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### AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 21<sup>st</sup> day of April, in the Christian year Two Thousand ~~Twenty Three~~ BETWEEN M/s. VED GANGA, a Partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No. 4, Om Vrindavan Co-operative Housing Society Ltd., Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, 401 305, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the partners) of the FIRST PART:-

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*[Handwritten signature]*

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sr. Purchaser

1 VIVEK S  
SAWANT

2

3 VIVEK S  
SAWANT

[SD:Stamp Duty]



A N D

1) MR. VIVEK SURYAKANT SAWANT, Age 47 years, 2) MRS. BHARATI VIVEK SAWANT, Age 44 years, Indian Inhabitant/s, residing at Plot No. 72, Flat No. 5, First Floor, Shri Krupa, Road No. 3, Near Masurashram Pandurang Wadi, Goregaon (East), Mumbai - 400 063, hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-

*[Signature]*

*[Signature]*

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**WHEREAS:-**

- a) Mr. Anant Bapu Patil was the owner of Land bearing Survey No. 124, Hissa No. 1, admeasuring 6800 Square meters, assessed at Rs.5032.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar).
- b) By Conveyance Deed dated 29/11/1946, Mr. Anant Bapu Patil sold and conveyed the land bearing Survey No. 124, to Mr. Damodar Bhaskar Patil. The said land was mutated in the name of Mr. Damodar Bhaskar Patil vide Prant Order No. W.T.N-5760, dated 04/04/1947 and Subsequent Taluka Order No. W.T.N./SR-150, dated 17/04/1947.
- c) The Provisions of Inam Varga 6B (Patil Inam) were applicable to the said Land. Mr. Harishchandra Damodar Patil & others have paid amount of Possessory right in respect of the said land and as per Taluka Order No. WTN/WS/992/SR-55, dated 23/08/1972, the said land was Re-granted to Mr. Harishchandra Damodar Patil & others on New Impartiable Tenure.
- d) Mr. Damodar Bhaskar Patil, was having Four Sons namely 1) Mr. Harishchandra Damodar Patil, 2) Mr. Anant Damodar Patil, 3) Mr. Vijayanand Damodar Patil, 4) Mr. Dayanand Damodar Patil and Two married daughters namely 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut. However after demise of late Damodar Bhaskar Patil names of 1) Mr. Harishchandra Damodar Patil, 2) Mr. Anant Damodar Patil, 3) Mr. Vijayanand Damodar Patil, 4) Mr. Dayanand Damodar Patil were recorded as the his legal heirs vide Mutation Entry No. 285/1972. Thereafter as per तालुका आदेश क्र. महसुल/हक्कनोद/कावि/१६६५/१६६५/०६/०४/२००८, the names of 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut were recorded in the 7/12 Extract and such other Revenue records. The said reference is given on the basis of Mutation Entry No. 11022.
- e) Mr. Vijayanand Damodar Patil died intestate leaving behind him 1) Smt. Chitra Vijayanand Patil 2) Dipti Vijayanand Patil 3) Priti Vijayanand Patil, being the legal heirs according to the Hindu Succession Act, by which he was governed at time of his death. The names of the aforesaid legal heirs were recorded in the 7/12 Extracts and such other revenue records



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The charges towards stamp duty and registration of this Agreement shall be borne by the Promoter herein at their own cost.

30. **Dispute Resolution** :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the \_\_\_\_\_ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the \_\_\_\_\_ courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. B/1103, on the 11<sup>th</sup> Floor, admeasuring 48.89 Square meters (Carpet area) + Enclosed Balcony area 2.90 sq. meters + Open Balcony/Flower Bed area 2.97 sq. meters, in Wing "B" in the Building No. 1, known as "Sai Shakti", in 'Sai Baba Nagar', constructed on N.A. land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.



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कार्यालय, विरार  
विरार (पूर्व),  
पालघर - ४०१ ३०५.



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|----------------------------------------|----|----|
| वसई क्र.-२                             |    |    |
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| दूरधनी : ०२५०-२५२५००६०४/०५/०६          |    |    |
| फॅक्स : ०२५०-२५२५१०००                  |    |    |
| ई-मेल : vasavirarcorporation@yahoo.com |    |    |

जाबक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-6203/231/2022-23

27/07/2022

To,  
1. Mr. Sunil H Chorghe, Mr. Rajesh M Chorghe &  
Mr. dayanand D. Patil  
Shop No.4, on vrindavan CHS,  
Near Swagat Restaurant & Bar,  
Phoolpada Road, Virar (E), Tal: Vasai,  
**DIST: PALGHAR**

2. M/s. Kuldeep Patil Architects  
001, B- Wing, Ground Floor,  
Atmaram Park, Building No:1,  
Near Ram Nagar, Vartak Road,  
Virar (W), Tal: Vasai, DIST: PALGHAR.

Sub: Revised Development Permission for proposed Residential bldg under  
EWS/ LIG Scheme on land bearing S.No:124, H.No.1, S.No.125 H.No.7 of  
Village: Virar Taluka Vasai, Dist Palghar.

Ref :  
1. Commencement Certificate No. VVCMC/TP/CC/VP-6203/06/2021-22  
dtd.05/04/2021  
2. Revised Development permission vide dtd. 25/11/2021 & 03/01/2022.  
3. Your Architect's letter dated. 01/06/2022.

Sir/ Madam,  
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved 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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 17 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning, as per MRTTP Act 1966. The details of permission are as under:.



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27/07/2022

VVCMC/TP/RDP/VP-6203/23/2022-23

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No VVCMC/TP/CC/VP-6203/06/2021-22 dtd.05/04/2021. The details of the layout are as given below:

|    |                                                            |                                                                     |                        |
|----|------------------------------------------------------------|---------------------------------------------------------------------|------------------------|
| 1  | Name of Assessee owner / P.A. Holder                       | Mr. Sunil H Chorghhe, MR. Rajesh M Chorghhe & Mr. dayanand D. Patil |                        |
| 2  | Location                                                   | Virar Residential bldg                                              |                        |
| 3  | Land use (Predominant)                                     | 7760.00 sq.mt                                                       |                        |
| 4  | Gross plot area (As per 7/12)                              | 54.46 sq.mt                                                         |                        |
| 6  | Area under Encroachment                                    | 683.79 sq.mt                                                        |                        |
| 7  | Area under DP road                                         | 7021.75 sq.mt                                                       |                        |
| 8  | Balance plot area                                          | 7021.75 sq.mt                                                       |                        |
| 9  | Net plot area                                              | 713.29 sq.mt                                                        |                        |
| 10 | Recreation open space                                      | Plot A                                                              | Plot B + Internal Road |
|    |                                                            | 5216.32                                                             | 1805.43 sq.mt          |
| 11 | Plotable area                                              | 5737.95                                                             |                        |
| 12 | BUA with reference to basic FSI as per from road width     | 7302.84                                                             |                        |
| 13 | Max. Permissible under chapter-7                           | 4679.34                                                             |                        |
| 14 | Add. FSI area under Chapter no.7                           | 10417.29                                                            |                        |
| 15 | Total Entitlement of FSI in the proposal                   | 6250.37                                                             |                        |
| 16 | Ancillary area FSI upto 60% or 80% with payment of Charges | 16667.66                                                            |                        |
| 17 | Total entitlement for balance potential FSI                | 16667.66                                                            |                        |
| 19 | Total proposed BUA P-line area                             | 16667.66                                                            |                        |
| 20 | Total proposed BUA                                         |                                                                     |                        |



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, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for proposed Residential bldg under EWS/ LIG Scheme on land bearing S.No:124, H.No.1, S.No.125 H.No.7 of Village: Virar as per the following details:-

| Sr. No. | Predominant Building | No. of bldg     | No. of Floors      | No of Units | Built Up Area ( in sq. mt.) | Remarks      |
|---------|----------------------|-----------------|--------------------|-------------|-----------------------------|--------------|
| 3.      | Residential bldg     | 1 ( wing A, B,C | Gr+14              | 264 flats   | 15619.96 sq.mt              | Now Amended  |
|         |                      | 2 (Wing D)      | Gr+7 <sup>th</sup> | 16 flats    | 1047.70 sq.mt               | Now Proposed |

The revised plan duly approved herewith supercedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No.





व्यालय, विरार  
विरार (पूर्व),  
लघर - ४०१ ३०५.



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| राखणी : ०२५०-२५२५०१२३/०४/०५/०६          |     |    |
| फावस : ०२५०-२५२५२००                     |     |    |
| ई-मेल : vasaivirarcorporation@yahoo.com |     |    |

जावक क्र. : व.वि.श.म.  
दिनांक :

WCMC/TP/RDP/VP-6203/231/2022-23

27/07/2022

WCMC/TP/CC/VP-6203/06/2021-22 dtd.05/04/2021. Stands applicable to this approval of amended plans along with the following conditions:

- 1) 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.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 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 (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 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 the 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.

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.

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.

You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.

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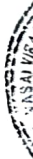




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27/07/2022

- 6203/231/2022-23
- 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 UDCPR Regulation.
  - 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.
  - 19) 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.
  - 20) 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.
  - 21) 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.
  - 22) 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. Vasai



कार्यालय, विरार  
विरार (पूर्व),  
न. पालघर - ४०१ ३०५.



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फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : च.वि.श.म.

दिनांक :

WCMC/TP/RDP/VP-6203/231/2022-23

27/07/2022

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.

- 23) 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
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall, be with the applicant.
- 25) 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.
- 26) 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.
- 27) 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 Swacch 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
- 28) 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 Vasai Virar Sub region affecting for your layout.
- 29) 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.
- 30) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.





सूची क्र.2

दुस्यम निबंधक : मह दु.नि. वमई 2

दम्न क्रमांक : 5848/2023

नोंदणी :

Regn:63m

## गावाचे नाव : विरार

| प्रकार                                                                                   | करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                                                                          | 4112500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| व/भाडेपट्ट्याच्या<br>कर आकारणी देना की पट्टेदार ने                                       | 3729813.12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| पोटहिम्मा व घरक्रमांक(अमल्याम)                                                           | 1) पानिकेचे नाव:वमई विरार महानगरपानिका इतर वर्णन : इतर माहिती: गाव मोजे विरार,सर्व्हे नं 124वी.हिम्मा नं 1 या मिळकतीवरील विल्डिंग नं 1,साई शक्ति,साई बाबा नगर,इमारतीमधील मदनिका क्रं. वी/1103,अकरावा मजला,एरिया 48.89 चौ. मी. कार्पेट + एनक्लोज बालकनी एरिया 2.90 चौ. मी. + ओपन बालकनी/फ्लॉवर ब्रेड एरिया 2.97 चौ. मी.,विंग - वी( ( Survey Number : सर्व्हे नं 124वी ; ) )                                                                                                                                                                                   |
| किंवा जुडी देण्यात असेल वेव्हा.                                                          | 1) 54.76 चौ.मीटर                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| करन देणा-या/लिहून ठेवणा-या<br>किंवा दिवाणी न्यायालयाचा<br>आदेश अमल्याम,प्रतिवादिचे       | 1): नाव:-मे. वेद संगा तर्फे भारीदार सुनिल चोरघे -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्रं 4,चुंदावन क्रो-ऑप हौसिंग सोसायटी लि,फुलपाडा रोड,विरार पु.ता वमई,जि पालघर . ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अणे. पिन कोड:-401305 पॅन नं:-AARFV2048Q                                                                                                                                                                                                                                                                                   |
| करन घेणा-या पक्षकाराचे व किंवा<br>पालयाचा हकूमनामा किंवा आदेश<br>प्रतिवादिचे नाव व पत्ता | 1): नाव:-विवेक सुर्यकांत सावंत -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 72,मदनिका क्रं 5,पहिला मजला,श्री कृपा,रोड नं 3,मसुराश्रम पांडुरंग बाडी जवळ,गोरेगांव पु,मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-BOWPS5475J<br>2): नाव:-भारती विवेक सावंत -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 72,मदनिका क्रं 5,पहिला मजला,श्री कृपा,रोड नं 3,मसुराश्रम पांडुरंग बाडी जवळ,गोरेगांव पु,मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-BTOPS8995L |
| करन दिल्याचा दिनांक                                                                      | 21/04/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| दणी केल्याचा दिनांक                                                                      | 21/04/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| क्र.सूड व पृष्ठ                                                                          | 5848/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| मात्रप्रमाणे मुद्रांक शुल्क                                                              | 287880                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| मात्रप्रमाणे नोंदणी शुल्क                                                                | 30000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

द्वि विचारान घेतलेला तपशील:-

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