

350/4711

पावती

Original/Duplicate

Wednesday, March 23, 2022

नोंदणी क्र.: 39म

11:53 AM

Regn.: 39M

पावती क्र.: 5059 दिनांक: 23/03/2022

गावाचे नाव: टिवरी

दस्तऐवजाचा अनुक्रमांक: वसई3-4711-2022

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: उमेश कुमार - -

नोंदणी फी

रु. 29700.00

दस्त हाताळणी फी

रु. 2360.00

पृष्ठांची संख्या: 118

एकूण:

रु. 32060.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:10 PM द्या वेळेस मिळेल.


Sub Registrar Vasai 3

वाजार मूल्य: रु. 2076000/-

मोवदला रु. 2970000/-

भारगेले मुद्रांक शुल्क : रु. 178200/-

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु. 360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202202193 दिनांक: 23/03/2022

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

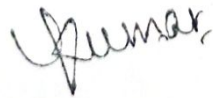
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202202113 दिनांक: 23/03/2022

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 29700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015078924202122E दिनांक: 23/03/2022

विक्रेते नाव व पत्ता:

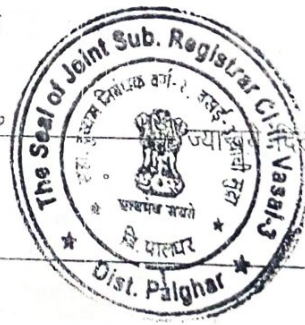


वर्ग - ३
सं. क्र. ४०९९ / २०२२
९ / १९८

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२२

- दस्ताचा प्रकार : ५११२५१११ अनुच्छेद क्रमांक २५(ब)
- तालुका : ५११६ ३. गावाचे नांव : टिबली
- नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : ५३
- मूल्य दरविभाग (झोन) : ३/१/३ उपविभाग
- मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / ५५८००८
- दस्तात नमूद कोलत्या मिळकतीचे क्षेत्रफळ : ५१.१९ कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
- कारपाकिंग : — भच्ची : — पोटमाळा : —
- मजला क्रमांक : पथ २१वा मजला उदवाहन सुविधा : — आहे / नाही
- बांधकाम वर्षे : — घसारा : —
- बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : १०%
- निर्धारित केलेले बाजारमूल्य : २०,७६,०००८
- दस्तामध्ये दर्शविलेला गोबदला : २९,७०,०००८
- देय मुद्रांक शुल्क : १७८२००८ १८. भरलेले मुद्रांक शुल्क : १७८२००८
- देय नोंदणी फी : २९७००८



लिपीक

सह दुय्यम निबंधक

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202203231954					
मूल्यांकनाचे वर्ष	2021					23 March 2022, 10:38 22 AM
जिल्हा	पालघर					वसई 3
मूल्य विभाग	तालुका वसई					
उप मूल्य विभाग	3/1/3-विशेष राहिवस विभागातील विकसनक्षम जमिनी					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर/न	भू क्रमांक	सर्व्हे नंबर#43	११.५	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	नियामी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
45800	45800	50200	65100	50200	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	41.19 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.45800/-	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	= (45800 * (100 / 100)) * 107.5 / 100					
	= Rs.49235/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 49235 * 41.19					
	= Rs.2027989.65/-					
Applicable Rules	= 3, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅजॅनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 2027989.65 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.2027989.65/-					
	= ₹ वीस लाख सत्तावीस हजार नऊ शे नव्वद /-					

Home

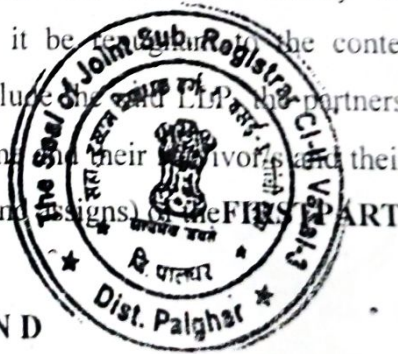
Print



वसई - ३	
दस्त क्र. ४७९९ / २०२२	
५	९९८

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Naigaon/Vasai, on this 23rd day March of the year 2022, BY AND BETWEEN JSB SHELTERS LLP, a Limited Liability Partnership, duly registered under the provisions of The Limited Liability Partnership Act, 2008, having its address at 1st Floor, Pratiek Plaza, S.V. Road, Opp. Patel Petrol Pump, Goregaon (West), Mumbai - 400 062, hereinafter for the sake of brevity referred to as "THE PROMOTERS" (which expressions shall unless it be to the contrary, in the context and meaning thereof, would mean and deem to mean and include the said LLP, the partners constituting the said LLP for the time being and from time to time and their heirs, representatives, executors, administrators and assigns) and their respective legal heirs, representatives, executors, administrators and assigns.



AND

(1) SMT. SUNITA SUNIL MHATRE, (2) SMT. PRANALI RAKESH GHARAT alias PRANALI SUNIL MHATRE, (3) SHRI. SAURABH SUNIL MHATRE & (4) SMT. ANANDIBAI GAJANAN BHOIR, all adults Indian inhabitants having address at Village - Chandrapada, Taluka - Vasai, District - Palghar 401 208, hereinafter for the sake of brevity collectively referred to as "THE CO-PROMOTERS" (which expressions shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include their

[Handwritten signatures and names: Dumar, Sunita]

-32-

IN WITNESS WHEREOF	पक्ष - ३
parts on the day, month and year, first hereinabove written.	२०११/३०/२३
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THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT PIECES AND PARCELS of land or ground **Old Survey No. 230, New Survey No. 43, Hissa No. 4D**, admeasuring 7,000 sq. mtrs. or thereabout, situate, being and lying at Revenue Village - Tivri, Taluka & District - Palghar, now falling within the local limits of Vasai Virar City Municipal Corporation and which is bounded as under:-

That is to say that:-

- On or towards North : Vasai Diva Railway Line
- On or towards South : Unicorn Global Arena Residency
- On or towards East : Juchandra Station
- On or towards West : Nakshatra Primus Residency

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

An portion admeasuring 4,917 sq. mtrs., which is delineated in yellow coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as Annexure -I forming part or portion of the larger property which is more particularly described in the First Schedule written hereinabove.



THE THIRD SCHEDULE HEREINABOVE REFERRED TO

A flat, being Flat No.1501, in 8A Wing, on 15th Floor, admeasuring 27.61 sq. mtrs. (carpet), as per RERA having a separate enclosed other usable area admeasuring 9.83 sq. mtrs., (carpet) of the building which is presently known as **Nakshatra Aarambh**, Plot No. 1, Phase-II and which is bounded as under:-

वसई - ३	
दस्त क्र. ४७११/२०२२	
३७	११८

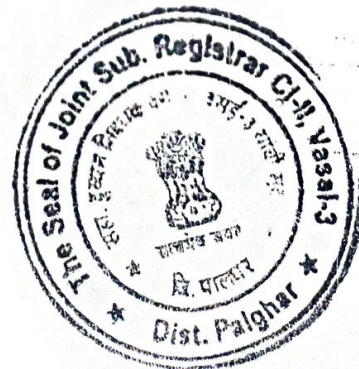
That is to say that:-

- On or towards North : Vasai Diva Railway Line
- On or towards South : Unicorn Global Arena Residency
- On or towards East : Juchandra Station
- On or towards West : Nakshatra Primus Residency

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

(The nature, extent and description of common areas and facilities)

- 1) Water Supply System
- 2) Sewerage (Chambers, Lines, Septic Tank, Stp)
- 3) Storm Water Drains
- 4) Landscaping & Tree Planting
- 5) Street Lighting
- 6) Community Building
- 7) Treatment & Disposal Of Sewage And Sullage Water
- 8) Solid Waste Management & Disposal
- 9) Water Conservation, Rain Water Harvesting
- 10) Energy Management
- 11) Fire Protection & Fire Safety Requirements
- 12) Electric Meter Room, Sub Station, Receiving Station
- 13) Recreational Open Space
- 14) Open Parking



वसई - ३	
इस क्र. ४०११/२०२२	
३८	११८

**THE FIFTH SCHEDULE HEREINABOVE REFERRED TO
[PAYMENT PLAN]**

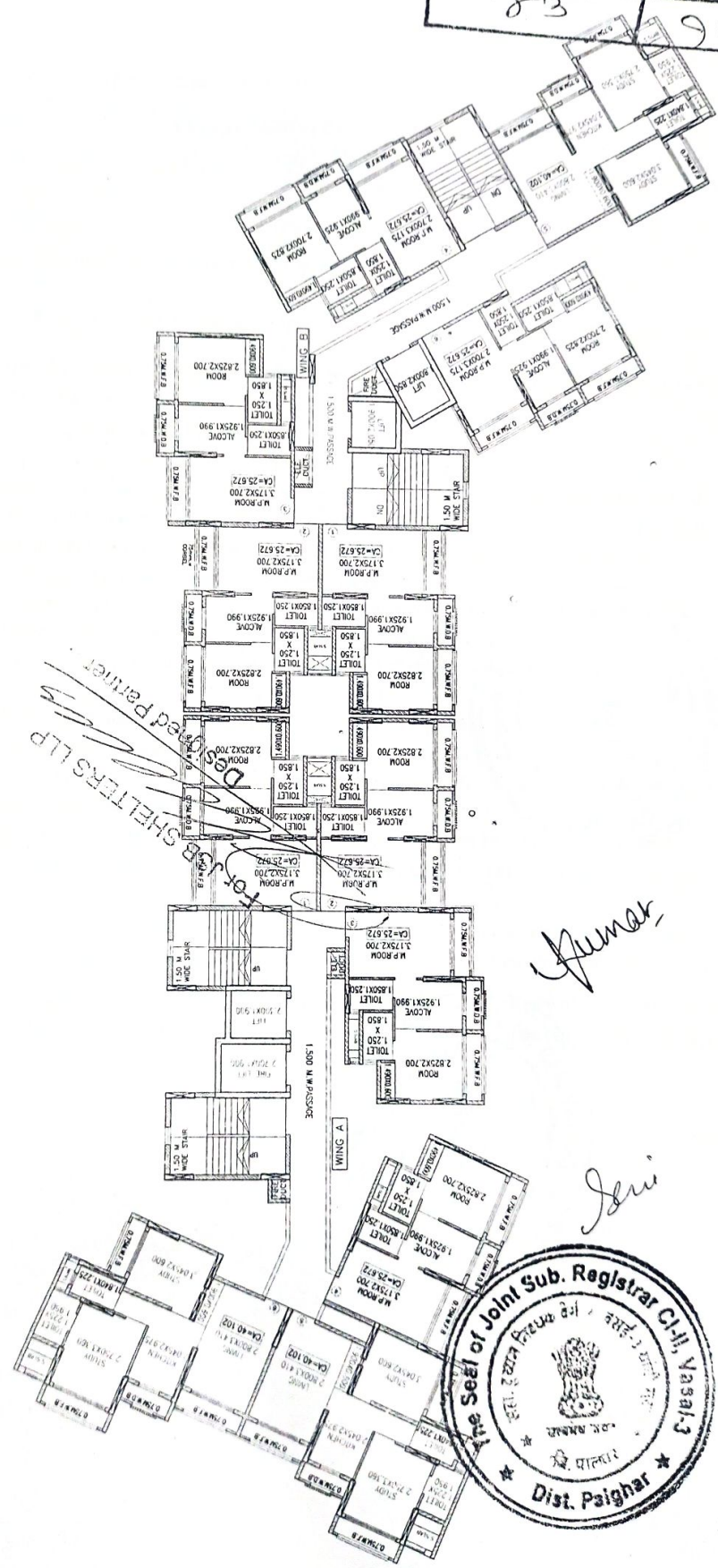
1 BHK (with Master Bedroom)			
Usable Carpet Area + separate enclosed other usable area admeasuring			27.61+9.83 Sq.Mtr
Basic Cost	100%		2970000/-
Booking Amount	2%		59400
On Starting of Excavation	8%		237600
On Completion of Piling	15%		445500
On Completion of plinth	15%		445500
Equated installment on completion of every alternate slab from 2nd to 22nd slab	27.5%		816750
On Completion of Terrace Slab	2.5%		74250
On Completion of Brick Work	3%		89100
On Completion of Internal Plaster	3%		89100
On Completion of Internal Plumbing	3%		89100
On Completion of External Plaster	3%		89100
On Completion of The Floorings	3%		89100
On Completion of The Door Fittings	5%		148500
On Completion of External Plumbing	5%		148500
On Possession	5%		148500
Total A	100%		2970000/-



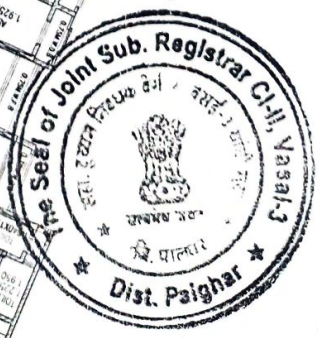
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5TH TO 7TH, 9TH TO 11TH, 14TH, 15TH, 19TH, 21ST & 22ND FLOOR PLAN
DATE:- 20-03-2021

वसई - ३
दस्तावेज क्र. २०११/२०२२
७३ ११८



PROPOSED RESIDENTIAL TOWER FOR JSB DEVELOPERS





वसई - ३	
दस्त क्र. ४२७७/२०२२	
४५	७७८

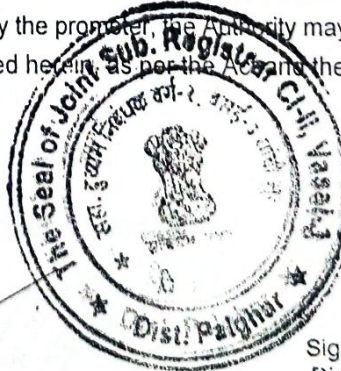
Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000027563

Project: *Nakshatra Aarambh* , Plot Bearing / CTS / Survey / Final Plot No.: *43/4D at Tivari, Vasai, Palghar, 401208*,

1. **Jsb Shelters Llp** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400104*.
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 *16/12/2020* and ending with *30/06/2025* 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 Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 20:48:18

Dated: 08/09/2021
Place: Mumbai

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

मुख्य कार्यालय, विरार ०२२
दस्तावेज क्र. ३९८
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५



दूरध्वनी : ०२५० - २५२५२०१ / ०२०३/०५६००
फॅक्स : ०२५० - २५२५२०१९
ई-मेल : vasaivirarcorporation@yahoo.com

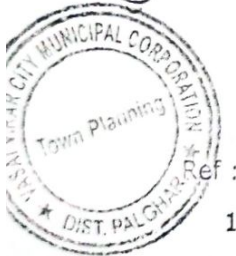
जावक क्र. : व.वि.प्र.म.
दिनांक :

VVCMC/TP/CC/SPA-VP-006/28/2019-20
To,
Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt.Ltd.,
Unicorn House, Shreejee Vihar,
Opp. MTNL, S.V. Road,
Kandivali (W),
MUMBAI-400 067.

31/08/2019

Sub: Development Permission of layout for proposed Residential Building Residential with shopline Buildings Plot No.1 Phase-I & II & Plot No. Sector 1 on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/2, No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR

mt



- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/001 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/002 Dtd.27/06/2012.
- 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/001 Dtd.09/01/2015.
- 5) Letter from Environment department No. MCZMA/2016/Case No.78/Tal. Dtd.09/09/2017.
- 6) Letter from Advocate Atul Damle Dt.05/10/2017.
- 7) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 8) Undertaking of applicant Regarding NOC from all concerned Department Dtd.30/07/2018.
- 9) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-1 Dtd.20/08/2018
- 10) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/48/2018-1 Dtd.13/02/2019
- 11) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/06/2019-1 Dtd.08/07/2019
- 12) Your Registered Engineer's letter dated 21/08/2019.

Kumar

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दस्ता क्र. २०११/२०२२	
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VVCMC/TP/CC/SPA-VP-006/ 2-8 | 2019-20
Sir/ Madam,

31/08/2019

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1`205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of 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 21st 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.

The details of permission are as under:

The conditions mentioned in the letter No.VVCMC/TP/CC/SPA-VP-006/
Dtd. / /2019.are binding on you.

The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	:	Shri. Hemant A. Patil, Director of DDPL Global Infrastructure Pvt.Ltd.,
2	Location	:	Tivari
3	Land use (Predominant)	:	Residential, Commercial
			N.A. (in Sq.mt.) Non N.A. (in Sq.mt.)
4	Area of Plot (As per 7/12)	:	467600.00 162620.00
5	Existing Road	:	1368.61 442.21
6	Balance plot Area	:	466231.39 162177.79
7	Deduction for		
	a. D.P. Road (40 & 30 mt. Wide)	:	24078.21 14776.07
	b. Railway (Vasai-Diva)	:	11449.50 4318.56
	c. Nalla/Water Body	:	8977.45 55812.14
	d. 20 mt. Wide D.P. Road	:	46981.11 9650.67
	e. Mumbai - Baroda Express Way	:	4616.23 435.36
	f. Play Ground	:	476.58 --
	g. H.S.	:	4385.47 3673.85
	h. P.S.	:	751.81 1741.74
	i. PST & QUT	:	3479.30 --
	j. ESS	:	13022.20 --
	Total (a to j)	:	118217.86 90408.39
8	Balance Area of Plot (3-4)	:	348013.53 71769.40
9	Area under DFCC	:	1762.98 --
10	Net Plot area (5-6)	:	346250.55 71769.40
11	Area affected by Buffer Zone	:	86252.93 22712.85
12	a) 15% R.G.	:	51937.58 10765.41
	b) 5% Amenity	:	17312.53 3588.47
13	Total (12a + 12b)	:	69250.11 14353.88
14	Buildable Plot Area (7 x 0.85)	:	294312.97 61003.99
15	Permissible FSI	:	1 1
16	Permissible BUA	:	294312.97 61003.99
17	Add.: 9.5% Land Pooling area (9.5 % of 14)	:	27959.73 5795.38



Hemant *Patil*

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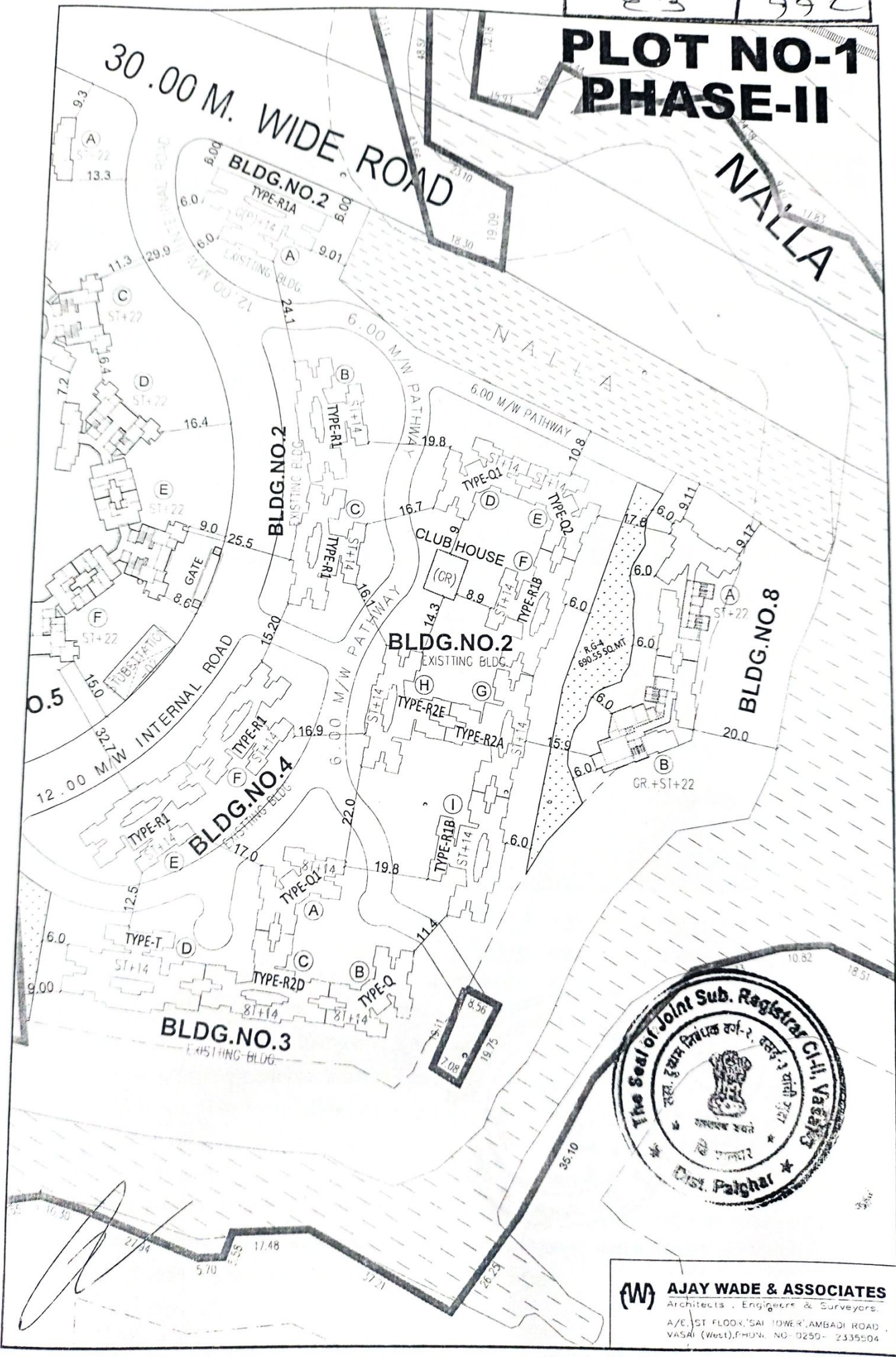
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PLOT NO-1 PHASE-II

30.00 M. WIDE ROAD

NALLA



(W) AJAY WADE & ASSOCIATES
 Architects, Engineers & Surveyors.
 A/E, 1ST FLOOR, 'SAI TOWER', AMBADI ROAD,
 VASAI (West), PHON. NO- 0250- 2335504

A. D. D. D. D.