

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



दूरध्वनी : ०२५० - २५३५५६९, १२३/२३/२५/१२३/२५
फॅक्स : ०२५० - २५३५५६९
ई-मेल : vvcmmc@palghar.gov.in

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/POC/VP-6120/05/2021-22

Dt. 6/1/2021

To,

- 1) Mr. Arvind K. Patil,
Shop No.12, Siddhivinayak Tower,
Makwana Complex, Nagari,
Virar (E), Tal: Vasai,
DIST-Palghar.
- 2) M/s. Kuldeep Patil Architect
001, B-Wing, Ground Floor,
Atmaram Park, Bldg No.1, Near Ram Nagar,
Vartak Road, Virar(W), Tal. Vasai
DIST: Palghar.

Sub: Grant of Part Occupancy Certificate for proposed Residential Bungalow No.1,17,18,19(Gr.+1), on land bearing S.No.107, H. No.1 of Village-Dongre, Taluka-Vasai, Dist.-Palghar.

Ref: -

1. Commencement Certificate No.VVCMC/TP/CC/VP-6120/189/2019-20 Dtd. 23/10/2019.
2. Development completion certificate Dated.27/12/2021 from Architect.
3. Structural stability certificate from your Structural Engineer vide Letter Dated. 24/03/2021.
4. Plumbing certificate Dated. 25/03/2021.
5. Letter from Rain water harvesting Dated. 30/03/2021.
6. Your Architect letter dated. 22/01/2021.

Sir/ Madam,

The Part Development work of Residential Bungalow No.1,17,18,19(Gr.+1), on land bearing S.No.107, H.No.1 of Village-Dongre, Taluka-Vasai, Dist.-Palghar Completed under the supervision of Shri. Kuldeep Patil, Architect (C.A./2012/56763) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



Lat
Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Encl.: a.a.

- c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

[Signature]
Deputy Director,
VVCMC, Virar.

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



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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/POC/VP-6120/05/2021-22

Dt. 6/14/2021

Part OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential Bungalow No.1,17,18,19(Gr.+1) with Built up area 426.86 sq.m on land bearing S.No.107, H.No.1 of Village-Dongre, Taluka-Vasai, Dist.-Palghar completed under the supervision of Shri. Kuldeep Patil, Architect (C.A./2012/56763) and has been inspected on Dt.18/03/2021 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.VVCMC/TP/CC/VP-6120/191/2019-20 Dtd. 23/10/2019 issued by the VVCMC permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms e t c . , electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of occupancy is issued only in respect of 4 Bungalows Constructed in Residential Bungalow No.1,17,18,19(Gr.+1) Only.
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.



- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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 if applicable.
- 12) 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.
- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.



Set
Commissioner

Vasai Virar City Municipal Corporation
Certified that the above plan is
approved by Council of Vasai Virar City Municipal Corporation

[Handwritten Signature]
 Deputy Director,
 Vasai Virar

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on 21st this day December of in the Christian year Two Thousand Twenty (2020) BETWEEN:-

M/s. **BALAJI ENTERPRISES**, a partnership firm, registered under the provision of Indian Partnership Act 1932, having its address at Shop No. 12, Siddhivinayak Tower, Nr.Makwana Complex,, Virar (East), Taluka Vasai, District Palghar-401305, 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 ONE PART:-

A N D

DR. DINESH VIJAY DESHMUKH, an aged 31 Years indian inhabitant, present Residing Address at Bungalow No. 4, Yashwantrao Datta Green, Khadan Road, behind Yash Vidya Niketan, CBSE Board School, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar -401305, 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 :-



[Handwritten signature]

[Handwritten signature]

चलई क्र. २
दस्ता क्रमांक 3840 / 2020
5/5C

WHEREAS :-

a) 1) Jayvant Narayan Patil. 2) Nirabai Jayram Patil, 3) Pramila Balkrushna Bhoir 4) Ramakant H Patil 5) Sakhubai D. Patil, was the owner of land bearing Survey No. 107, Hiss No. 1. admeasuring 10700 Square meters, , lying being and situate at Village Dongare VIRAR, Taluka Vasai, District Palghar. within the area of Sub -Registrar Vasai No.II (Virar).

b) As such 1) Jayvant Narayan Patil. 2) Nirabai Jayram Patil, 3) Pramila Balkrushna Bhoir 4) Ramakant H. Patil 5) Sakhubai D Patil, is the owner of land admeasuring 10700 Square meters, out of is the owner of the said land bearing Survey No. 107, Hiss No.1{(old Survey no. 205 Hiss No.1}, admeasuring 7460 Square meters, assessed at Rs.9.06 Paise, lying being and situate at Village dongare Virar. Taluka Vasai, District Palghar, within the area of Sub -Registrar Vasai No. II (Virar) .more particularly described in the First Scheduled hereunder written.

c) The said land have been amalgamated and converted into N. A. by the Office of Collector. Thane vide its Order bearing No. SR 190/2019, dated 06/03/2019

d) By Agreement to Transfer of Development Rights dated 30/11/2019 and registered in the office of Sub - Registrar at Vasai No. IV. under Serial No. 9353-2019, dated 30/11/2019, (the Registrar Class-II Vasai called "The Transferee") of the Second Part, 1) Jayvant Narayan Patil. 2) Nirabai Jayram Patil. 3) Pramila Balkrushna Bhoir 4) Ramakant H Patil 5) Sakhubai D. Patil. assigned and transferred the T.D.R. admeasuring 7488.26 Square meters, out of Development Right Certificate No. 9353/2019 to Arvind Kisan Patil on behalf of Balaji Enterprises with a right to use the said TDR on land bearing in Survey

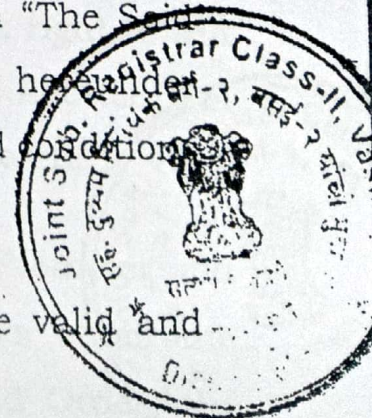


दिनांक २२
दस्ता क्रमांक ३४५० / २०२०
६५८

No. 107. Hiss No. 1 (old Survey no. 205 Hiss No.1), admeasuring 7460 Square meters. assessed at Rs.9.06 Paise, lying, being and situate at Village Dongare VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II (Virar), on the terms and conditions mentioned in the said agreement.

e) By Development Agreement dated 20th December 2019 and registered in the office of Joint Sub -Registrar Class II, Vasai 5. under Serial No. 9653/2019. dated 20/12/2019, 1) Jayvant Narayan Patil. 2) Nirabai Jayram Patil, 3) Pramila Balkrushna Bhoir 4) Ramakant H. Patil 5) Sakhubai D. Patil (therein called "The Owners") of the First Part and M/s. Balaji Enterprises (therein called "The Developers") of the Second Part, and hereinafter called "THE PROMOTER", the said 1) Jayvant Narayan Patil. 2) Nirabai Jayram Patil, 3) Pramila Balkrushna Bhoir 4) Ramakant H. Patil 5) Sakhubai D. Patil have granted the development right in respect of the F.S.I. admeasuring 7488.26 Square meters (Built up area), of Bungalow Project, on land admeasuring Square meters together with right to use the garden area and right of way over the roads and other common facilities, out of N.A. land admeasuring 8809.72 Square meters. in Survey No. 107, Hiss No. 1 (old Survey no. 205 Hiss No.1 admeasuring 7460 Square meters. assessed at Rs.9.75 Paise. lying, being and situate at Village Dongare Virar, (West), Taluka Vasai, District Palghar, within the area of Sub- Registrar Vasai No. II (Virar) ,(hereinafter called "The Said Land") more particularly described in the First Schedule hereunder written, to **M/s. BALAJI ENTERPRISES**, on the terms and conditions mentioned in the said agreement.

f) The aforesaid Agreements and Power of Attorney are valid and subsisting and binding between the parties.



applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

40. LEGAL ADVICE The Allottee/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Bungalow scheme and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

41. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made hereunder/said Act and the rules made thereunder.


THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of N.A. land admeasuring 9300 Square meters, in Survey No. 107, Hiss No. 1 ((old Survey no. 205 Hiss No.1), admeasuring 7460 Square meters, assessed at Rs.9.75 Paise, lying, being and situate at Village Dongare VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II (Virar)

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Bungalow No. 18, on the Ground + First Floor, admeasuring 895 + 45 Sq.Ft. Terrace, i.e. 87.36 equivalent to Square meters (Carpet area), of "MOTI GREEN PARK" constructed on N.A. land admeasuring Square meters or thereabout Survey No. 107, Hiss No. 1 admeasuring 9300 Square meters, lying being and situate at Village Dongare VIRAR, Taluka Vasai, District Palghar




Maharashtra Real Estate Regulatory Authority

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

38 / 19C

Registration is granted under section 5 of the Act to the following project under project registration number :
00025326

Project: **MOTI GREEN PARK** Plot Bearing / CTS / Survey / Final Plot No.: **S.NO. 107, H.NO.1 at Vasal-Virar City (M
p), Vasal, Palghar, 401303;**

Balaji Enterprises having its registered office / principal place of business at **Tehsil: Vasal, District: Palghar, Pin:
401305.**

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **30/04/2020** and ending with **15/05/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhakar
(Secretary, Maharashtra RERA)
Date: 28-06-2020 15:14:32



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

Dated: 18/05/2020
Place: Mumbai

गावाचे नाव : डोंगरे

(1) विनेखाचा प्रकार	करारनामा
(2) मोवदला	8000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	3162000
(4) भू-मापन, गोटहिम्मा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गांव मीने डोंगरे मर्वे नं 107, हिम्मा नं 1(जुना 205, हिम्मा नं 1)नं विभाग क्र. 2, बंगला नं 18 तळ मजला + पहीला मजला, मोती ग्रीन पार्क, क्षेत्र 895 चौ. फुट + 45 चौ. फुट टेरेस म्हणजेच 87.36 चौ. मी. कारपेट एरिया((Survey Number : 137 (old 205) ; HISSA NUMBER : 1 ;))
(5) क्षेत्रफळ	1) 87.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेन नेव्हा.	
(7) दम्नगेवज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स बालाजी एन्टरप्रायजेस तर्फे भागिदार शिवशंकर भा. कवाडे वय:-, पत्ता:-प्लॉट नं: 12 , माळा नं:-, इमारतीचे नाव: सिट्टीविनायक टावर , ब्लॉक नं: मळामा कॉम्प्लेक्सच्या जवळ, रोड नं: विरार पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAUFB2484P
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश विजय देशमुख वय:-31; पत्ता:-प्लॉट नं: 4 , माळा नं:-, इमारतीचे नाव: यशवंत दत्तग्रीन , ब्लॉक नं: खदान रोड मानवेलपाडा, रोड नं: विरार पूर्व , महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-AUQPD3018B
(9) दम्नगेवज करून दिल्याचा दिनांक	21/12/2020
(10) दम्न नोंदणी केल्याचा दिनांक	21/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	13457/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुन्वांकनामाठी विवागन घेतलेला नपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DINESH VIJAY DESHMUKH	eChallan	69103332020121914418	MH008643490202021E	240000.00	SD	0004017982202021	21/12/2020
2	DINESH VIJAY DESHMUKH	eChallan		MH008643490202021E	30000	RF	0004017982202021	21/12/2020
3		By Cash			1160	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सदरहु नकल श्री... दिनेश देशमुख याचा
 दिनांक:- 08/08/2023 अर्ज क्रमांक:- 062
 पावती क्रमांक:- 90742 दिनांक:- 08/08/2023
 एकूण पृष्ठे:- 9 यी
 वसूल करून देण्यात आला

ठिकाण:- विरार
 दिनांक:- 08/08/23 वसाई क्र.-2 (विरार)