten signature/initials.

Handwritten signature: T. Bhandari

वसई-३
दस्ता क्र. ८९२१२२३
६८१२०

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Esttd. 12/09/2018.
- 9) N.A.Order No. REV/K-1/T-1/Land/KV/SR-120/2019 Dt. 16/02/2019 & others
- 10) Class-I certificate No.Rev/K-1/T-1/Class-1/SR-1/2015 Dt.02-02-2015 & others, N.A. Conversion Tax Receipt No. MH008552753 dt.22/11/2018 & others.
- 11) Commencement Certificate No. VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019.
- 12) Revised Development Permission No. VVCMC/TP/RDP/VP-PMAY-1/102/2021-22 dt.30/04/2021
- 13) Your Licensed Engineer letter dated.06/10/2021.

Sir / Madam,

The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, ArnalaKilla, Patilpada, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dollv, Khardl, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljpada, Satpala&Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTF Act 1966.

Revised Development Permission is hereby granted for the proposed development under PMAY Scheme under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to M/s. Conceptual Advisory Services LLP, (P.A.Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019. The details of the layout is given below:-

1	Name of assessee owner/ P.A.Holder	M/s. Conceptual Advisory Services LLP, (P.A.Holder)
2	Location	Vill: Rajawall
3	Land Use (Predominant)	Residential with shopline
4	GROSS PLOT AREA	14,67,400.00
5	Less D.P. Reservations	
A.		
1	HS-High School	37,520.84
2	CL-College	19,104.95
3	PG-Play Ground	53,896.50
4	PS-Primary School	30,997.77
	G-Garden	36,963.96
	BT&BD-Bus Terminus & Depot	13,880.28
	ADM Offices	18,899.34
	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33



MShandwaj

वसई-३
दस्ता क्र. २१२१२०२३
६११२०

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

11	H-Hospital	17,614.28
12	CC-Community Centre	10,243.69
13	M&SC-Market & Shopping Centre	6,948.81
14	D.TH-Drama Theatre	1,315.04
SUB TOTAL----- A		2,57,936.65
B.		
1	40 M. DP ROAD	26,483.66
2	30 M. DP ROAD	33,937.72
3	20 M. DP ROAD	1,21,278.82
4	Dumping Ground	1,250.95
5	CHANNEL	33,146.70
SUB TOTAL-----B		2,16,097.85
C.1	DFCC AREA	20226.04
2	MAHSR	12822.90
SUB TOTAL-----C		33048.94
6	Less D.P. Reservations TOTAL (A + B+C)	5,07,083.44
7	NET PLOT AREA (1-2)	9,60,316.56
8	R. G.	1,92,063.31
9	C. F. C	48,015.83
10	BUILDABLE PLOT AREA	8,16,269.08
11	PERMISSIBLE F.S.I	2.50
12	PERMISSIBLE B.U.A (BASIC)	20,40,672.69
13	PERMISSIBLE B.U.A (LAND POOLING)	77,545.56
14	TOTAL PERMISSIBLE B.U.A	21,18,218.25
15	TOTAL PROPOSED B.U.A	6,24,663.55

Date: 07/10/2021

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of M.C.A. Act, 1968 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.1,94,37,600/= (Rupees One Crore Ninety Four Lakhs Thirty Seven Thousand Six Hundredonly) deposited vide Receipt No. 835823 dt. 25/10/2019 Receipt No. 683dt.27/04/2021 and Receipt No. 25321 dt.06/10/2021 with V.C.M.C. as Interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised. Development Permission for the proposed development under PMAY Scheme on Village: Rajawall, Taluka:Vasai, District: Palgharas per the following details:-

Sr. No	Predominant Building	Sector No.	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built up Area (In Sq. Mt.)	Status
1	Residential with shopline	III	1	St.+Gr+23	697	24	19,958.48	Newly Added
2	Residential with shopline		2	St.+Gr+23	812	14	22,884.68	Newly Added
3	Residential with shopline		3	St.+Gr+23	632	7	17,741.39	Newly Added
SUB TOTAL (A)					2141	45	60,584.55	
4	Residential	IVA	5	Stilt+23	632	Nil	17,599.25	Newly Added
5	Residential		6	Stilt+23	812	Nil	22,602.65	Newly Added
6	Residential with shopline		7	St.+Gr+23	632	18	18,006.50	Newly Added



53

M. Shandway

वसई-३
 दस्त क्र. C92/2023
 001920

VCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

7	Residential with shopline	IVA	8	Stilt+Gr. + 23	632	18	18,006.50	No Change		
8	Residential		9	Stilt+23	812	Nil	22,602.65	No Change		
9	Residential		10	Stilt+23	632	Nil	17,599.25	No Change		
10	Residential		11	Stilt+23	471	Nil	13,113.76	Newly Added		
11	Residential		12	Stilt+23	789	Nil	21,963.32	Newly Added		
12	Residential		13	Stilt+23	992	Nil	27,664.02	Newly Added		
13	Residential with shopline		14	Stilt+Gr. + 23	632	25	18,143.25	No Change		
14	Residential with shopline		15	Stilt+ Gr. + 23	812	14	22,884.68	No Change		
15	Residential with shopline		16	Stilt+Gr. + 23	632	7	17,741.39	No Change		
16	Residential		21	Stilt+23	789	Nil	21,966.28	Newly Added		
17	Residential		22	Stilt+23	517	Nil	14,419.36	Newly Added		
18	Residential with shopline		23	St.+Gr + 23	563	18	16,093.05	Newly Added		
				SUB TOTAL (B)		10349	100	2,90,405.91		
19	Residential with shopline		IVB	17	Stilt+ Gr. + 23	927	9	26,050.40	No Change	
20	Residential with shopline			18	Stilt+ Gr. + 23	632	25	18,153.15	No Change	
21	Residential with shopline			19	Stilt+Gr. + 23	812	14	22,884.68	No Change	
22	Residential with shopline			20	Stilt+ Gr. + 23	900	17	25,584.42	No Change	
				SUB TOTAL (C)		3271	65	92,672.65		
23	Residential with shopline	VIB	1	St.+Gr+ 23	632	25	18,143.25	Newly Added		
24	Residential with shopline		2	St.+Gr + 23	812	14	22,884.68	Newly Added		
25	Residential with shopline		3	St.+Gr + 23	812	14	22,884.68	Newly Added		
26	Residential with shopline		4	St.+Gr + 23	881	20	24,940.11	Newly Added		
27	Residential with shopline		5	St.+Gr + 23	517	19	14,857.71	Newly Added		
28	Residential		6	Stilt+23	904	Nil	25,182.87	Newly Added		
29	Residential		7	Stilt+23	812	Nil	22,640.49	Newly Added		
30	Residential		8	Stilt+23	1057	Nil	29,466.65	Newly Added		
				SUB TOTAL (D)		6427	92	1,81,000.44		
				GRAND TOTAL (A+B+C)		22188	302	6,24,663.55		



The revised plan duly approved herewith supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter No.VCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019 stands applicable to this approval of amended plans along with the following conditions:
 This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
 The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

Handway

9

पलई-३

दस्ता क्र. 1292/2023

09/920

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



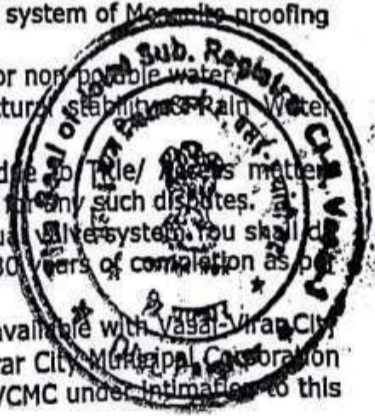
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct Compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding / disease prone condition.
- 11) You shall provide drainage, sewerage, water storage system strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else Occupancy Certificate Shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per DCR as applicable.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non potable water.
- 16) You shall submit subsoil investigation report for structural stability for Rain Water Harvesting purpose before Plinth Completion Certificate.
- 17) You are responsible for the disputes that may arise due to Tile/ Tiles matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 18) You shall provide flush tanks in all W.C / Toilets with dual flush system. You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009. You shall plant the plants by taking the sapling/Plants available with Vasai-Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.



93

Handway

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 8912/2023.

नोंदणी :

Regn:63m

गावाचे नाव : राजावली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2250000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2241000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: सदनिका क्र. 2120, एकविसावा मजला, मुरझा स्मार्ट सिटी फेज-1, बिल्डींग नं. 19, सेक्टर नं. 4-बी, सदनिकेचे क्षेत्र 26.32 चौ. मी. कारपेट आणि बाल्कनी क्षेत्र 2.58 चौ. मी., कपबोर्ड क्षेत्र 0.81 चौ. मी., एएफ1 क्षेत्र 3.23 चौ. मी. आणि एएफ2 क्षेत्र 1.92 चौ. मी. ही मिळकत. गाव मौजे राजावली, विभाग क्र. 8. ((Survey Number : 45, 48, 52, 53, 56, 57, 58 ;))
(5) क्षेत्रफळ	1) 38.35 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. कन्सेप्युअल अॅडवायजरी सर्विसेस एलएलपी तर्फे ऑथोराईज्ड सिप्रेटरी विवेक वाळकृष्ण गायकवाड तर्फे कु. सु. आशिष व्ही. मराठे - वय:-48; पत्ता:-प्लॉट नं: ऑफिस नं. 3, माळा नं: -, इमारतीचे नाव: नारायण बिल्डींग, 23, ब्लॉक नं: -, रोड नं: एल. एन. रोड, दादर पूर्व, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:- AANFC1396C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश फुलचंद राजभर - - वय:-26; पत्ता:-प्लॉट नं: दुकान नं. 16, माळा नं: -, इमारतीचे नाव: बिल्डींग नं. 18, शक्ती नगर सेवा संघ, ब्लॉक नं: -, रोड नं: महात्मा गांधी शाळे जवळ, बेहराम बाग, जोगेश्वरी प., महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-DXRBPB1364R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8912/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	46000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22500
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारान घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.