

Receipt (pavti)

350/9238
Tuesday, May 02, 2023
10:49 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 9723 दिनांक: 02/05/2023

गावाचे नाव: राजावली
दस्तऐवजाचा अनुक्रमांक: वसई-3-9238-2023
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: राजभर हृतेश - -

नोंदणी फी	रु. 22500.00
दस्त हाताळणी फी	रु. 2400.00
पृष्ठांची संख्या: 120	
एकूण:	रु. 24900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:09 AM ह्या वेळेस मिळेल.

Sub-Registrar Vasai-3

वाजार मुल्य: रु. 2241000 /-
मोवदला रु. 2250000 /-
भरलेले मुद्रांक शुल्क: रु. 46000 /-

मुद्रांक शुल्क वसई क्र. ३

- 1) देयकाचा प्रकार: DHC रकम: रु. 2000 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202301092 दिनांक: 02/05/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 400 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202301101 दिनांक: 02/05/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु. 22500 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001113339202324E दिनांक: 02/05/2023
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

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

Hitesh

पत्र-३
 दाखल क्र. E736 12023
 4/1920

सदा दस्तावेजीय पत्रकार व प्रणयनो अखण्ड यांबनेकरांत लाभाची आहे, यहाँ विक्रय रदा
 महानगरपालिका
 प्रयोजन केसेला अमृत लाभाचीने संत Rajshar Hritesh इ.अ. क्र.
205 असे आहे. मुद्रांक शुल्क आकारणी वाचत महाराष्ट्र शासन अधिसूचना क्र. मुद्रांक -
 2015/1745/अ.सी. सं. 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
 दखने रु. 22500 1- अर्धे महाराष्ट्र शासन, नगर विकास विभाग यांच्या दिनांक 08/02/2019
 येवढीचा अधिसूचनेनुसार महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 149ची नुसार
 1 टक्के दखने रु. 22500 1- असे रुकून रु. 46000 टिके मुद्रांक शुल्क वसूल आहे.

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Vasai, District Palghar, Maharashtra,
 on this 2 Day of May, Two thousand and Twenty-Three ("Execution
 Date").

Babita BETWEEN  Hritesh

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
 BALKRISHNA GAIKWAD (hereinafter referred to as the "Developer" which expression
 shall unless it be repugnant to the context or meaning thereof shall
 include its successors and assigns) of the One Part;



AND

1) MR. RAJBHAR HRITESH s/d of Mr. PHOOLCHAND SOTIM RAJBHAR aged 30
 years, Indian Inhabitant/s having PAN CDLPR7193F and residing at BUILDING
 NO.18,SHOP NO.16-SRA,SHAKTI NAGAR SEVA SANGH,BEHRAM BAUG,NEAR
 MAHATMA GANDHI SCHOOL,JOGESHWARI WEST 2) MRS.BABITA HRITESH
 RAJBHAR NEE MS.BABITA BHARDWAJ son/daughter of MR.PARASNATH
 BHARADWAJ, aged 27 years, Indian Inhabitant/s having PAN DLTPB4422A and
 residing at BUILDING NO.18,SHOP NO.16-SRA,SHAKTI NAGAR SEVA

Babita  Hritesh

यसई-३
दस्त क्र. २३८/२०२३
६/१९/२०

SANGH, BEHRAM BAUG, NEAR MAHATMA GANDHI SCHOOL, JOGESHWARI WEST
(hereinafter referred to as the "Allottee(s)", 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 ('VVMC') 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".

WHERE AS:

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 Project
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) Saimanga
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
therein, 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
and among (a) the Developer herein, therein referred to as the Purchaser, of

CS

Hitesh
Babita

वसई-३
दस्ता क्र. ६२३८ / २०२३
७ १ २०

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

Babita 7/63

Abhish

वसई-३
दस्ता क्र. ९२३८/२०२३
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 situated 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 Land 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 Nine 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 Minister of Revenue and Forests bearing order number Adivasi 27A 21/ Pr. No. 268/J- ("Tribal Order 1") and Adivasi 27A 21/ Pr. No. 257/J-4A ("Tribal Order 2"), which inter-alia granted the permission to the Developer to purchase / acquire certain piece and parcel of lands owned / possessed by tribal holder for non-agricultural purpose pursuant to provisions of section 36A of Maharashtra Land Revenue Code 1966. Tribal Order 1 grants the permission for purchase / acquisition of 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 proposed to form a part of the Larger Property (as defined hereinafter). The T



4
S
Hewtegh
Babita

वसई-३
दस्ता क्र. ०२३४/२०२३
८/१२०

Lands are proposed to be acquired / purchased by the Developer over the period of 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,



Babita 93

Ajitesh

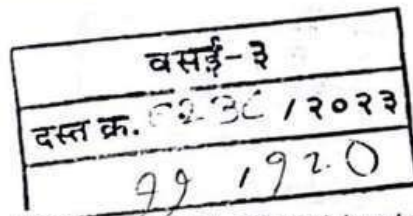
वसई-३
दस्त क्र. २३८/२०२३
१०/१०

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 15"), vi) building number 16, 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 16"), vii) building number 17, 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 17"), viii) building number 18, 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 18"), ix) building number 19, 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 19"), and x) building number 20, 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 20"). Building 4, Building 5, Building 6, Building 7, Building 8, Building 9, Building 17, Building 18, Building 19 and Building 20 are hereinafter collectively referred to as the "Buildings". The said 10 (ten) Buildings along with common areas and facilities thereto under Phase I is hereinafter referred to the "Project". A copy of the locational layout plan of the Project is annexed herewith as Annexure A.

- J. The Project has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the rules framed thereunder ("RERA Act") with the Real Estate Regulatory Authority at Mumbai/Maharashtra bearing registration number P99000023396. The copy of the registration certificate of the Project is hereto annexed and marked as Annexure D.
- K. The land below the Larger Property shall be referred to as the "Larger Property Land" and the land below each of the Buildings shall be referred to as the "Building Land".
- L. The Allottee is aware that the Project comprises of several Buildings and occupants of each of the Buildings will have exclusive rights only in respect of designated common areas and facilities, which are located within each of Buildings. While it is intended that each of the Buildings will have specific areas marked for each of such Buildings, which will include designated entrance lobbies, drive ways, meter rooms, society office, elevators and other common areas and facilities specific to each such Buildings, however, certain common facilities and amenities including the car parking spaces, still / storage areas, puzzle car parking areas, along with any other designated common areas



Handwritten signature: Babita



amenities and services including utility services like sewerage / effluent treatment plant, water connections, electricity meter sub-stations etc. may be common for all the allottees / occupants of the Buildings within or across the Larger Project over the Larger Property and all allottees / proposed allottees will be able to enter upon, access and/or enjoy the said common areas and facilities.

- M. The Allottee is aware that the Developer intends to construct the Larger Property in phases and accordingly other buildings / structures / projects shall be developed and constructed within the Larger Property and the aforesaid buildings / structures / projects will have exclusive rights in respect of the designated common areas and facilities within such buildings / structures / projects as may be planned and decided by the Developer in its absolute discretion. The Allottee shall not be entitled to use or claim any rights of use over any such common areas, amenities, services or other facilities which are provided or designated as for exclusive use or enjoyment of the allottees of such other buildings / structures / projects, except for any common areas, amenities, services or other facilities designated for use by all occupants across all the Buildings part of the Larger Project over the Larger Property.
- N. Furthermore, the Allottee is aware that certain other additional amenities, facilities and services may be available for use or enjoyment as part of the Larger Property, which may be availed for use or enjoyment by the Allottee on a chargeable basis or payment of the prescribed fees / charges as may be decided by the Developer.
- O. The Allottee is aware that based on the aforesaid understanding, the Developer is developing and constructing the Larger Property and plotting / selling various flats / units in the Project to the prospective purchasers. Notwithstanding any change in law or otherwise, the Allottee shall not raise and shall not be entitled to raise any objection, concern or claim in respect of the rights reserved for the occupants / prospective purchasers of any specific buildings or any specific project or those available over the Larger Property for use on chargeable basis.
- P. The Developer has entered into a standard agreement with an Architect M/s. Sanat Mehta and Associates, registered with the Council of Architects and has also appointed Innovela Building Solutions Private Limited as the RCC consultant / structural engineers for preparing structural designs, drawings and specifications of the buildings to be constructed on the Larger Property and the Allottees herein accept the professional supervision of the said Architect and the said RCC consultant / structural engineer till the completion of the said buildings.



Babita

53

Arifesh

वसई-३
 दस्त क्र. २२३८/२०२३
 Q. २१२०

The Developer has applied for and received the permission for the plans, specifications, elevations, sections and other details of the Project duly sanctioned from the Vasai Virar City Municipal Corporation ("VVCMC") and has obtained Commencement Certificate and the same is annexed herewith as Annexure B ("Commencement Certificate").

R. The authenticated copies of the plans and specifications of the Flat (as defined hereinafter) agreed to be sold to the Allottee, as sanctioned and approved by the sanctioning authority / ies have been annexed hereto as Annexure C.

S. The Developer hereby declares and confirms that presently as per the applicable development regulations, it is entitled to certain floor space index ("FSI") which can be utilized for construction and development of the Project, subject to compliance of certain terms and conditions as set out in approvals presently sanctioned and approved ("Presently Sanctioned FSI"). The Developer hereby further declare that the FSI available as on date in respect of the Project is proposed to be utilized on the Project for the purposes of development and construction of the same, by availing the basic or inherent FSI, FSI available on payment of premium or FSI available as incentive FSI by implementing various schemes including the Pradhan Mantri Awas Yojana, applicable for the development of the Project in accordance with the provisions of the Development Control Regulations for VVCMC ("Proposed FSI"). The Developer hereby further clarifies that any FSI/TDR (by whatever name called), sanctioned in future, if at all, in respect of the Project, shall solely and exclusively belong to the Developer alone and the Developer shall be entitled to utilise or exploit such additional FSI / TDR by constructing additional buildings in the Project or the Larger Property and/or constructing additional floor over and above the existing Buildings in the Project and/or Larger Project), as the Developer may deem fit and the Allottee shall not be entitled to object or shall not object to the same at any given point in time.



The relevant details of the Building Lands part of the Project, including the survey no. and Hissa no. of all the piece and parcels of land forming part of the Larger Property, on which the Project is being constructed and developed is provided in Second Schedule. The total land area covered under these Survey no. / Hissa no. is approximately 78,790.00 Sq. Mtr., out of which the plinth/plot area on which the Buildings under Project are being developed and constructed is approximately 18,133.69 Sq. Mtr. and area forming part of the Project as per 7/12 Extract is provided in **Second Schedule** hereunder, Advoca

53
 H. W. Kesh
 Babista

वसई-३
दस्ता क्र. ९२३८/२०२३
१३/१२/२०

and Solicitors have conducted their due diligence on the Developer's title to the Building Land and have issued a Certificate of Title, thereby certifying the Developer's title to the Building Land, copy of which is uploaded on the MAHARERA portal and MAHARERA certificate for the Project is annexed and marked as "Annexure D".

- U. The Allottee has visited and inspected the site of construction of the Project and has seen the Project being under construction and the Developer has furnished/given inspection of the documents to the Allottee and wherever applicable copies of the document to the Allottee relating to the Project, the approved plans and specifications of the Project, Commencement Certificate and the title certificate and such other documents which are specified under the RERA Act. The Allottee is fully satisfied with the title of the Developer in respect of the Building Land and further in respect of the Flat (defined hereinbelow) and the Developer's right to construct, allot and sell various premises in the Project. The Allottee confirms that the Allottee waives his/her/their right to further investigate or raise any objections to the title of the Developer to the Project.
- V. The Developer has informed the Allottee that the Developer has the sole and exclusive right to sell the flats/units in the Project and to enter into separate agreements with other purchasers for the sale/allotment of flats in the Project and to receive the sale consideration in respect thereof.
- W. The Developer may provide stilt /stack / puzzle car parking facility in the project wherein each stack car park will accommodate two or more cars and the Allottee has/have been informed by the Developer and is/are aware that notwithstanding what is agreed herein for the use of the Car Parking Spaces, the Developer shall be entitled to sell or otherwise dispose of the aforesaid stack car parking facility in such manner and on such terms and conditions and on such basis as may be decided by the Developer at its absolute discretion and the Allottee shall not dispute the same.
- X. The Developer hereby states that the Larger Project proposed to be developed on the Larger Property has been approved under Pradhan Mantri Awas Yojana ("PMAY") scheme from the competent authority as recorded in the 52nd CSMC meetings minutes dated 20th January 2021 and 60th CSMC meeting minutes dated 30th March 2022 through the Public Private Partnership Model of MHADA/applicable regulatory authority and accordingly the Allottee is eligible to certain benefits thereunder subject to fulfillment of applicable terms and conditions.

Babita

S

Aloukesh

वसई-३
वसई क्र. २३५२'०२३
६०,१२०
<u>"SAID PREMISES"</u>

THIRD SCHEDULE

Flat number 2121 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.



93



A. Anish

Babita

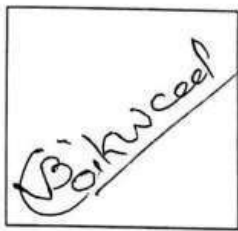
IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED

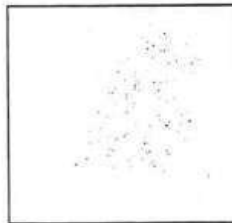
BY THE WITHINNAMED "DEVELOPER"
M/S.CONCEPTUAL ADVISORY SERVICES LLP.
THROUGH ITS AUTHORIZED SIGNATORY:

वसई-३
दस्त क्र. २३४२०२३
९११२०

MR. VIVEK BALKRISHNA GAIKWAD



Sign



Thumb

SIGNED/ SEALED & DELIVERED

BY THE WITHINNAMED "ALLOTTEE"

MR. RAJBHAR HRITESH



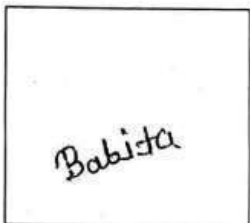
Sign



Thumb



MRS. BABITA HRITESH RAJBHAR I.EE MS.BABITA BHARDWAJ



Sign



Thumb

ANNEXURE - B
BUILDING COMMENCEMENT CERTIFICATE AS APP

वसई-३
02/03/2023
001920

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.शा.प.
दिनांक :

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

Date: ०7/10/2021

- 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',
Shimpoli Road, Borivali (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 VIII: Rajawall, Taluka:Vasai, 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.

Babita

Howesh



वसई-३
दस्त क्र. ९२३८/२०२१
६८१२०

- Date: 07/10/2021
- VVCMC/TP/RDP/VP-PMAY-1/491/2021-22
- 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Estdt. 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, Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dolliv, Khardi, Khochiwada, Pail, Tivri, Octane, Tarkhad, Maljipada, 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 MRTA 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: Rajawali
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
5	G-Garden	36,963.96
6	BT&BD-Bus Terminus & Depot	13,880.28
7	ADM Offices	18,899.34
8	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33



A. W. Kesh
Babita

बसई-३

दस्ता क्र. ९३५२०२३

९९, १२०



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

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

जाबक क्र. : व.वि.श.प.
दिनांक :

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

Date: 07/10/2021

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

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 MR & TP Act, 1960 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 Hundred only) deposited vide Receipt No. 835823 dt. 27/09/2021 & Receipt No. 683 dt. 27/04/2021 and Receipt No. 25321 dt. 06/10/2021 with VVCMC's 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: Vasavihar, District: Palghar 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 shipline	III	1	St.+Gr+23	697	24	19,958.48	Newly Added
2	Residential with shipline		2	St.+Gr+23	812	14	22,884.68	Newly Added
3	Residential with shipline		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 shipline		7	St.+Gr+23	632	18	18,006.50	Newly Added



Babita S3
H. Aishesh

वसई-३
दस्त क्र. ९२३८२०२३
७०,१२०

Date: 07/10/2021

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

Sl. No.	Category	Sub-Category	Area (sq. ft.)	No. of Units	Value (₹)	Remarks		
7	Residential with shopline	IVA	8	Stilt+Gr. + 23	632	18	18,006.50	No Change
8	Residential	IVA	9	Stilt+23	812	Nil	22,602.65	No Change
9	Residential	IVA	10	Stilt+23	632	Nil	17,599.25	No Change
10	Residential	IVA	11	Stilt+23	471	Nil	13,113.76	Newly Added
11	Residential	IVA	12	Stilt+23	789	Nil	21,963.32	Newly Added
12	Residential	IVA	13	Stilt+23	992	Nil	27,664.02	Newly Added
13	Residential with shopline	IVA	14	Stilt+Gr. + 23	632	25	18,143.25	No Change
14	Residential with shopline	IVA	15	Stilt+ Gr. + 23	812	14	22,884.68	No Change
15	Residential with shopline	IVA	16	Stilt+Gr. + 23	632	7	17,741.39	No Change
16	Residential with shopline	IVA	21	Stilt+23	789	Nil	21,966.28	Newly Added
17	Residential	IVA	22	Stilt+23	517	Nil	14,419.36	Newly Added
18	Residential with shopline	IVA	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	IVB	18	Stilt+ Gr. + 23	632	25	18,153.15	No Change
21	Residential with shopline	IVB	19	Stilt+Gr. + 23	812	14	22,884.68	No Change
22	Residential with shopline	IVB	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	VIB	2	St.+Gr + 23	812	14	22,884.68	Newly Added
25	Residential with shopline	VIB	3	St.+Gr + 23	812	14	22,884.68	Newly Added
26	Residential with shopline	VIB	4	St.+Gr + 23	881	20	24,940.11	Newly Added
27	Residential with shopline	VIB	5	St.+Gr + 23	517	19	14,857.71	Newly Added
28	Residential	VIB	6	Stilt+23	904	Nil	25,182.87	Newly Added
29	Residential	VIB	7	Stilt+23	812	Nil	22,640.49	Newly Added
30	Residential	VIB	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.

53

Handwritten signature: Hewesh Babita

वसई-३
दस्ता क्र. ००९/२०२३
५९/१२०

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

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

Date: ०७/१०/२०२१

- 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 & Rain Water Harvesting purpose before Plinth Completion Certificate.
 - 17) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
 - 18) You shall provide flush tanks in all W.C / Toilets with dual valve 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 on intimation to the office.



Bakita

Haresh

वसई-३
दस्त क्र. ९२३८२०२४
१०/१२०

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

Date: 07/10/2021

- 20) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 21) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 22) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 23) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 24) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 25) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 26) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate. VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.
- 27) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 28) You shall obtain all necessary permission as may be required as per law for Advised Land holdings prior to commencement of work for proposed buildings.
- 29) You shall obtain Provisional NOC from Chief Fire Officer prior to commencement of work or within one month from grant of commencement certificate whichever is earlier.
- 30) You shall demarcate RG and CFC within the layout and develop the same as per provisions of sanctioned DCR. You shall demarcate D.P.Roads and D.P.Reservations as per sanctioned DP and handover D.P.Roads as per TDR policy of State Government and as directed by Corporation.



ES

H. W. Kesh
Babita

वसई-३

दात क्र. ८३१/२०२३

८३१/२०२३



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फैक्स : ०२५० - २५२५१०३

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : य.वि.श.म.

दिनांक :

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

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

Date: 07/10/2021

- 33) You shall submit necessary clearance from Competent Authority regarding shifting of High Tension Line prior to commencement of work and you shall commence the work of the buildings underneath of existing high tension line only after shifting of respective high tension line with prior permission of competent authority.
- 34) You shall not commence the work of proposed buildings abutting DFCC & MAHSR unless all necessary NOC's are obtained from Competent Authority.
- 35) You shall submit Registered Right of Access as may be applicable prior to commencement of work of buildings deriving such access.
- 36) You shall appoint Structural Engineer and Structural Proof Checking Consultant from the panel of VVCMC.
- 37) You shall submit proof checking certificate for structure above 24 mt. height before approaching this office for grant of Occupancy Certificate.
- 38) The Architectural features provided as per Structural design requirements as certified by Structural Engineer shall not be enclosed in usable room & not used as usable area.
- 39) You shall not commence work on tribal lands/Class-II and suit property land prior to obtaining necessary clearance from all Competent Authorities.
- 40) As this approval is considered for 2.50 FSI as per Government Notification dt. 11/01/2018 and directives u/s 154 of MRTP Act dt. 26/02/2018, all terms and conditions mentioned in the said Notifications and said directives including size of tenements etc. shall be binding upon the Applicant and any change in PMAY Notification & Directives shall be forthwith applicable to this project.
- 41) You shall obtain necessary permissions from MHADA/State/Central Govt. or any appropriate Authority regarding PMAY approval for this proposal as may be applicable.
- 42) Revised Consent to Establish to be submitted prior to commencement of additional work.
- 43) Revised Wetland letter in the name of present project proponent shall be obtained within 3 months.
- 44) All additional clearances if any in the name of present project proponent shall be submitted within 3 months.
- 45) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.



c.c. to:

1. Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation
Ward office

Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
Issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar

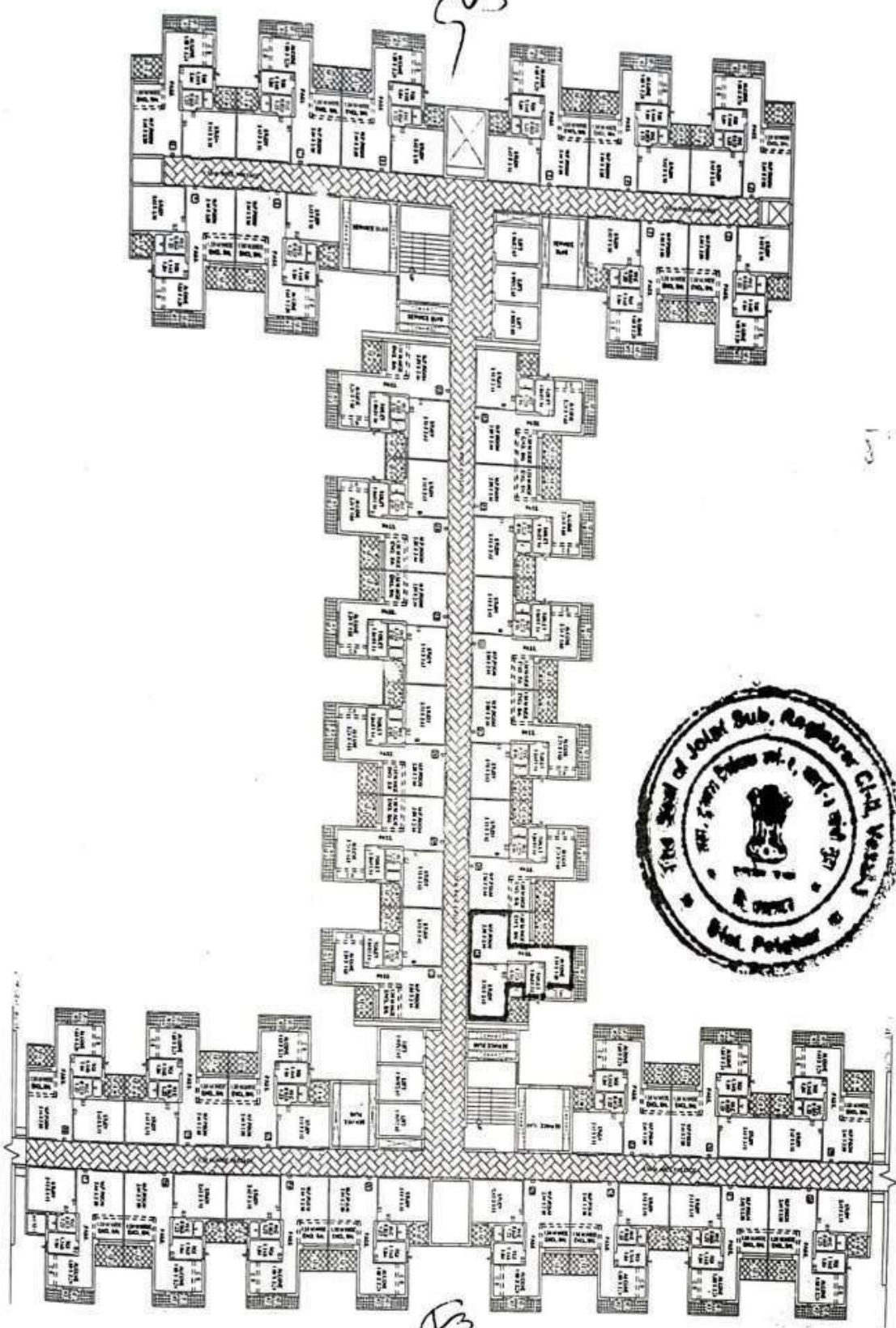


Babila 53

Hawlesh

वसई-३
दस्ता क्र. ७२०२३
७५/१९२०

ANNEXURE - C
BUILDING NO 19 ST.
FLAT NO 2121 ON 21 FLOOR



2ND TO 7TH, 9TH TO 11TH, 13TH TO 15TH, 17TH TO 19TH & 21ST TO 23RD FLOOR PLAN

Babita

Handwritten signature/initials

ANNEXURE - D

MAHARERA CERTIFICATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

वसई-३
दस्ता क्र. E232/2023
८८,१२०

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000023396

Project: Suraksha Smart City - Phase I , Plot Bearing / CTS / Survey / Final Plot No. :
SN.45HN.1P,2P,3P,4P,5P,7P,SN.46HN.3P,4P,SN.48HN.2P,SN.52HN.2P,3P,4P,SN.53HN.1,
2P,3P,4P,5,6,7P,9P,SN.56HN.1, 2P,3P,4P,SN.57HN. 1P,2P,3P,4P,5P,6,7,SN.58HN.4P,6P at Vasai-Virar City (M
Corp), Vasai, Palghar, 401208;

1. Conceptual Advisory Services Llp having its registered office / principal place of business at Tehsil: Ward
FNorth, District: Mumbai City, Pin: 400014.
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 12/12/2019 and ending with 30/12/2024 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 Premchand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 18:52:23

Babita
Hawlesh

Dated: 08/09/2021
Place: Mumbai

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

एक दिनांक का प्रमाणित :
एक क्रमांक 22/08/2023
दिनांक
स्थान

राज्य का नाम : राजस्थान

राज्यपाल
मुख्यमंत्री
उपमुख्यमंत्री
मुख्य सचिव
मुख्य सचिव (आयुक्त)
मुख्य सचिव (विकास)
मुख्य सचिव (कानून)
मुख्य सचिव (शिक्षा)
मुख्य सचिव (स्वास्थ्य)
मुख्य सचिव (पर्यटन)
मुख्य सचिव (सूचना प्रौद्योगिकी)
मुख्य सचिव (संस्कृति)
मुख्य सचिव (पर्यावरण)
मुख्य सचिव (मनोरंजन)
मुख्य सचिव (सामाजिक न्याय)
मुख्य सचिव (संयोजित सेवाएँ)

क्रमांक
250000
2247000

1) राजस्थान राज्यपाल का आदेश - राजस्थान राज्यपाल का आदेश नं 250000 दिनांक 25/08/2023
2) राजस्थान राज्यपाल का आदेश - राजस्थान राज्यपाल का आदेश नं 2247000 दिनांक 22/08/2023

1) 25/08/2023

1) राजस्थान राज्यपाल का आदेश - राजस्थान राज्यपाल का आदेश नं 40074 दिनांक 22/08/2023
2) राजस्थान राज्यपाल का आदेश - राजस्थान राज्यपाल का आदेश नं 40072 दिनांक 22/08/2023
3) राजस्थान राज्यपाल का आदेश - राजस्थान राज्यपाल का आदेश नं 40072 दिनांक 22/08/2023

02/05/2023
02/05/2023
02/05/2023
48000
22500

पुस्तक दुर्घटना निबंधन एवं-२
वसुंधरा

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