

Annexure - A

Quotation Date: 18/01/2023

Project Name	Orovia B-11	
Building - Flat No.	Oro-B11-1103	
Type-No. of Applicants	Individual-1	
Flat Configuration	1 BHK	
	Sq. Mtr.	Sq. Ft.
Carpet Area of the flat as per REFA	40.07	431.31

Particulars	Amount (INR)			
A) Flat Cost & Parking				
Flat Cost (Incl. proportionate price for Common Areas & Parking Value)	19,38,300			
Total (A)	19,38,300			
Payment Schedule				
Milestone	%	Basic Amount	GST	Total
Token Amount 10% Paid to MHADA	10%	1,93,830	15,506	2,09,336
OCR on ---	10%	1,93,830	15,506	2,09,336
YCR / Loan on ---	80%	15,50,640	1,24,051	16,74,691
Parking ---		0	-	-
Total	100%	19,38,300	1,55,064	20,93,364
Stamp Duty, Registration & Scanning Charges	Total	1,60,600	-	1,60,600
Stamp Duty	7%	1,35,700	-	1,35,700
Registration	1%	19,400	-	19,400
Scanning Charges		5,500	-	5,500
Other Charges	Total	3,64,897	62,788	4,27,685
Infrastructure Charges		1,29,394	23,291	1,52,685
MSEB Charges		64,697	11,645	76,342
Water Connection Charges		25,000	4,500	29,500
Society Formation & Legal Charges		25,000	4,500	29,500
Share Money		700	-	700
Property Tax		15,374	-	15,374
Society Maintenance (18 Month)		1,04,732	18,852	1,23,583
				26,81,649

*All payments will be favouring "Vijay Suraksha Realty LLP"
 * RERA means Real Estate (Regulation and Development) Act, 2016 and 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, Regulations, Notifications, Circulars, Orders issued by Competent Authority.

Terms & Conditions:

- * This is just an estimate and not confirmation of booking by any means.
- * The cost above is indicative and subject to change from time to time.
- * Any commitment made over email will not be honoured by the company.
- * 10% of the flat cost hereinabove is non-refundable and in case the Applicant(s) desires to cancel the transaction of the Above referred Flat the amount will be forfeited
- * Taxes, Rates, Cess (by whatever name called) will be levied subject to applicable Act, Rules and Regulations.
- * Any payments after 10% to be done by NEFT or Bank Transfer or RTGS or DD.
- * Housing Loans will be at sole discretion of financing bank/institution.
- * The above Terms & Conditions are broad & indicative.
- * Terms & Conditions of Flat Sale Agreement will be final and binding on both the parties.

Signatures

Applicant 1

(Handwritten Signature)





Certificate No.:- 1895

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

BLDG. NO. 11 (INCLUSIVE HOUSING) – ST. + 1ST TO 17TH FLR.

V.P. No. S06/0017/08 TMC/TDD 1001/1019/22 Date 4/03/2022

To, M/s. Scapes (S. Gupte) (Architect)
Gupte Cottage, Panchpakhadi, Thane (w)
Bhagirath A. Patil & Others
M/s. Vijay Suraksha Realty LLP. (Developer)

Sub - Occupancy Certificate for Building As above.

Ref. V. P. No. S06/0017/08

Your Letter No.: 10241 dated 5/01/2022

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. As Above 40.0 mt. D.P. Rd. (Waghbil Rd.) situated at Road / Street Ward No. Sector

No. VI S. No. / C.T.S. No. / F.P. No. Mentioned at backside Village Kavesar under the supervision of Subhash Gupte Licensed Survey or / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/80/5667 may be occupied on the following conditions.

- १) अंतिम वापरपरवान्यापूर्वी वृक्ष विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- २) पाणी पुरवठा विभागाकडील नाहरकत दाखला क्र. ठामपा/पापुवि/का.अ./पा.पु. जा.क्र. ९४ दि. 14/12/2021 मधील अटी आपणावर बंधनकारक राहतील.

P.T.O.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Yours faithfully

Municipal Corporation of
the city of Thane.

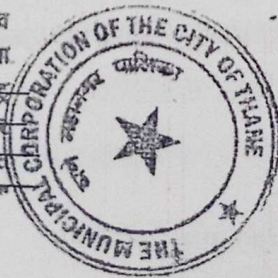
S. No. 73/4, 106/1/1, 106/1/2, 106/2, 107(Pt.), 111/1, 111/2, 112/2, 114/1, 76/1, 76/3, 112/1(pt.), 112/1(pt.), 112/3, 112/4, 113/1C, 113/2, 114/2, 114/3, 114/4, 114/5, 114/6, 114/7, 114/8, 114/9, 114/10, 114/11, 114/12, 115/1/1, 116/1, 116/2 (Pt.), 116/3, 116/5, 116/6, 116/7.

- ३) महानिस्धारण विभागाकडील नाहरकत दाखला क्र. ठामपा/का.अ./भूगयो/ड्रेनेज NOC /30 दि. ०४/०२/२०२२ मधील अटी आपणावर बंधनकारक राहतील.
- ४) स्टॉर्म वाटर विभागाकडील नाहरकत दाखला क्र. ठामपा/का.अ./आयएनडीपी/SWD Compl/२९ दि. 20/12/2021 मधील अटी आपणावर बंधनकारक राहतील.
- ५) एन.टी. पो. पुर्णत्वाचा नाहरकत दाखला क्र. ठामपा/का.अ./भुगयो/STP Compl 24 दि. ०१/०२/२०२२ मधील अटी आपणावर बंधनकारक राहतील.
- ६) अग्निशमन विभागाकडील नाहरकत दाखला क्र टिएमसी/ सीएफओ/एम/१५५/१५५ दि. १७/१२/२०२१ मधील अटी आपणावर बंधनकारक राहतील.
- ७) सौर ऊर्जेवरील पाणी गरम करण्याची यंत्रणा कायम स्वरुपी सुस्थितीत ठेवण्याची तसेच कार्यान्वीत ठेवण्याची जबाबदारी संबंधीत विकासक व तद्नंतर गृहनिर्माण संस्था यांची राहिल.
- ८) रेन वॉटर हार्वेस्टिंग योजना कायम स्वरुपी सुस्थितीत ठेवण्याची तसेच कार्यान्वीत ठेवण्याची जबाबदारी संबंधीत विकासक व तद्नंतर गृहनिर्माण संस्था यांची राहिल.
- ९) इमारत क्र. टी-६ बी (Turquoise) च्या वापरपरवान्यापूर्वी स. क्र. ११५/१/१ च्या ७/१२ उता-यावरील कु.का.क. ४३ नोंद (भो.व.२) कमी करून अद्यावत ७/१२ उतारा सादर करणे आवश्यक.

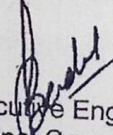
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT, 1966.

सावधान

मजबूत नकाशाद्वारे मांडलेले न करणे तसेच विकास नियंत्रण निगमाकडून आवश्यक त्या परवानग्या न घेता विकास करणे, महाराष्ट्र प्रादेशिक गव्हर्नरच्या अधिनियमाचे पालन करणे अजुनाच पडलेले आहे. त्यासाठी जास्तीत जास्त शक्यतेत नोंद घ्यावी.



Yours faithfully


Executive Engineer
Municipal Corporation of
the city of, Thane

Copy to:

- 1) Collector to Thane
- 2) Dy. Mun. Commissioner Zone _____ TMC
- 3) E.E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T.D.D. TMC



सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

29/05/2023

दस्त क्रमांक : 4340/2023

नोंदणी :

Regn:33m

गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1938300
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1103, माळा नं: 11 वा मजला,बिल्डिंग नं 11, इमारतीचे नाव: ईडब्लूएस बिल्डिंग,प्रोजेक्ट ओरोविया, ब्लॉक नं: कावेसर, रोड : जो बी रोड,ठाणे प, इतर माहिती: सदनिकेचे क्षेत्र 40.06 चौ मी कार्पेट,कोकण गृह निर्माण व क्षेत्र विकास महामंडळ(म्हाडा घटक)यांनी ठरवलेल्या प्रमाणे मोबदला रक्कम प्रमाणे योग्य ते मुद्रांकशुल्क भरलेले आहे आणि या दस्तामध्ये बाजार मूल्य तक्तादर लागू नाही(म्हाडा 20 % गृह निर्माण योजना)((Survey Number : 76/ 4, 106/1/1,1/2, 2. 107(PT), 111/1, 2, 112/2,114/1, 76/1, 3, 112/1(PT), 112/(PT), 3, 4, 113/1/C, 2, 114/2 TO 12, 115/1/1, 116/1, 2 (PT) 3, 5, 6, 7 ;))
(5) क्षेत्रफळ	1) 40.06 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:-विजय सुरक्षा रीयाल्टी एलएलपी तर्फे अधि.स्वाक्षरीकार मंगेश डहाके तर्फे कु मु - म्हणून संतोष यशवंत मोहिते . वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 205,मरीन चेम्बर्स, ब्लॉक नं: 43 न्यू मरीन लाईन्स, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400020 पॅन नं:-AAKFV9707F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश मधुकर काटकर - . वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मुक्काम पोस्ट तळबीड , रोड नं: तालुका-कराड, जिल्हा-सातारा , महाराष्ट्र, सतारा. पिन कोड:-415109 पॅन नं:-DQLPK2364F 2): नाव:-कोमल महेश काटकर तर्फे कु. मु. म्हणून महेश मधुकर काटकर - . वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मुक्काम पोस्ट तळबीड, रोड नं: तालुका-कराड, जिल्हा-सातारा, महाराष्ट्र, सतारा. पिन कोड:-415109 पॅन नं:-AGZPW8199B
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4340/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	135800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19400
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



29/5
सह दुय्यम निबंधक वर्ग-२,
- ठाणे - १

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दस्त क्र. ४७५०	२०२३
३	२२५

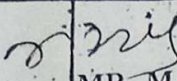


AGREEMENT FOR SALE

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made at Thane on this 29th day of May in the Christian year Two Thousand **Twenty Three (2023)** between **VIJAY SURAKSHA REALTY LLP**, a Limited Liability Partnership duly incorporated and registered under the provisions of Limited Liability Partnership Act, 2008 having its office at 205, Marine Chambers, 43 New Marine Lines, Mumbai 400 020 hereinafter referred to as "**the Developer**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the LLP, the survivor or survivors of them and the heirs, executors, and administrators of the last surviving partner) of the FIRST PART;

AND

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दस्त क्र. 8380	2023
 MR. MAHESH MADHUKAR	

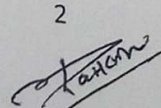
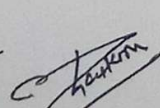


MR. MAHESH MADHUKAR AND MRS. KOMAL MAHESH KATKAR, residing at, AT POST TALBID TAL-KARAD, DIST - SATARA, MAHARASHTRA, PIN-415109 . hereinafter collectively referred as **Flat Purchaser(s)**, (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the **Other Part**;

The Developer and the Flat Purchaser(s) are hereinafter collectively referred to as **Parties** and individually as **Party**.

WHEREAS:

- A. The Developer is in the process of developing a project under the name of "OROVIA" comprising of multiple residential and well as commercial buildings (hereinafter referred to as "the Larger Project") on all that piece and parcel of land situate at Village Kavesar Taluka and District Thane admeasuring about 74,002 square meters described in **Schedule - I** to this Agreement and more particularly demarcated in red color boundary on the plan annexed as **Annexure "A"** (hereinafter referred as the "Larger Property").
- B. Vijay Grihanirman Private Limited (hereinafter referred as "VGPL"), M/s. Vijay Group Associates (formerly known as Vijay Associates) (hereinafter referred as "VG Associates") and Mr. Vrajlal T. Gala (one of the directors of VGPL) have acquired/purchased various plots of land and also acquired development rights of the various plots of land being forming part of the Larger Property from its respective owners or their assignees by executing registered Agreement for Sale, Agreement for Assignment of Development Right, Development Agreement and other documents as more particularly specified in **Part - A of Schedule II**. The recitals with regards to acquisition of development rights of various plots of land being forming part of the Larger Property are more particularly described in Title Certificate dated 20/08/2015 issued by Advocate Sanjay B. Borkar, annexed as **Annexure "B"**, and the same shall be deemed to form part of the recitals of this Agreement.
- C. VGPL with the consent of the confirming parties therein has by and under the Deed of Transfer and Assignment of Business dated April 27, 2015 (hereinafter referred to as the "B.T. Agreement") duly registered with the Sub-Registrar of Assurances, Thane-11 under Sr. No. TNN11/2159/2015 inter alia transferred all the plots of land and/or rights therein forming part of the Larger Property to the Developer more particularly described in Part A of the Schedule II.

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दस्त क्र. ४३४० २०२३

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which has been duly sanctioned by the said Corporation vide V.P.No.S06/0017/08/TMC/TDD/0364/11 dated 30/03/2011. The said Corporation granted amended sanction of development permission/ commencement certificate vide V.P.No.S06/0017/ 08/TMC/TDD/0475/11 dated 29/09/2011 in respect of a portion of the Larger Property. The said Corporation further granted the Amended Sanction of Development Permission – Cum - Commencement Certificate bearing V.P.No. SO6/0017/08/TMC/ TDD/1478/2015 dated 13/08/2015. The Said Corporation further granted the Amended sanction of Development Permission – Cum - Commencement Certificate bearing V.P.No. SO6/0017/08/TMC/ TDD/1478/2015 dated 13/08/2015. The Said Corporation further granted the Amended sanction of Development Permission – Cum - Commencement Certificate bearing V.P.No. SO6/0017/08/TMC/ TDD/2378/2017 dated 17/11/2017. **The Said Corporation further granted the Amended sanction of Development Permission – Cum - Commencement Certificate bearing V.P.No. SO6/0017/08/TMC/ TDD/1478/2017/2018 dated 17/12/2018.** A copy of Amended Sanction of Development Permission – Cum - Commencement Certificate annexed hereto as **Annexure “D”**.

- J. Permission for non-agricultural use of remaining portion of the Larger Property has been obtained vide order bearing no. Revenue/K-1/T-2/Land/KV-9536/SR-Tahsildar-20/2016 dtd.27/05/2016 from the Tahsildar, Thane. A copy of Order dtd.27/05/2016 annexed hereto collectively as **Annexure – ‘C-1’**
- K. The Developer through its architects has inter-alia submitted a layout plan for causing development of the Larger Property to the said Corporation on December 22, 2014 (hereinafter referred to as **“Larger Layout”**) for its approval. Pursuant to sanctioning of the Larger Layout, the Developer is constructing multiple sets of multi-storied residential and commercial buildings of **“General Sale Components”** (hereinafter collectively referred to as the **“Project Blocks”**) comprising of self-contained independent residential flats and/or self-contained commercial units/premises/shops.
- L. By Deed of Mortgage dtd.30/12/2017 registered in the office of Sub-Registrar of Assurances, Thane-2 under Sr. No.TNN-2/14790/2017 on 30/12/2017 r/w. Supplementary Mortgage Deed dtd.16/03/2018 registered in the office of Sub-Registrar of Assurances, Thane-5 under Sr. No.TNN-5/3630/2018 on 16/03/2018 executed between the Developer therein referred to as the Borrower/Mortgagor – I & M/s. Vijay Grihanirman Pvt. Ltd. therein referred to as the Mortgagor – II & M/s. Vijay Group Associates (Formerly known as M/s. Vijay Associates) therein referred to as the Mortgagor – III and IDBI Trusteeship Services Ltd. therein referred to as the

Security Trustee/ M
the Mortgagee
No.YBP/DEL/FL/0
No.YBP/DEL/FL/0
dtd.06/07/2017 (h
Borrower in lieu of
charge and mortga
properties (which is
more particularly d
Mortgage r/w. Supp
with interest, costs
Borrower to the Len

M. The Developer her
16th September 20
Trusteeship Service
below) from the pur
this Agreement in r
therein. The copy of
the IDBI Trusteeship

N. The Developer as a
more particularly d
Annexure - A are r
Section being the
Corporation (herein
the applicable law
Flats/Units of reside
has informed the Pu
suitable clause to th
executed/to be exec
and Commercial Bu
Development) Act, 20

O. The Developer as pe
on the Larger Propert
to develop a part of
described in Schedu
pink color hatch lines
to as **“the said Prope**

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Security Trustee/ Mortgagee. The Borrower therein have availed credit facilities from the Mortgagee as mentioned in the Facility Letter No.YBP/DEL/FL/0885/2016-17 and Amended Facility Letter No.YBP/DEL/FL/0502/2017-18 dtd.30/09/2016 and 30/06/2017 r/w. Loan Agreement dtd.06/07/2017 (hereinafter collectively referred to the Facility Document) and The Borrower in lieu of the Mortgagee agreed to grant credit facilities to them has created charge and mortgage over the development right, title and interest of the immovable properties (which is inclusive of the portion on which the EWS Building is standing) more particularly described in the Schedule attached to the above referred Deed of Mortgage r/w. Supplementary Deed of Mortgage in favour of the Mortgagee together with interest, costs, charges, expenses and all the monies dues and payable by the Borrower to the Lender upon the terms and condition stated therein.

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M. The Developer hereby declares that they have obtained a no objection letter dated **16th September 2022** issued by the IDBI Trusteeship Services Ltd., whereby IDBI Trusteeship Services Ltd. has released the said Flat of the EWS Building (defined below) from the purview of its security and has permitted the Developer to enter into this Agreement in respect of the sale of said Flat subject to conditions as mentioned therein. The copy of the no objection letter dated **16th September 2022** issued by the IDBI Trusteeship Services Ltd. is attached as **Annexure G-1**;

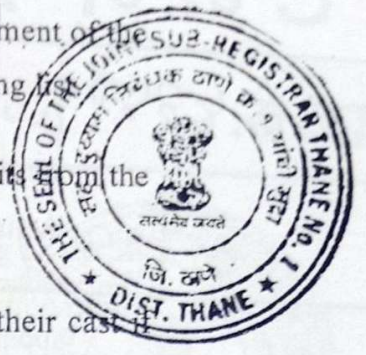
N. The Developer as a part of the said Project, on a portion of the Larger Property more particularly demarcated in green color hatch line on the plan annexed as Annexure - A are required to construct a building for the Economically Weaker Section being the **Building No.11** as per the plan sanctioned by the said Corporation (hereinafter referred to as the **"EWS Building"**) as per the terms of the applicable law. The Developer at the time of selling and allotting the Flats/Units of residential and Commercial Building of **"Free Sale Components"** has informed the Purchaser/s with regards to construction of EWS Building and suitable clause to that effect has been incorporated in the Flat Sale Agreement executed/to be executed with the Flat Purchaser of Flat/Unit of the Residential and Commercial Building under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA).

O. The Developer as per the Larger Layout is planning to develop the Larger Project on the Larger Property in phases, and that in the first phase the Developer proposes to develop a part of the Larger Property admeasuring about 12,813 sq. mtrs as described in **Schedule V** to this Agreement and more particularly demarcated in pink color hatch lines on the plan annexed as **Annexure "E"** (hereinafter referred to as **"the said Property"**).

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Authority and the MHADA Authority shall cancel and revoke the allotment of the Flat/Units and the Flats/Units shall be allotted to the Applicant of waiting list.

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- 6) It is mandatory on part of the Allottee to take possession of the Flat/Units from the Developer upon the Developer obtaining occupation certificate.
- 7) The Allottees shall be bound to produce the caste certificate to prove their caste if they are claiming any benefit of caste i.e. Schedule Caste, Schedule Tribe and other backward caste etc.
- 8) Upon making the administrative charges to the MHADA Authority, the Allottee shall be required to obtain permission from the Developer to make correspondence with regards to distribution of flat, obtaining No Objection Certificate to avail Housing Loan and to get extension of time to make balance payment of the Flats.
- 9) The MHADA Authority while issuing the said Allotment Letter has imposed restriction to transfer the said Flat for 5 years as per the provisions of Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Tenements) 1981. In the event of illegal transfer of the said Flat legal action will be initiated by MHADA Authority as per the law.

Z. The Purchaser herein is one of the Allottee of the MHADA Authority to whom the MHADA Authority has allotted the residential Flat to the Purchaser herein having area adm. 40.06 sq.mtrs. carpet total price consideration of Rs. 19,38,300/- (hereinafter referred to as "the said Allotment Letter").

AA. The Purchaser herein applied to the Developer for allotment of a residential flat bearing No. 1103 on 11th admeasuring 40.06 square meters (carpet area) equivalent to 431 square feet (carpet area) in EWS Building (hereinafter referred to as the "said Flat") on ownership basis (and also to purchase nil parking space) and at the request of the Flat Purchaser(s), the Developer has agreed to sell the said Flat (and nil car parking space) to the Flat Purchaser(s) under the provisions of the RERA Act, and the Maharashtra RERA Rules and subject to the terms of this Agreement, and the terms and conditions of the said Allotment Letter. The right to use the common areas, amenities & facilities as provided under the Schedule - VII from the Developer (hereinafter referred to as the "Common Areas, Amenities and Facilities") at or for the purchase price mentioned herein subject to the Flat Purchaser(s) executing this Agreement and on the terms, conditions and covenants specified in this Agreement. The term "carpet area" for the purpose of this Agreement shall mean the net usable floor area of a flat, excluding the area covered by the external walls, areas under

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2.3 The Developer have observed, performed and complied with all the terms, conditions, stipulations and restrictions, if any, which have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter.

2.4 The Developer has completed the construction of the said EWS Building as per the plan sanctioned by the said Corporation and have applied for grant of occupation certificate to the said Corporation accordingly the said Corporation have granted occupation certificate vide V.P. No. S06/0017/08-TMC/TDD/OCC/1019/22 DATE 04/03/2022.

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3. Payment of Purchase Price

3.1 As per the said Allotment Letter granted by the MHADA Authority, the Flat Purchaser(s) hereby agrees to acquire and purchase from the Developer and the Developer hereby agree to sell to the purchaser the residential Flat bearing No.1103 on the 11th floor of the EWS Building having carpet area of 40.06 sq. meters equivalent to 431 square feet (carpet area) bounded by red Colour boundary line on the floor plan hereto annexed and marked as **Annexure - H** more particularly described in **Schedule VIII-A** to be/being constructed on the portion of the Larger Property (hereinafter referred to as "the said Flat") at or for the price of **Rs. 19,38,300/-** including proportionate price of common areas and the facilities and/or limited common areas and facilities appurtenant to the said Flat. A copy of the Architect's area certificate is annexed and marked hereto as **Annexure 'K'**.

3.2 The Flat Purchaser/s hereby not agrees to purchase from the Developer and the Developer hereby agrees to sell to the Flat Purchaser a nil car parking (as mentioned in clause no.3.3 below) being constructed in the said EWS Building for the consideration of **Rs. 0/- (Rupees Zero Only)**.

3.3 The (total aggregate) consideration amount of the said Flat (including Nil Car Parking) is thus **Rs.19,38,300/- Rupees Nineteen Lakh Thirty Eight Thousand Three Hundred Only**(subject to deduction of tax deducted at source (TDS) as per applicable law) (hereinafter referred to as the "**Purchase Price**"). It is agreed by the Purchaser and the Purchaser hereby give no objection and irrevocable consent that, the Developer shall be entitled and/or at liberty to allot him/her/them Podium/Stacked/Mechanical/Puzzle car parking space in the said Project at the time of handing over possession of the said Flat.

3.4 The Flat Purchaser(s) hereby agrees to pay to the Developer the aforesaid Purchase Price of **Rs. 19,38,300 /- (Rupees Nineteen Lakh Thirty Eight Thousand Three Hundred Only)** (subject to deduction of tax deducted at source (TDS) as per applicable law) in the

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b) Sewage Treatment Plant (As per MOEF norms)

c) Underground water tank

d) Fire fighting water tank as per CFO norms

2) Infrastructure:

a) Paved parking area

b) Area lights

c) Security main gate

d) Rain water harvesting

SCHEDULE - VIII-A

(Description of the said flat)

Flat No. 1103 admeasuring 431 square feet equivalent to 40.06 square meter carpet area on the 11th Floor of building known as EWS and together with the proportionate share in the common areas, amenities & facilities of the said Building (to be utilized as per the terms of this Agreement).

SCHEDULE-VIII-B

(Description of the EWS Building)

(Building No.11 as per sanctioned plan)

Residential building namely EWS comprising of Stilt + 17 upper floor situated at Orovia, Waghbil Road, Off. Ghodbunder Road, Thane (W) - 400607.

(म्हाडाचा घटक)

KONKAN HOUSING AND AREA DEVELOPMENT BOARD

(A MHADA UNIT)

म्हाडा
MHADA



जा.क्र. मि.व्य-४/कों.मं./सोडत-२०२१/सं.क्र. २९६/९३९/२०२२
दिनांक : १५-०२-२०२२

१७/०२/२०२२

तात्पुरते देकार पत्र (Provisional Offer Letter)

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प्रति,
MAHESH MADHUKAR KATKAR
AT POST TALBID TAL-KARAD,
DIST -SATARA, PIN-४१५१०९.

विषय: कोंकण म्हाडा सोडत २०२१.
संकेत क्रमांक २९६ योजनेतील सदनिका वितरणाचे तात्पुरते देकार पत्र.

संदर्भ: १] आपला अर्ज क्रमांक. २२१०१६५८९५ प्रवर्ग. GP प्राधान्य क्र. ३४.
२] दिनांक. १८-११-२०२१ रोजीचे आपले स्विकृती पत्र व इतर कागदपत्रे.

महोदय / महोदया,

उपरोक्त विषयास अनुसरून आपण सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपणांस प्राधिकृत अधिकारी/ अपिल अधिकारी, कोंकण मंडळ यांनी पत्र क्र. ७१७ दिनांक २१-०१-२०२२ अन्वये पात्र ठरविलेले आहे.

२. आपणांस सादरहू योजनेतील संकेत क्र. २९६ अंतर्गत असलेल्या इमारत/ सदनिका क्रमांक ORVIA--११-११-११०३

चे वितरणासाठी तात्पुरते देकार पत्र देण्यात येत आहे.

३. आपणांस देण्यात येणा-या सदनिकेचा तपशिल पुढीलप्रमाणे :-

- ३.१) इमारत / सदनिकाचा क्रमांक ORVIA--११-११०३
- ३.२) योजनेचे नाव व ठिकाण : २०% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत, S. NO. ७६/१ KAVESAR, THANE संकेत क्र. २९६ आहे.
- ३.३) सदनिकाचे चटई क्षेत्रफळ ४०.०६ चौ.मी. आहे.
- ३.४) सदनिकाची अंदाजित किंमत रु. १९,३८,३००/-
- ३.५) सदनिकेच्या विक्री किंमतीमध्ये म्हाडाचा प्रशासकीय आकार अंतर्भूत असल्याने सादर प्रशासकीय आकारापोटी अर्जासमवेत भरणा केलेल्या अनामत रक्कमेची वजावट करून उर्वरित रक्कमेचा (खालील तक्त्यामधील स्तंभ ५ मध्ये नमुद रक्कम) KHADB LOTTERY 2021 या नावाने DD/ Pay Order द्वारे जमा करावे.

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सदरनिर्णय

संकेत क्र.

एकूण विक्री किंमत

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२९६

१९,३८,३००/-

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१,९३,८३०/-

४

१०,०००/-

५ (३ वजा ४)

१,८३,८३०/-

६

१७,४४,४७०/-



म्हाडाकडे
जर्जसोबत भरणा
केलेली अनामत
रक्कम

मंडळाकडे
भरावयाची उर्वरित
रक्कम

विकासकास
भरवायाची उर्वरित
रक्कम

वरील रक्कमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रक्कम आपणांस योजनेचे विकासक मे. विजय सुरक्षा रियलिटी एल. एल. पी यांचेकडे करावयाचा आहे.

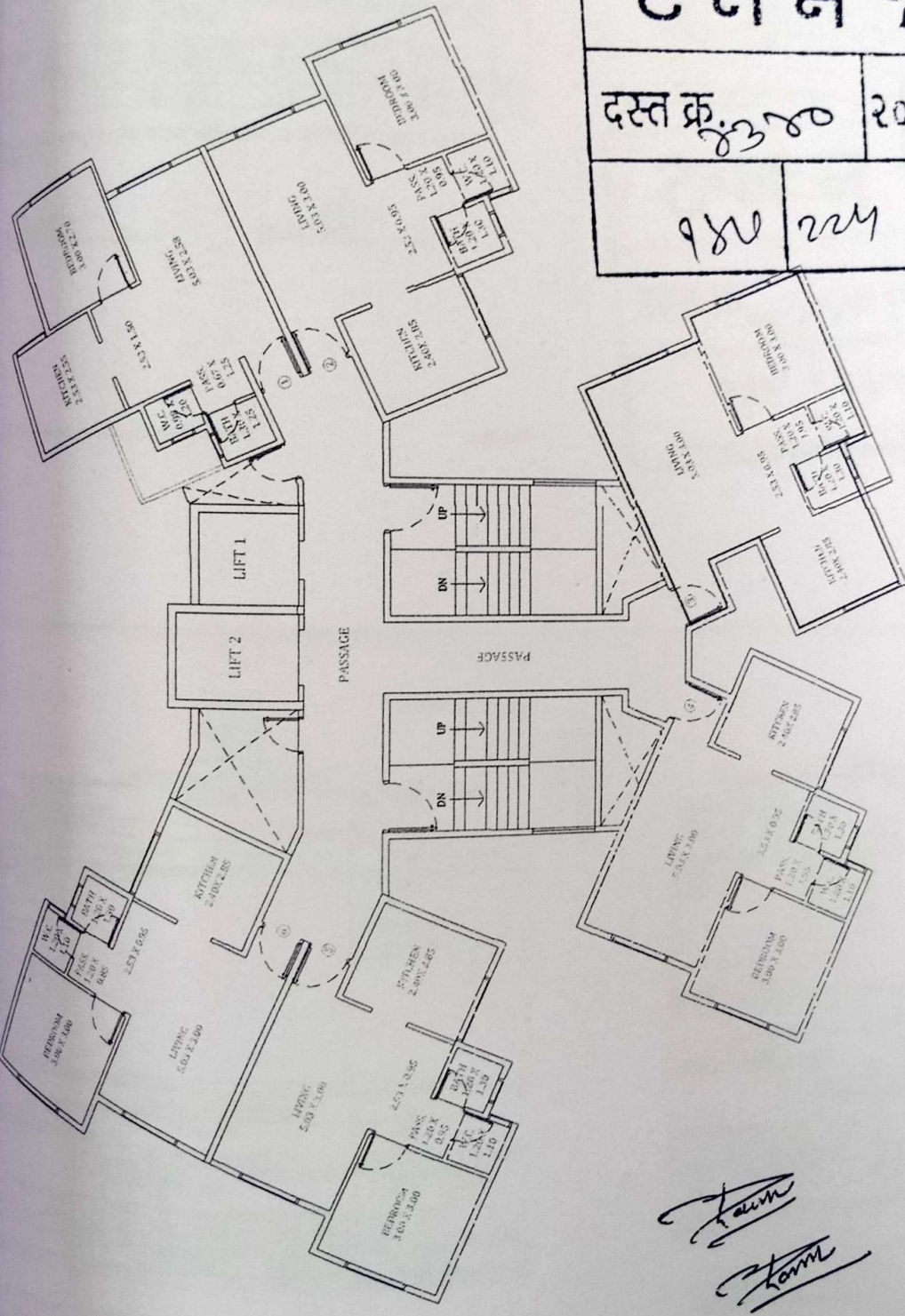
४. संकेत क्र. २९६ अंतर्गत अनुक्रमे अत्यल्प व अल्प उत्पन्न गट सदनिका २०% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार मंजूर करण्यात आल्या आहेत. सदर शासन निर्णयानुसार म्हाडामार्फत फक्त पात्र लाभार्थ्यांची यादी योजनेचे विकासक मे. विजय सुरक्षा रियलिटी एल. एल. पी यांना द्यावयाची आहे.
५. सदर योजनेचे बांधकाम मे. विजय सुरक्षा रियलिटी एल. एल. पी या विकासकामार्फत करण्यात आले आहे. त्यामुळे बांधकामाचा दर्जा व नियोजनाबाबत, देखभाल, विक्री, सोई सुविधा इत्यादी बाबत विकासक जबाबदार राहिल.
६. २०% सर्व समावेशक गृहनिर्माण योजना प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार सदर योजनेमधील बाहय सुविधांचे काम विकासकाने करावयाचे आहे.
७. Govt. Taxes, Stamp Duty, Registration Fee, GST, Maintenance व इतर बाबींचे शुल्क विक्री किंमती व्यतिरिक्त आपण जाहिरात आणि माहिती पुस्तिकेमध्ये नमूद केल्यानुसार स्वतः अदा करावे.
८. महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मिळकत व्यवस्थापन विनियम १९८१ मधील तरतूदीनुसार मंडळाच्या सदनिकेची ५ वर्षांच्या कालावधीपर्यंत विक्री करता येणार नाही. सदनिकेची अनधिकृत विक्री, हस्तांतरण झाल्याचे आढळून आल्यास आपल्याविरुद्ध कायदेशीर कारवाई केली जाईल.
९. शासनाचे पत्र क्र.संकीर्ण-१४९४/(१४५१)/स्वेनि-१दि.१८/७/१९९६ च्या आदेशानुसार सदनिका पती/पत्नीच्या संयुक्त नावे वितरीत करण्याची कार्यवाही करण्यात येईल त्याकरीता विवाहित अर्जदाराने अर्ज भरताना पत्नीचे नावाचा उल्लेख केला नसल्यास पत्नीचे नाव कळविणे बंधनकारक आहे.
१०. सदनिका ताब्यात घेताना व सदनिका ताब्यात घेतल्यानंतर गाळ्याची कसल्याही प्रकारची देखभाल व दुरुस्तीची जबाबदारी मंडळावर राहणार नाही.
११. शासनाच्या प्रचलित धोरणानुसार अनुसूचीत जाती (SC), अनुसूचीत जमाती (ST), विमुक्त जाती (VJ), भटक्या जमाती (NT) इ. प्रवर्गासाठी ताबा देण्यापूर्वी जातवैधता प्रमाणपत्र आपणांस विकासकाकडे सादर करणे अनिवार्य आहे. जात वैधता प्रमाणपत्र सादर केल्याशिवाय विकासकाकडून सदनिकेचा ताबा दिला जाणार नाही याची नोंद घ्यावी.

ANNEXURE - 'H'

For VIJAY SURAKSHA REALTY LLP

[Signature]
Authorized Signatory

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दस्त क्र. ४३०० २०२३
१४० २२५

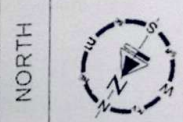


[Signature]
[Signature]

TYPICAL FLOOR PLAN - (INCL. HSG.)
1ST TO 7TH, 9TH TO 11TH & 13TH TO 16TH FLR.



DEVELOPER	PROJECT	FLOOR	FLAT NO.	CARPET AREA	Architect
M/S Vijay Suraksha Realty LLP	OROVIA (EWS) (INCL. HSG.)	11th TYPICAL	11 03	43	Architect



Bldg. Type T1-A (IVY), T2-A (FERN), T3-B (PERIWINKLE),
 -1LVL. BASE. +2LVL. POD. + ST.+1ST TO 27 FLR.
 T4-C (INDIGO) - 1LVL. BASE.+2LVL. POD. + ST.+1ST TO 27 FLR.
 COMM. BLDG. 2 & 3 (MARGOLD)
 1 LVL. BASE.+GR.+1ST & 2ND (PT.) FLR.
 BLDG. NO. 11 (FOR MHADA) - ST. + 1ST TO 27 FLR.



Certificate No. 3472

THANE MUNICIPAL CORPORATION, THANE

Regulation
 (Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. Type T5-C (TEAL) - 1 BASE.+2LVL. POD.+ST.+1ST TO 25 FLR. T6-B (TURQUOISE) - 2 BASE.+2LVL. POD.+ST.+1ST TO 15 FLR.,
 Bldg. Type T7-B (CELESTE), T8-C (CERULEAN) - 2 BASE.+2LVL. POD. + ST.+1ST FLR.
 Bldg. Type T9-D (ABMER), T10-E (SUNGLOW) - 1 BASE.+2LVL. POD. + ST.+1ST FLR.
 COMM. BLDG. 1 (MAHOGANY) - 1 BASE.+GR. + 4 FLR., COMM. BLDG. 4 (TANGERINE) - 1 BASE.+GR.+1ST FLR.
 CLUBHOUSE - GR. +1ST FLOOR (AT PODIUM LEVEL) (PERM. ONLY)

(PERMISSION ONLY)

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TMC / TDD / 2378/17 Date: 7/11/2023

वस्त क्र १३१/२२५

(Developer)



V. P. No. SO6/0017/08
 To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane
 Shri Bhagirath A. Patil & Others (Owners)
M/s. Vijay Suraksha Realty LLP

With reference to your application No. 2627 dated 03/06/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kavesar Sector No. VI Situated at Road/Street G.B. Road S. No./C.S.T.No./F.P.No. Mentioned below

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) वापर परवाना पूर्वी कावेसर स.नं. ११५/१/१, ११६/२ पै या भूखंडाकरीता दाखल ७/१२ उता-यावरील नि.स.प्र.कु.का.क. ४३ ची नोंद कमी करुन अदयावत ७/१२ उतारे सादर करणे आवश्यक.
- ६) पुढील इमारतीच्या सी.सी.पुर्वी ४०.००मी., ३०.००मी.रुंद डी.पी.रस्ता, सुविधा भूखंड व बगीचा आरक्षण क्र.९ चे क्षेत्र ठामपास देत असल्याबाबत नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व जोत्यापुर्वी सदरचे क्षेत्र ठामपाचे नावे करुन अदयावत ७/१२ उतारे सादर करणे आवश्यक.
- ७) काम सुरु करणेपूर्वी कामगारांकरिता स्वतंत्र शौचालय बांधणे तसेच जागेवर १० महिलापेक्षा जास्त स्त्री कामगार असतील तर त्यांच्या मुलांकरिता टेंपरी शेड (सुसक्षित) पाळणाघर बांधण्यात यावे व अंतिम वापरपरवान्यापूर्वी ही टेंपरी शेड स्वखर्चाने काढून टाकण्यात यावी.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Yours faithfully,

 Municipal Corporation of
 the city of, Thane.