

11/1/23

350/1479  
Friday, January 20, 2023  
4:27 PM

पावती

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

पावती क्र.: 1567 दिनांक: 20/01/2023

गावाचे नाव: राजावली  
दस्तऐवजाचा अनुक्रमांक: वसई3-1479-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: संपत लक्ष्मण गोळे - -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 135

रु. 22500.00  
रु. 2700.00

एकूण:

रु. 25200.00

  
Sub Registrar Vasal 3

बाजार मूल्य: रु. 2190000/-  
मोबदला रु. 2250000/-  
भरलेले मुद्रांक शुल्क: रु. 46000/-

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

- 1) देयकाचा प्रकार: DHC रकम: रु. 700/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2001202304095 दिनांक: 20/01/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2001202304016 दिनांक: 20/01/2023  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु. 22500/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014043259202223E दिनांक: 20/01/2023  
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

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





20/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

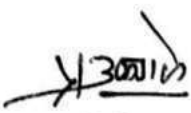
दस्त क्रमांक : 1479/2023

नोंदणी :

Regn:63m

गावाचे नाव : राजावली

विलेखाचा प्रकार	करारनामा
(2) मोबदला	2250000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2190000
(4) भू-मापन, पोटहिस्सा व क्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: , इतर माहिती: सदनिका क्र. 1109, अकरावा मजला, सुरक्षा स्मार्ट सिटी फेज-1, बिल्डींग नं. 18, सेक्टर नं. 4-बी, सदनिकेचे क्षेत्र 26.32 चौ. मी. रेरा कारपेट आणि बाल्कनी क्षेत्र 2.58 चौ. मी., कपवोर्ड क्षेत्र 0.81 चौ. मी., एएफ1 क्षेत्र 3.23 चौ. मी. आणि एएफ2 क्षेत्र 1.92 चौ. मी. ही मिळकत. गाव मीजे राजावली, विभाग क्र. 8. ( ( Survey Number : 45, 48, 52, 53, 56, 57, 58 ; ) )
(5) क्षेत्रफळ	1) 38.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. कन्सेप्युअल अँड बायजरी सर्विसेस एलएलपी लॅफे ऑथोराईज्ड सिप्रेटरी विवेक बालकृष्ण गायकवाड लॅफे कु. मु. आशिष व्ही. मराठे - वय:-48; पत्ता:-प्लॉट नं: ऑफिस नं. 3, माळा नं:-, इमारतीचे नाव: नारायण बिल्डींग, 23, ब्लॉक नं:-, रोड नं: एल. एन. रोड, दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AANFC1396C
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संपत लक्ष्मण गोळे - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: सोनिधा कालिदास तराविया चाळ, ब्लॉक नं:-, रोड नं: बाणडोंगरी, तानाजी नगर, टाईम्स ऑफ इंडिया जवळ, कुरार गाव, मालाड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AKBPG5913B 2): नाव:-सुनिता संपत गोळे - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: सोनिया कालिदास तराविया चाळ, ब्लॉक नं:-, रोड नं: बाणडोंगरी, तानाजी नगर, टाईम्स ऑफ इंडिया जवळ, कुरार गाव, मालाड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ATPPG8971N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1479/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	46000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22500
(14) शेर	

  
सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

CHALLAN  
MTR Form Number-6



GRN	MH014043259202223E	BARCODE	Date		20/01/2023-12:07:34	Form ID	25.2		
Department	Inspector General Of Registration		Payer Details <b>वसई-३</b>						
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	दस्त क्र. १०६/१६०२३						
	Registration Fee	PAN No.(If Applicable)	AKBR65913B 34934						
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name	SAMPAT LAXMAN GOLE					
Location	PALGHAR		Flat/Block No.	FLAT NO 1109, BLDG NO 18, SECTOR NO IV-B,					
Year	2022-2023 One Time		Premises/Building	SURAKSHA SMART CITY -PHASE -I					
Account Head Details		Amount In Rs.	Road/Street	RAJAVALI					
0030046401	Stamp Duty	46000.00	Area/Locality	VASAI					
0030063301	Registration Fee	22500.00	Town/City/District	VASAI					
			PIN	4	0	1	2	0	8
			Remarks (If Any)	PAN2=AANFC1396C-SecondPartyName=CONCEPTUAL ADVISORY SERVICES LLP-					
			Amount in	Sixty Eight Thousand Five Hundred Rupees Only					
Total		68,500.00	Words						
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332023012013620		2788614386			
Cheque/DD No.		Bank Date	RBI Date	20/01/2023-12:08:23		Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Department ID :  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चरान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चरान लागू नाही.

Mobile No. : 9869843189



सदर दस्तातील पक्षकार ह्या प्रधानमंत्री आवास योजनेंतर्गत लाभार्थी आहे, वसई विरार शहर  
महानगरपालिका यांनी दिनांक 05/05/2022 चे पत्र क्र. व.वि.श.म./अप.आ/बांध/09/22, नुसार  
प्रमाणीत केलेला असून लाभार्थीचे नांव संपत लक्ष्मण गोले व अ. क्र.  
260 असे आहे. मुद्रांक शुल्क आकारणी बाबत महाराष्ट्र शासन अधिसूचना क्र. मुद्रांक -  
2015/1745/अ.नौ. स. क्र. 24/प्र. क्र. 24/प्र. क्र.573/म-1 दिनांक 20/02/2019 मध्ये  
रु. 1000/- व महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 127 नुसार  
दराने रु. 22,500/- आणि महाराष्ट्र शासन, नगर विकास विभाग यांच्या दिनांक 06/03/2022  
रोबीच्या अधिसूचनेनुसार महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 149  
1 टक्के दराने रु. 22,500/- असे एकूण रु. 46,000 इतके मुद्रांक शुल्क बसुल आहे.

वसई-३
दस्ता क्र. 9500/12023
5 1931

### AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Vasai, District Palghar, Maharashtra, on this 20<sup>th</sup> Day of Jan, Two thousand and Twenty ("Execution Date").

BETWEEN

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, Dedar (East), Mumbai 400014, Maharashtra, India, through its Authorized signatory VIVEK **BALKRISHNA GAIKWAD** (hereinafter referred to as the "Developer", which expression shall unless it be repugnant to the context or meaning thereof shall deemed to include its successors and assigns) of the **One Part**;

AND

1) MR. SAMPAT LAXMAN GOLE s/d of Mr. LAXMAN DAJI GOLE aged 45 years, Indian Inhabitant/s having PAN AKBPG5913B and residing at SONIYA KALIDAS TARAVIYA CHAWL 1ST FLOOR, BANDONGARI, TANAJI NAGAR, NEAR TIMES OF INDIA, KURAR VILLAGE, MALAD EAST, MUMBAI, 400097 2) MRS.SUNITA SAMPAT GOLE son/daughter of MR.GANPAT KONDIBA BAVLEKAR, aged 40 years, Indian Inhabitant/s having PAN ATPPG8971N and residing at SONIYA KALIDAS TARAVIYA CHAWL 1ST FLOOR, BANDONGARI, TANAJI NAGAR, NEAR TIMES OF INDIA, KURAR VILLAGE, MALAD EAST, MUMBAI, 400097 ( hereinafter referred to as the



*[Signature]*

*[Signature]*

*[Signature]*

वसई-३
दस्ता क्र. ७०८६/२०२३
५ "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(s) is a Pradhan Mantri Awas Yojana ("PMAY") beneficiary, as certified by Vasai Virar City Municipal Corporation ('VVCMC') vide letter dated 5<sup>th</sup> May 2022 bearing reference no. व.वि.श.म/उप.आ/बांध/०९/२२.

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

WHEREAS:



and under the deed of conveyance dated 16/08/2019 ("DOC 2019") executed by among (a) the Developer herein, therein referred to as the Purchaser, of one part and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit sold, transferred, assigned and conveyed in favour of the Developer various piece 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 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

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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 developments therein, as particularly described under the Schedule I to Schedule IV of the said AFS 2019 ("Land 2").

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 १९/०८/१९  
 १९/०८/१९

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 Vendors and Kirit irrevocably appointed, constituted and nominated, the



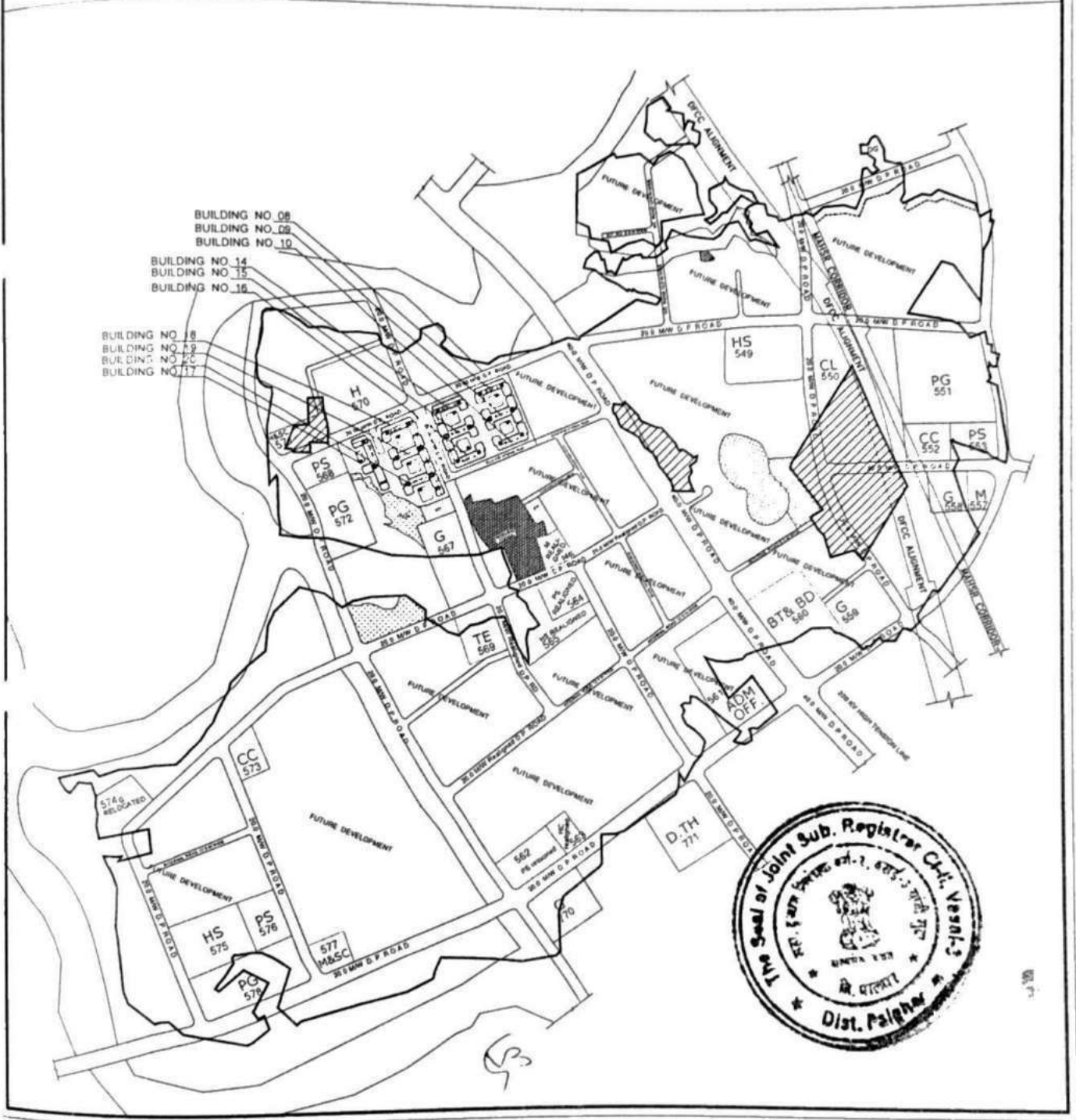
*[Handwritten signature]*

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*[Handwritten signature]*

कासई-३  
दस्ता क्र. १४०८/२०२३  
६३ १९३५

ANNEXURE A  
LOCATIONAL LAYOUT OF THE PROJECT



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*Handwritten signature*

ANNEXURE - B  
BUILDING COMMENCEMENT CERTIFICATE AS APPLICABLE

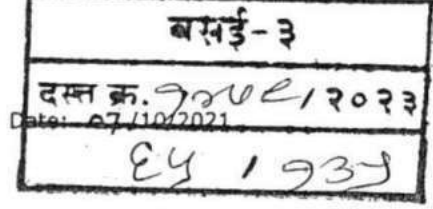
मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



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

जावक क्र. : व.वि.श.म.  
दिनांक :

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



- To,
1. M/s. Conceptual Advisory Services LLP, (P.A.Holder)  
3, Narayan Building, 23,  
L.N.RoadDadar (East),  
**Mumbai - 400 014.**
  2. M/s Sanat Mehta & Associates,  
103, Rameshwar Tower 'A',  
Shimpoll Road, Borivall (W)  
**Mumbai-400 092.**

Sub: **Revised Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3,4, S.No.5, H.No.1,2,3/1,3/2, 3/3, 3/4,3/5, 3/6, 3/7, S.No.6, H.No.1,2,S.No.7, H.No.1,2,3,4, S.No.8, H.No.1, 2,3, S.No.9, H.No.1,2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1,2,3,4,5,6, S.No.15, H.No.1,2,3,4,5, S.No.16, H.No.1,2,3,4,5,6,7 S.No.17, H.No.1,2,3,4,5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2,3,4,5, S.No.19, H.No.1,2,3,4,5,6,7,8,9, S.No.20, H.No.1,2,3,4, S.No.21, H.No.1,2,3, S.No.22, H.No.1,2,3, 4, S.No.23, H.No.1,2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1,2,3,4,5, S.No.27, H.No.1, 2,3,4,5, S.No.28, H.No.1,3,4,5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No. 1,2,3,4,5,6, S.No.36, H.No.1,2,3,S.No.37, H.No.1,2, S.No.38, H.No. 1,2,3,4,5,6,7,8, S.No.39, H.No.1,2, S.No.40, S.No.41, H.No.1,2,3,4, S.No.42, S.No.44, S.No.45, H.No.1,2,3,4,5,6,7,S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4,5,6,S.No. 48,H.No.1,2,3,S.No.49,H.No.1,2,3,S.No.50,H.No.1,2,3,4,5,6,7,8,S.No.51,H.No. 1,2,3,4,5,6, S.No.52, H.No.1,2,3,4, S.No.53, H.No.1,2,3,4,5,6,7,8,9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No. 1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No. 61, H.No.1, 2/Pt., 2/Pt., 3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No. 1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1&2,S.No.74, S.No.75,H.No.1,2,S.No.76,H.No.1,2,S.No.77,S.No.78/Pt.,S.No.79,H.No.1,2/P t.,3,4/Pt., 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 MRTD Act, 1966
  - 3) Minutes dt.12/12/2018 of 40<sup>th</sup> 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-4 dt.03/12/2016.
  - 6) Revised Environment Clearance No.SIA/MH/NCP/5464/2020 Dated.23/08/2021.
  - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016 Minutes of 144<sup>th</sup> Meeting Date 11/06/2020.



Signature

Signature



बसई-३
दस्त क्र. १२०८२३
६६ १३५

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

Date: 07/10/2021

- 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/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.



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 vide 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 Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, ArnalaKilla, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khalpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pall, 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. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP 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:-

Name of assessee owner/ P.A.Holder		M/s. Conceptual Advisory Services LLP, (P.A.Holder)
1	Location	Vill: Rajawali
2	Land Use (Predominant)	Residential with shopline
3	GROSS PLOT AREA	14,67,400.00
4	Less D.P. Reservations	
5	A.	
6	1 HS-High School	37,520.84
7	2 CL-College	19,104.95
8	3 PG-Play Ground	53,896.50
9	4 PS-Primary School	30,997.77
10	G-Garden	36,963.96
11	BT&BD-Bus Terminus & Depot	13,880.28
12	ADM Offices	18,899.34
13	HC-Health Centre	3,079.28
14	M-Market	3,236.58
15	TE-Telephone Exchange	4,235.33



वसई-३  
दस्तावेज क्र. १०८८/२०२३  
६६/१०३५

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



दुरध्वनी : ०२२० - २५२५०१ / ०२२०३०३/०५००६  
फॅक्स : ०२२० - २५२५००७  
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.प.  
दिनांक :

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

Date: 07/10/2021

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



GS

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वसई-३  
दस्त क्र. १२०२३  
६०० १९३५

Date: 07/10/2021

VVCMC/TP/RDP/VP-PMAY-1/49/2021-22

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.



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 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 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.

27) 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.

28) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.

29) You shall obtain all necessary permission as may be required as per law for Advertisements on Land holdings prior to commencement of work for proposed buildings.

30) 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.

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.



वसई-३  
दस्त क्र. २००/२०२३  
५९/२७३

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२५३/०४ २५२०६  
फैक्स : ०२५० - २५२५१०३  
ई-मेल : vasai@vccorporation@yahoo.com

जाचक क्र. : व.वि.श.प.  
दिनांक :

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 sult 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.



501  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is  
Issued by Commissioner VVCMC, Virar.  
Deputy Director,  
VVCMC, Virar.

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



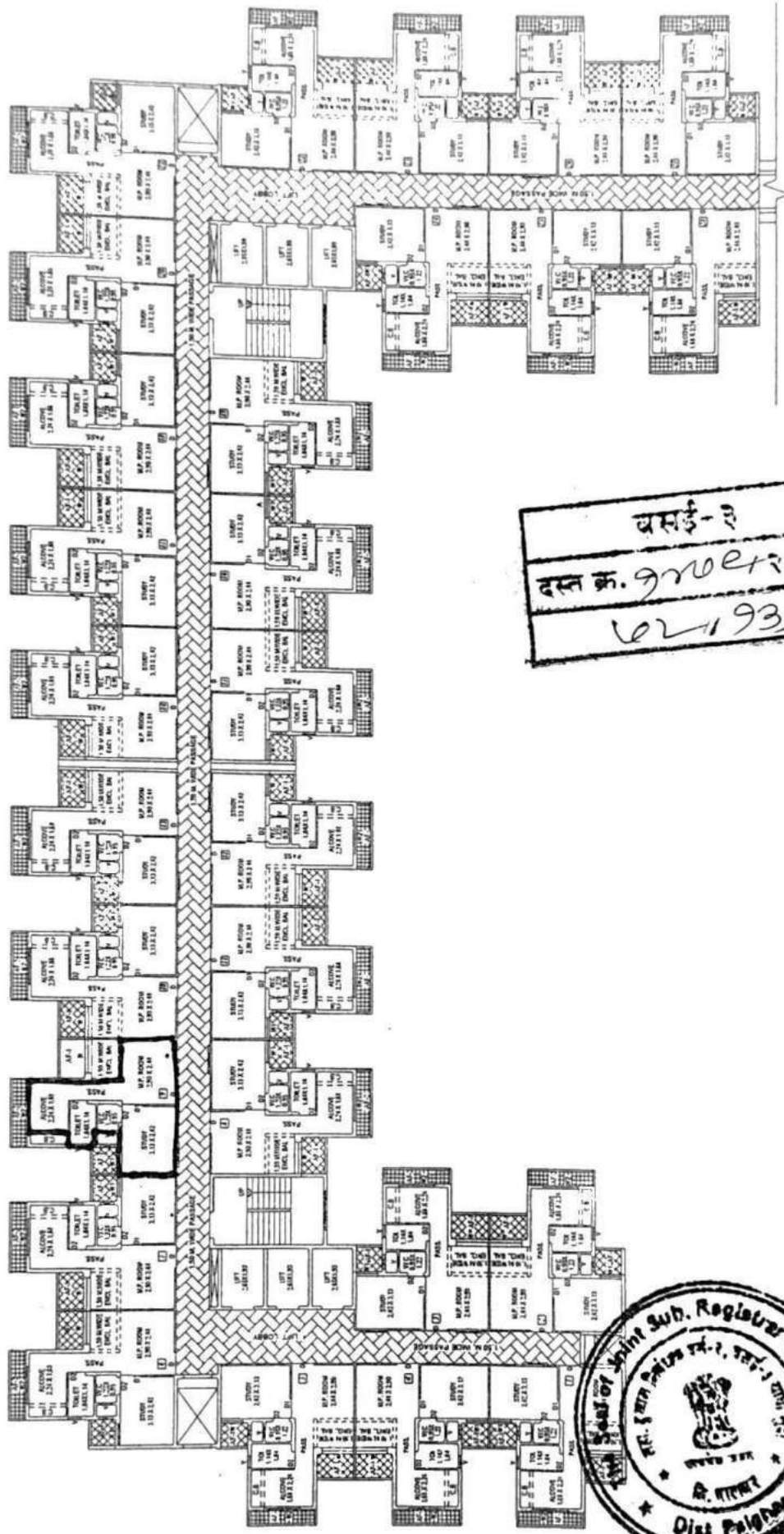
BL

72

BUILDING NO. 18

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FLAT NO. 1109 ON 11<sup>TH</sup> FLOOR



बसई-३  
 दस्ता क्र. १२०६/२०२३  
 ७२, १३५



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Bldg no : 18

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

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ANNEXURE - D

MAHARERA CERTIFICATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

बसई-३
१२०२३
६३ १९३७

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:-
  - 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 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.
  - 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.

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Signature and  
Digitally Signed by  
Dr. Vasant Manoj  
(Secretary, Maharashtra  
Date:08-09-2021 18:52:23



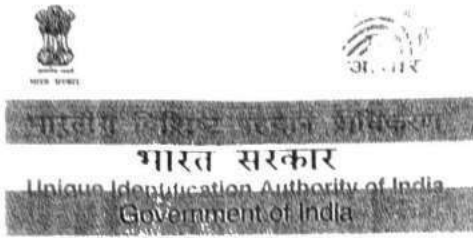
Dated: 08/09/2021  
Place: Mumbai

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

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77

Handwritten signature



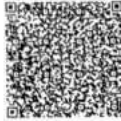
आधार क्रमांक / Enrollment No: 1218/61124/00004

To,  
संतोष लक्ष्मण गोळे  
Santosh Laxman Gole  
Soyla kahulas Taraviya Chawl, 1st Floor, Room No-08  
Tanaji Nagar  
Near Times Of India Bandra, Kurar Village  
Malad East  
Maharashtra 400097  
8097598060

Ref: 505 / 16A / 795825 / 797



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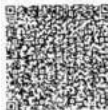
आपका आधार क्रमांक / Your Aadhaar No. :

**3935 7890 8372**

आधार - आम आदमी का अधिकार

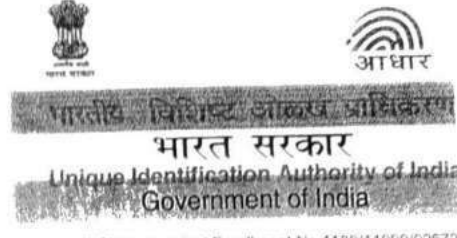


भारत सरकार  
GOVERNMENT OF INDIA  
संतोष लक्ष्मण गोळे  
Santosh Laxman Gole  
जन्म वर्ष / Year of Birth : 1973  
पुरुष / Male



3935 7890 8372

आधार - आम आदमी का अधिकार



आधार क्रमांक / Enrollment No: 1180/11009/02672

To,  
अनिता संतोष गोळे  
Anita Santosh Gole  
W/O Santosh Gole  
At Bhoze Post Bhilar Ta. Mahabaleshwar  
Bhoze  
Salara  
Maharashtra 412805

Ref: 97 / 02C / 191932 / 193515 / P



UE124532616IN



आपला आधार क्रमांक / Your Aadhaar No. :

**6684 8427 7980**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA  
अनिता संतोष गोळे  
Anita Santosh Gole  
जन्म वर्ष / Year of Birth : 1979  
स्त्री / Female



6684 8427 7980

आधार - सामान्य माणसाचा अधिकार



*Handwritten signature*

Pre-Registration Sub-Registrar  
350/1479  
शुक्रवार, 20 जानेवारी 2023  
दन्त क्रमांक: वसइ3 / 1479  
बाजार मुल्य: रु. 21,90,000  
भरलेले मुद्रांक शुल्क: रु. 46  
मुद्रांक शुल्क माफी असल्याने  
1) नवि मुंबई आंतरराष्ट्रीय  
दु. नि. मह. दु. नि. वसइ3  
अ. क्र. 1479 वर दि. 20-  
दोनी 3:52 म.नं. वा. हज

हजर करणाऱ्याची स  
Sub Registrar Vas  
सह. दुय्यम  
वसइ  
दन्ताचा प्रकार: करार  
मुद्रांक शुल्क: (एक) को  
कोणत्याही नागरी क्षेत्र  
शिक्का क्र. 1 20 / 01  
शिक्का क्र. 2 20 / 0