

पुस्तक	वसई-३	२१६०	१	०२
१				२२२

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2020

1. दस्ताचा प्रकार Agreement For Sale अलच्छंद
2. सादरकर्त्याचे नाव : Sarveshkumar Chhabil Jaiswal
3. तालुका Vasai
4. नगरभूमापन क्रमांक/सर्वे न. 2.78 Khosa 3
5. मूल्य दरविभाग ( झोन ) : 2 उपविभाग : 48,300/-
6. मिळकतीचा प्रकार :- खुली जमीन/निवासी/कर्मालय/दुकान/औद्योगिक/.....
7. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ 34.22 कारपेट/ब्लिन्डअप/सुपरब्लिन्डअप/.....  
चौ. फुट/चौ. मीटर
8. कार पार्किंग : ..... गच्ची : ..... पोटमाळा : .....
9. मजला क्रमांक : 3rd Floor उदवाहन सुविधा : .....
10. बांधकाम वर्ष : ..... घसारा : .....
11. बांधकाम प्रकार :- आर.सी.सी./इतर पक्के/अर्ध पक्के/कच्चे
12. बाजार मूल्य तक्त्यातील मार्गदर्शक सूचना व ..... ज्यान्वये दिलेली वाढ /घट
13. लिट्ट अँड लायसेन्स दस्त : 1. अनामत रक्कम/आगावू भाडे .....  
2. प्रतिमाह भाडे रक्कम .....  
3. कालावधी .....
14. निर्धारित केलेले बाजारमूल्य : 19,85,000/-
15. दस्तामध्ये दर्शविलेला मोबदला : 27,75,500/-
16. देय मुद्रांक शुल्क : 1,66,550/- भरलेले मुद्रांक 1,66,550/-
17. देयक नोंदणी फी : 27,800/-

लिपिक

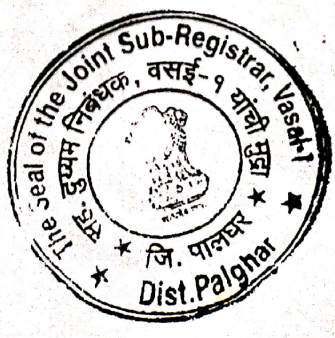
[Signature]  
सह दुय्यम निबंधक

प्रतिज्ञा/घोषणापत्र

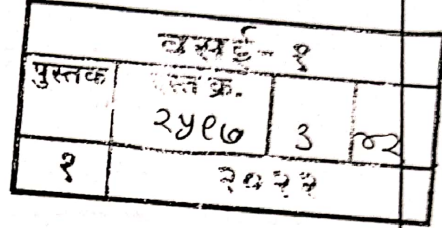
- मी/आम्ही 1) श्री/श्रीमती Sarveshkumar Chhabil Jaiswal  
2) श्री/श्रीमती .....  
3) श्री/श्रीमती .....

सत्य प्रतिज्ञेवर कथन करितो की, दस्ताऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज, मुदतगार पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखनामधून गुंतविलेली नाही. याची नोंदणी कायदा- 1908 मधील असणाऱ्या शोध ( search ) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. या बाबत सुद्धा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकती बाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी भाड्या/आमची राहिल याची मी/आम्ही हामी देतां

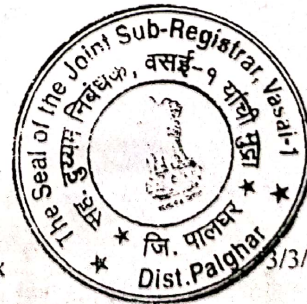
१. श्री  
२.  
३.



Valuation ID		202203036861		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		03 March 2022:03:30:31 PM	
मूल्यांकनाचे वर्ष	2021	जिल्हा	पालघर	मूल्य विभाग	तालुका वसई	उप मूल्य विभाग	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मौजमापनाचे एकक	चौ. मीटर
	13100	48300	55200	66600	55200		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	41.06चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	Rs 48300/-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-		
	उद्भवान सुविधा -	नाही	मजला -	Ground Floor/Stilt 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							
= (48300 * (100 / 100)) * 100 / 100							
= Rs.48300/-							
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 48300 * 41.06						
	= Rs.1983198/-						
Applicable Rules	= 3. 18. 19						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य -तळघराचे मूल्य + मेंडोनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ						
	= A + B + C + D + E + F + G + H + I + J						
	= 1983198 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
	=Rs.1983198/-						
	= २ एकोणवीस लाख व्याऐंशी हजार एक शें अठ्ठ्याणवट /-						



Home Print



<http://10.10.246.39/valuation20212022/Urban/HTMLReports/Built.aspx>

3/3/2022

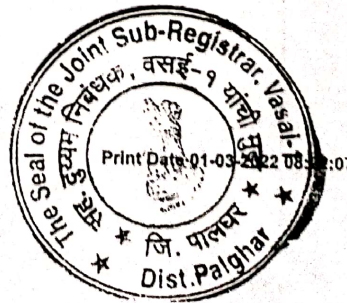


CHALLAN  
MTR Form Number-6



GRN	MH013883364202122E	BARCODE	Date		01/03/2022-20:21:16	Form ID	25.2
Department	Inspector General Of Registration		TAX ID / TAN (If Any)		पुस्तक क्र. 2500 502		
Type of Payment	Stamp Duty Registration Fee		PAN No.(If Applicable)		AYQPJ9820P		
Office Name	VSI1_VASAI NO 1 SUB REGISTRAR		Full Name		S. Subhashkumar Chitambar Jaiswal		
Location	PALGHAR		Flat/Block No.		Flat No. 304, 3rd Floor, A Wing, Bldg. No. 6, Meera Avenue		
Year	2021-2022 One Time		Premises/Building		Sector No. 1, Gokhivare		
Account Head Details		Amount In Rs.	Road/Street		Sector No. 1, Gokhivare		
330046401	Stamp Duty	166550.00	Area/Locality		Vasai East		
330063301	Registration Fee	27800.00	Town/City/District		PIN 4 0 1 2 0 8		
			Remarks (If Any)		PAN2=AANFA3871A--SecondPartyName=Aseem Developers-		
			Amount In		One Lakh Ninety Four Thousand Three Hundred Fifty		
			Words		Rupees Only		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332022030210114	2732367452		
Cheque/DD No.		Bank Date	RBI Date	01/03/2022-20:21:56	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Address of Branch		Scroll No. , Date		Not Verified with Scroll			

Document ID :  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9999999999  
 चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू.





CHALLAN  
MTR Form Number-6



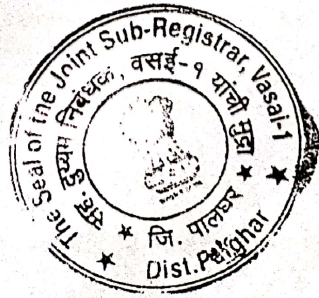
RN	MH013883364202122E	BARCODE			Date	01/03/2022-20:21:16	Form ID	25 2
Department	Inspector General Of Registration		Stamp Duty		Type of Payment		Registration Fee	
Office Name	VS11_VASAI NO 1 SUB REGISTRAR		Location		PALGHAR		Year	
2021-2022 One Time		Flat/Block No.		Premises/Building		Flat No. 304, 3rd Floor, A Wing, Bldg. No. 6, Meera Avenue		
Account Head Details		Amount In Rs.		Road/Street		Sector No. 1, Gokhivare		
30046401 Stamp Duty		166550.00		Area/Locality		Vasai East		
30063301 Registration Fee		27800.00		Town/City/District				
				PIN		4 0 1 2 0 8		
				Remarks (If Any)		PAN2=AANFA3871A~SecondPartyName=Aseem Developers-		
				Amount In		One Lakh Ninety Four Thousand Three Hundred Fifty		
		1,94,350.00		Words		Rupees Only		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332022030210114	2732367452			
Cheque/DD No.		Bank Date	RBI Date	01/03/2022-20:21:56	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		100 , 03/03/2022				



Department ID : Mobile No. : 9999999999  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोट:- चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-79-2597	0006769262202122	03/03/2022-15:35:43	IGR133	27800.00



पुस्तक	पान क्र.	६	७२
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## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Vasai on this 3<sup>rd</sup> day of March, 2022.

### BETWEEN

M/s ASEEM DEVELOPERS, a partnership firm having its office at 1st Floor, MIRA Building, Near D'Mart, Off 150 Feet Road, Bhayandar West, Thane - 401101, hereinafter referred to as "SELLER" (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to include the survivor of the partners and his heirs, executors, administrators and assigns) OF THE ONE PART:-

AND

Shri./Smt./M/s.

**SARBESHKUMAR CHHABILAL JAISWAL**

Room no. 107,  
Shree Sai Jaiswal Apartment,  
Vasant Nagari,  
Nallasopara East,  
Palghar - 401209

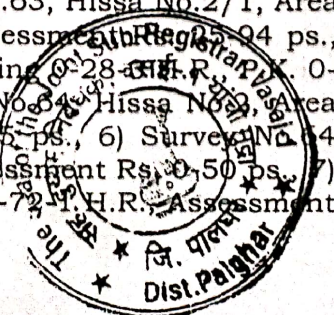
hereinafter called the "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and Include his/her/their heirs, executors, administration and permitted assign) of the OTHER PART.

WHEREAS,

1. M/s. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD., and MR. DEVENDRA RAJANIKANT LADHANI as a Director of M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD. and with personal capacity and MR. ANIL RAMCHANDRA GUPTA as a Director of M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD. and with personal capacity and as partner of M/S. SAI ASHISH DEVELOPERS are the owners/Possession Holders/Power of Attorney Holders/Developers of land bearing : 1) Survey No. 62, Hissa No. 1, Area admeasuring 1-16-5 H.R., P.K. 0-16-3 H.R., Assessment Rs. 12-37 ps., 2) Survey No.62, Hissa No.7, Area admeasuring 0-26-5 H.R., P.K. 0-085 H.R., Assessment Rs. 2-75 ps., 3) Survey No.63, Hissa No.2/1, Area admeasuring 1-48-5 H.R., P.K.0-15-9 H.R., Assessment Rs. 2-24 ps., 4) Survey No.63, Hissa No. 2/2, Area admeasuring 0-28-5 H.R., P.K. 0-03-0 H.R., Assessment Rs.5-00 ps., 5) Survey No.64, Hissa No.1, Area admeasuring 0-40-5 H.R., Assessment Rs. 2-25 ps., 6) Survey No. 64 Hissa No.3, Area admeasuring 0-80-9 H.R., Assessment Rs. 0-50 ps., 7) Survey No. 65, Hissa No. -, Area admeasuring 0-7-11 H.R., Assessment

*[Handwritten Signature]*

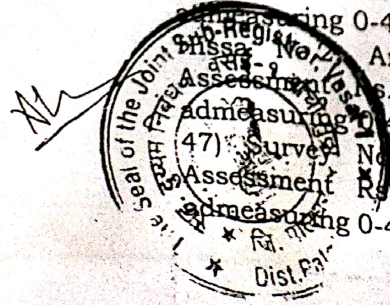
*[Handwritten Signature]*



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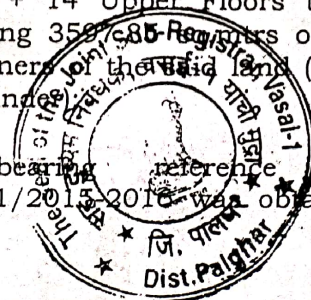
Rs. 3-56 ps., 8) Survey No.68, Hissa No.1, Area admeasuring 0-46-6 H.R., P.K. 0-047 H.R., Assessment Rs.3- 63 ps., 9) Survey No.68, Hissa No. 2, Area admeasuring 0-48-3 H.R., P.K. 0-07-6 H.R., Assessment Rs. 5-18 ps., 10) Survey No.68, Hissa No.3, Area admeasuring 0-72-0 H.R., P.K. 0-10-0 H.R., Assessment Rs.7-00 ps., 11) Survey No. 69, Hissa No.1, Area admeasuring 0-01-5 H.R., Assessment Rs. 0-30 ps., 12) Survey No.69, Hissa No.2, Area admeasuring 0-11-1 H.R., Assessment Rs. 2-19 ps., 13) Survey No.69, Hissa No.3, Area admeasuring 0-12-2 H.R., P.K. 0-02-0 H.R, Assessment Rs. 1 56 ps., 14) Survey No.69, Hissa No.4, Area admeasuring 0-08-1 H.R., Assessment Rs. 0-81 ps., 15) Survey No.69, Hissa No.5, Area admeasuring 0-02-0 H.R., Assessment Rs.0-20 ps., 16) Survey No.85, Hissa No.3B, Area admeasuring 0-10-1 H.R., Assessment Rs.2-03 ps., 17) Survey No.85, Hissa No.10, Area admeasuring 0-41-5 H.R., P.K. 0-01-5 H.R., Assessment Rs.3-82 ps., 18) Survey No.85, Hissa No.12, Area admeasuring 0-02-5 H.R., Assessment Rs.0-31 ps., 19) Survey No.87, Hissa No.2A, Area admeasuring 0-03-5 H.R., P.K. 0-01-0 H.R., Assessment Rs.1-30 ps., 20) Survey No.87, Hissa No.2B, Area admeasuring 0-07-6 H.R., Assessment Rs.1-64 ps., 21) Survey No.87, Hissa No.3, Area admeasuring 0-06-3 H.R., Assessment Rs.0-69 ps., 22) Survey No.87, Hissa No.7, Area admeasuring 0-14-9 H.R., Assessment Rs.3-19 ps., 23) Survey No.88, Hissa No.1A, Area admeasuring 0-26-6 H.R., Assessment Rs.4-15 ps., 24) Survey No.88, Hissa No.1B, Area admeasuring 0-26-3 H.R., Assessment Rs.4-16 ps., 25) Survey No.88, Hissa No.2A, Area admeasuring 0-36-4 H.R., Assessment Rs.3-19 ps., 26) Survey No.88, Hissa No.2B, Area admeasuring 0-35-2 H.R., Assessment Rs. 3-19 ps., 27) Survey No.89, Hissa No.1, Area 0-33-4 H.R, P.K. 0-02-5 H.R. Assessment at Rs. 3-75 Ps., 28) Survey No.89, Hissa No.2, Area 0-40-0 H.R, P.K. 0-03-0 H.R. Assessment at Rs. 4-37 Ps, 29) Survey No.89, Hissa No.4, Area 0-24-0 H.R, P.K. 0-01-8 H.R. Assessment at Rs. 2-33 Paise, 30) Survey No.271, Hissa No.-, Area admeasuring 2-67-8 H.R., Assessment Rs. 11-00 ps., 31) Survey No.272, Hissa No. -, Area admeasuring 1-92-0 H.R., P.K. 015-1 H.R., Assessment Rs. 11-91 ps., 32) Survey No.273, Hissa No. -, Area admeasuring 2-75-2 H.R., Assessment Rs.15-75 ps., 33) Survey No.274, Hissa No. 1, Area admeasuring 1-83-8 H.R., Assessment Rs. 7-23 ps., 34) Survey No.274, Hissa No.2, Area admeasuring 1-16-8 H.R., Assessment Rs.5-16 ps., 35) Survey No.274, Hissa No.3, Area admeasuring 0-71-8 H.R., Assessment Rs. 3-17 ps., 36) Survey No.275, Hissa No.1, Area admeasuring 1-16-8 H.R., P.K. 0-15-2 H.R., Assessment Rs.6-64 ps., 37) Survey No.275, Hissa No.2, Area admeasuring 0-64-7 H.R., Assessment Rs. 3-82 ps., 38) Survey No.276, Hissa No.1, Area admeasuring 0-83-0 H.R., Assessment Rs. 4-65 ps., 39) Survey No.276, Hissa No. 2, Area admeasuring 0-22-7 H.R., P.K.0-05-1 H.R., Assessment Rs.1-19 ps., 40) Survey No.276, Hissa No.3, Area admeasuring 0-22-7 H.R., P.K. 0-05-1 H.R., Assessment Rs. 1-17 ps., 41) Survey No.276, Hissa No.4, Area admeasuring 0-83-5 H.R., Assessment Rs. 3-87 ps., 42) Survey No.277, Hissa No.2, Area admeasuring 0-97-6 H.R., Assessment Rs. 5-30 ps., 43) Survey No.277, Hissa No.3, Area admeasuring 0-40-5 H.R., P.K. 0-06-1 H.R., Assessment Rs. 2-09 ps., 44) Survey No.278, Hissa No.1, Area admeasuring 0-45-3 H.R., Assessment Rs. 3-47 ps., 45) Survey No.278, Hissa No.2, Area admeasuring 0-47-3 H.R., P.K. 0-30-0 H.R., Assessment Rs. 2-03 ps., 46) Survey No.278, Hissa No.3, Area admeasuring 0-47-3 H.R., P.K. 0-30-3 H.R., Assessment Rs. 2- 50 ps., 47) Survey No.279, Hissa No.1, Area admeasuring 1-21-4 H.R., Assessment Rs. 2-20 ps., 48) Survey No.280, Hissa No.1, Area admeasuring 0-45-5 H.R., Assessment Rs. 0-14 ps., 49) Survey No. 280.

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वसई			
पुस्तक	दस्त क्र.		
	2400	e	m2
Hissa No.2, Area admeasuring 1-26-5 H.R., Assessment Rs. 2-02 ps.		50) Survey No.280, Hissa No.3, Area admeasuring 0-65-8 H.R., Assessment Rs. 1-81 ps., 51) Survey No.280, Hissa No.4, Area admeasuring 0-20-2 H.R., Assessment Rs.0-27 ps., 52) Survey No.280, Hissa No.5, Area admeasuring 0-20-2 H.R., Assessment Rs. 0-27 ps., or thereabout, lying, being and situate at Village GOKHIVARE, Tal. Vasai, Dist. Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai (hereinafter referred to as "the said Land");	

2. The N. A. permission has been obtained in respect of land bearing S.No. 62/1, 62/7, 63/2/1, 63/2/2, 64/2, 64/3, 65, 276/4, 277/2, 277/3, 278/1, 278/2, 278/3, 280/1, from the Office of the Collector of Thane, vide Order No. REV/K-1/T-9/NAP/GOKHIVARE-VASAI/SR-174/2011, dated 04/04/2012.
3. The Commencement Certificate from VVCMC dtd. 10/07/2012 for the proposed Residential buildings on S.No. 68/1, 2 & 3, 85/3B, 10 & 12, 87/2A, 2B, 3 & 7, 88/1A, 1B, 2A & 2B, 89/1, 2, & 4, 62/1, 7, 63/2/1, 2/2, 64/2, 3, 65, 276/4, 277/2, 3, 278/1, 2, 3, 280/1, 69/1, 2, 3, 4, 5, 271, 272, 273, 274/1, 2, 3, 275/1, 2, 276/1, 2, 3, 279/1, 280/2, 3, 4, 5, Village : GOKHIVARE, Tal. Vasai, Dist. Thane is granted by the VASAI-VIRAR CITY MUNICIPAL CORPORATION vide its Order No. VVCMC/TP/CC/VP-329, 815 & 509/1065/2012-13.
4. The Revised Development Permission for proposed Residential with shopline Buildings on land bearing S.No.68/1, 2 & 3, 85/3B, 10 & 12, 87/2A, 2B, 3 & 7, 88/1A, 1B, 2A & 2B, 89/1, 2, & 4, 62/1, 7, 63/2/1, 2/2, 64/2, 3, 65, 276/4, 277/2, 3, 278/1, 2, 3, 280/1, 69/1, 2, 3, 4, 5, 271, 272, 273, 274/1, 2, 3, 275/1, 2, 276/1, 2, 3, 279/1, 280/2, 3, 4, 5, Village : GOKHIVARE, Tal. Vasai, Dist. Thane is granted by the VASAI-VIRAR CITY MUNICIPAL CORPORATION vide its Order No. VVCMC/TP/RDP/VP-329,815&509/0223/2013-14, dated 5/07/2013.
5. The Revised Development Permission for proposed Residential Buildings no.6 on land bearing S.No.62/1 & 7, 63/2/1 & 2/2, 64/2 & 3, 65, 68/1, 2 & 3, 69/1, 2, 3, 4 & 5, 85/3B, 10 & 12, 87/2A, 2B, 3 & 7, 88/1A, 1B, 2A & 2BN, 89/1, 2 & 4, 272, 274/2 & 3, 275/1, & 2, 276/1, 2, 3 & 4, 277/2 & 3, 278/1, 2 & 3, 279/1, 280/1, 2, 3, 4 & 5, Village: GOKHIVARE, Tal. Vasai, Dist. Palghar is granted by the Vasai-Virar City Municipal Corporation vide its Order No. VVCMC/TP/RDP/VP-329,815&509/188/2014-15 dated 15/11/2014.
6. By and way of a Registered Development Agreement bearing registration no. VASAI-4-3189-2015, and a Registered irrevocable Power of Attorney bearing registration no. VASAI-4-3190-2015, the SELLER obtained the development rights of FSI area admeasuring 1,04,500 Sq.Ft. Built-up area (including balcony & staircase but excluding sit-out, flower bed, cupboard, fire escape, patio and other areas) in Wing 'A, B' of Building No. 6 in Sector No. 1 consisting of Stilt + 14 Upper Floors to be constructed on Vacant N.A land admeasuring 3500 Sq.Ft. out of land bearing S.No. 278, H.No.3 from the owners of the said land (more particularly described in the schedule A hereunder) reference no. VVCMC/TP/PCC/VP0329, 0815 & 0509/101/2013-2014 was obtained
7. A Plinth Completion Certificate bearing reference no. VVCMC/TP/PCC/VP0329, 0815 & 0509/101/2013-2014 was obtained



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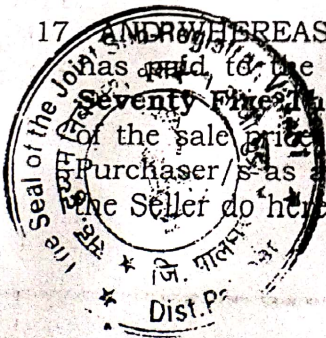
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on 08-09-2015 in respect of the Plinth work completion of the said Property.

8. By and way of a Registered Deed of Assignment bearing registration no. VASAI-4-2065-2016, and a Registered Power of Attorney bearing registration no. VASAI-4-2066-2016, the Seller assigned the development rights in Wing 'A, B' of Building No. 6 in Sector No. 1 consisting of Stilt + 14 Upper Floors to be constructed on Vacant N.A land admeasuring 3597.85 sq.mtrs out of land bearing S.No. 278 H.No.3 to MEERA REALTORS (hereinafter referred to as the "Builder/Developer") on the terms and conditions more particularly mentioned therein;
9. In consideration of the aforesaid registered deed of assignment, the Seller became entitled to approximately 40% of the total completed units in the said Building No. 6 including inter alia **Flat No. 304, A Wing, 3<sup>rd</sup> Floor;**
10. The SELLER has the sole and exclusive right to sell flats/garages and other units in the said buildings belonging to his share and to enter into Agreement for Sale with prospective purchasers and receive the sale amounts in respect thereof.
11. The Seller is seized, possessed and otherwise well and sufficiently entitled to the said Flat;
12. The Subject land is falling outside the limits of 8 kms peripheral area of greater Mumbai Agglomeration and as such Urban Land (Ceiling and Regulation) Act. 1976 is not applicable.
13. The Builders/Developers have completed the construction of the building and have applied for the OC thereof.
14. The PURCHASER/s has demanded from the SELLER and the SELLER has given inspection to the PURCHASER/s of all the Documents pertaining to their title relating to the said Property, the plans Design and specification prepared by the Builders/Developers architect Sanat Mehta & Associates and of such other documents as are specific under the Maharashtra ownership Flats (Regulation of construction Sale management and transfer) Act, 1963 (hereinafter referred to as the ownership flats Act ) and the rules made thereunder.
15. AND WHEREAS the Purchaser/s are interested in purchasing the **Flat No. 304, A Wing on the 3<sup>rd</sup> floor** in "**MEERA AVENUE**" Building No. 6 Sector No.1 which falls under the Seller's share of the units (hereinafter referred to as "The Said Unit" for brevity's sake and more particular described in Schedule 'B' hereunder).
16. AND WHEREAS relying upon the agreement, the SELLER has agreed to sell to the Purchaser/s the said unit at the price and on the terms and conditions hereinafter mentioned.
17. AND WHEREAS prior to execution of these presents the Purchaser/s has paid to the Seller a sum of **Rs. 2,75,500/- (Rupees Two Lakh Seventy Five Thousand and Five Hundred Only)** being earnest money of the sale price of the said Unit agreed to be sold by the Seller to the Purchaser/s as advance payment or deposit payment and receipt hereof. The Seller do hereby admire and Acknowledge and the Purchaser/s ha

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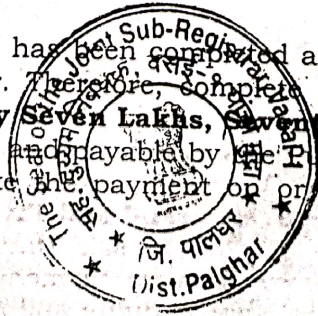
agreed to pay the Seller balance of the sale price in the manner hereinafter mentioned.

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18. AND WHEREAS the Seller is required to execute a written Agreement for sale of the said unit to the Purchaser/s being in fact these presents and also to register the said agreement under the Registration Act.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Purchaser/s hereby agrees to Purchase from the Seller and the Seller hereby agrees to sell to the Purchaser/s **Flat being No. 304, A -Wing** having area **34.22 sq. mtr.** Carpet and having area      sq. mtr. Built up and      sq. mtr. Terrace on      floor as shown in floor plan thereof annexed herewith in the building known as "MEERA AVENUE" Bldg No.6, Sector No.1 (hereinafter referred to as the said Unit") for the Total Price of **Rs.27,75,500/- (Rupees Twenty Seven Lakhs, Seventy Five Thousand and Five Hundred Only)** the total amount including the proportionate price of the limited amenities which are more particularly described in the schedule hereunder written. The Flat Purchaser/s hereby paid to the Seller a sum of **Rs. 2,75,500/- (Rupees Two Lakhs, Seventy Five Thousand and Five Hundred Only)** as and by way of earnest money/part payment and balance amount of purchase price i.e. **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** to be paid to the Seller on execution hereof.
2. Time being the Essence of the Contract, the aforesaid payments shall be paid punctually on or before their respective due dates and without any claim or deduction, in respect of each such payments. The purchaser/s confirm/s that no interest in the said Unit is intended to pass or shall be deemed to have passed in favour of the Purchaser/s till the full payment of the consideration and all other amounts due and payable under this agreement shall have been fully paid up by the Purchaser/s to the Seller without raising any dispute.
3. If the Purchaser/s make/s any delay or default in making payment, the Seller shall be entitled to charge interest at the rate of 24 percent per annum on the defaulted amount from the date of default, till the date of the actual payment. Without prejudice to the aforesaid, on the Purchaser/s committing any default, in payment on their respective due date, to the Seller under this Agreement (including his/her/their proportionate share of taxes, levied by the concerned Local Authorities and other outgoings) or on the Purchaser/s committing any breach of any of the terms and conditions herein contained; on giving fourteen days prior Notice in writing, the Seller shall be entitled to terminate the agreement provided during the said period the Purchaser/s fail to remedy the breach committed by him/her/them. In such an event the Purchaser/s shall not have rights, of any nature whatsoever, either in the said Unit and/or under this agreement and/or against the Seller.
4. The construction of the building has been completed and the Occupation Certificate has been applied for. Therefore, complete payment of the of **Rs.27,75,500/- (Rupees Twenty Seven Lakhs, Seventy Five Thousand and Five Hundred Only)** is due and payable by the Purchaser/s and the Purchaser/s is required to make the payment on or before 15 days



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conditions of any other payments save and except normal Entrance Fee, Share Money and other Moneys paid by all the purchaser/s at the time of formation.

47. The Purchaser/s shall be liable to pay and bear all taxes, duties and cesses currently imposed or which may be imposed by the State and or Central Governments from time to time and these shall be over & above the agreement value as mentioned above.
48. The Stamp duty and registration charges on this instrument shall be borne and paid by the Purchaser/s alone.

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**SCHEDULE -"A"**

ALL THAT F.S.I. admeasuring 1,04,500 Sq. Ft. Built-up area (including balcony & staircase but excluding sit-out, flower bed, cupboard, patio and other area) in Wing A, B of Building No. 6 in Sector No. 1 to be constructed on Non-agricultural land 3597.85 sq.mtrs out of land bearing S.No. 278 H.No.3, lying, being and situate at Village: Gokhiwre, Tal. Vasai, Dist. Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

**SCHEDULE "B"**

**Flat No. 304, A Wing, on the 3<sup>rd</sup> Floor**, Building No.- 6, Sector No. known as "Meera Avenue", Constructed on Non-agricultural land 3597.8 sq.mtrs out of land bearing S.No. 278 H.No.3, lying, being and situate at Village: Gokhiwre, Tal. Vasai, Dist. Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub- Registrar Vasai.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET  
SUBSCRIBED THEIR RESPECTIVE HANDS HERE UNTO THE AND THE  
YEAR FIRST ABOVE WRITTEN.**

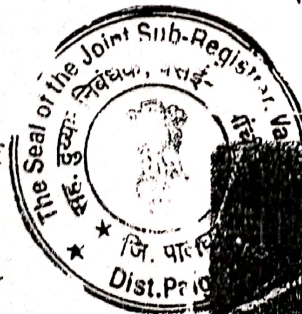
SIGNED AND DELIVERED)  
BY THE WITHIN NAMED "SELLER")  
M/s Aseem Developers )  
Through its partner )  
Mr. Aseem Rajesh Koradia )



*Aseem*

In the presence of

- J.P. [Signature]*
- [Signature]*



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वसई - ६  
 दस्तावेज क्र. नं. १०५४ / २०१६  
 नो १६५

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



दस्तावेज नं. : २५०-२५२५०१/०२/०३/०६/०१/०५

पिन कोड : ४०१३०५

ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./

दिनांक : १५/११/२०१४

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15/11/2014

VVCMC/TP/RDP/VP-329,815,509/188/2014-15

To,  
 Shri. Devendra R. Ladhani,  
 D-II/ 1 & 2, Aakansha Commercial Complex,  
 Achole Road, Nallasopara (E.)  
 Tal : Vasai, Dist : Palghar.

Sub: Revised Development Permission for proposed Residential building No. 6 on land bearing S.No. 62, H.No. 17, S.No. 63, H.No. 2/1, 2/2, S.No. 64, H.No. 2/3, S.No. 65, S.No. 68, H.No. 1, 2 & 3, S.No. 69/1, 2, 3, 4, 5, S.No. 85 H.No. 3B, 10 & 12, S.No. 87, H.No. 2A, 2B, 3 & 7, S.No. 88, H.No. 1A, 1B, 2A & 2BN, S.No. 89, H.No. 1, 2 & 4, S.No. 272, S.No. 274/2, 3, S.No. 275/1, 2, S.No. 276/1, 2, 3 & 4, S.No. 277, H.No. 2 & 3, S.No. 278 H.No. 1, 2, 3, S.No. 279/1, S.No. 280/1, 2, 3, 4, 5 Village Gokhiware, Tal: Vasai Dist -Palghar.

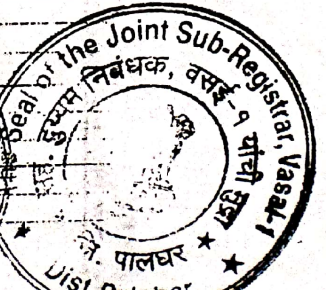
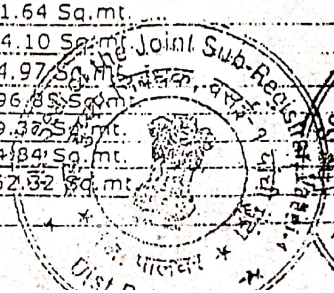
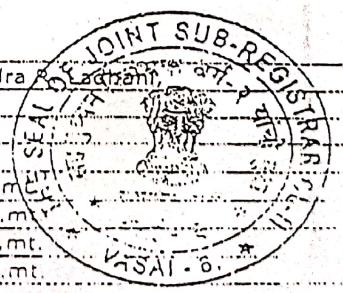
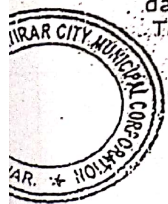
- Ref: -
1. Commencement Certificate No.VVCMC/TP/CC/VP-329,815,509/1065/2012-13 dated-10/07/2012
  2. Revised Development Permission No. VVCMC/TP/RDP/VP-329, 815 & 509/ 0223/ 2013-14 dt.25/07/2013.
  3. MOEF Letter No. SEAG-2013/CR-198/TC-1 dated 31/05/2014.
  4. Your Licensed Engineer's letter dated 18/10/2014.

Sir / Madam,  
 Revised Development Permission is hereby granted for the proposed Residential Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Devendra R. Ladhani,

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-329,815,509/1065/2012-13 dated 10/07/2012

The details of the layout is given below :-

1	Name of assess owner/P.A.Holder	Shri. Devendra R. Ladhani
2	Land use (predominant)	Residential
3	Area of plot as per 7/12 extract	266470.00
4	Deduction	
	a) 20.0 mt. D.P. Road.	4298.79 Sq.mt.
	b) 30.0 mt. D.P. Road.	23581.18 Sq.mt.
	c) 40.0 mt. D.P. Road.	25336.20 Sq.mt.
	d) M&SC	501.32 Sq.mt.
	e) Water Body	20352.28 Sq.mt.
	f) Garden	10970.15 Sq.mt.
	g) PG	5212.52 Sq.mt.
	h) DFCC	14111.64 Sq.mt.
	i) Area under NDZ reservation	214.10 Sq.mt.
	j) L.W.C.	20994.97 Sq.mt.
5	Net Plot Area	140896.85 Sq.mt.
6	20% R.G.	28179.36 Sq.mt.
7	5% C.F.C.	7044.84 Sq.mt.
8	Buildable Plot Area	119762.32 Sq.mt.
9	Permissible FSI	1.00

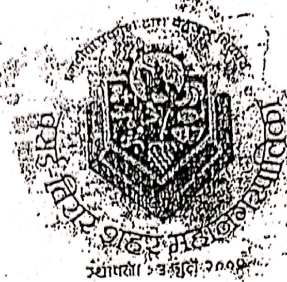


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मुख्य कार्यालय, वित्त  
 विभाग (पर्यटन),  
 म. न. सं. - १००१, १००२, १००३, १००४

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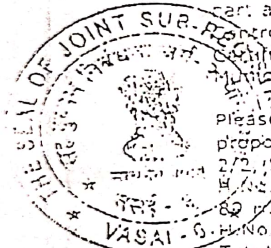
सूचना क्र. : ०२५०-२५३५६५/०२/०३/०४/१६  
 क्र. सं. : ०२५०-२५३५/०३  
 दि. सं. : १५/०७/२०१६  
 पत्रा. सं. : ५४/१२/२०१६/१३५/१  
 दिनांक : १५/०७/२०१६

VVCMC/TP/RDP/VP-329,815,509/ 142 / 2014-15

10	Permissible Built Up Area	119762.32 Sq.mt.
11	Additional :	
12	a) Land Pooling FSI	11377.42 Sq.mt.
13	Total Permissible B.U.A.	131139.74 Sq.mt.
14	Total Proposed B.U.A.	96990.79 Sq.mt.
15	Ancillary Building Proposed BUA	4146.99 Sq.mt.
16	LWC-Bldg No.1 Proposed BUA	4145.64 Sq.mt.
	LWC-Bldg No.2 Proposed BUA	4145.64 Sq.mt.

The commencement certificate shall remain valid for a period of one year for the building under reference from the date of its issue (As per Section 44 of MR & TP Act and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. /- ( ) deposited vide Receipt No. dated, with Vasai Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other condition of the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial action taken by the Municipal Corporation.



Please find enclosed herewith the approved Revised Development Permission for proposed Residential Building on land bearing S.No. 62, H.No. 1, 7, S.No. 63, 72, S.No. 64, H.No. 2, 3, S.No. 65, S.No. 68, H.No. 1, 2, 3, S.No. 69/1, 2, 3, 4, 5, H.No. 3B, 10 & 12, S.No. 87 H.No. 2A, 2B, 3 & 7, S.No. 88, H.No. 1A, 1B, 2A & 2B, H.No. 1, 2 & 4 S.No. 272 S.No. 274/2, 3, S.No. 275/1, 2, S.No. 276/1, 2, 3, 4, 5, H.No. 2 & 3, S.No. 278 H.No. 1, 2, 3, S.No. 279/1, S.No. 280/1, 2, 3, 4, 5 Village - C Tal. Vasai Dist - Palghar.



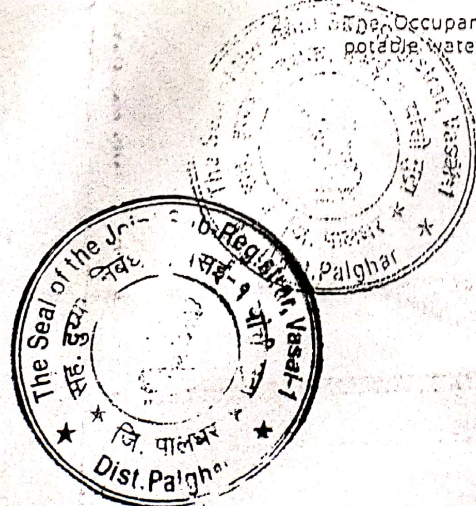
Sr.No.	Predominant Building	Bldg.No	No. of Floor	No. of flat	No. of Shops
1	Residential	6	G+14/pt.	183	Nil

The revised plan duly approved herewith supersedes all the earlier approved conditions of Commencement Certificate granted vide CIDCO office No.VVCMC/TP/CC/VP-329,815,509/1065/2012-13 dated 10/07/2012

Stands applicable to this approval of amended plans along with the following conditions:

1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revocation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

2) Occupancy Certificate for the buildings will be issued only after potable water is made available to each occupant.





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'  
(See rule 7(2))

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This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Meera Avenue, Plot Bearing / CTS / Survey / Final Plot No.: S.no.278 Bldg no.6 sector no.1 at Vasal-Virar City (M Corp), Vasal, Palghar, 401208*; registered with the regulatory authority vide project registration certificate bearing No P99000003602 of

1. Meera Realtors having its registered office / principal place of business at Tehsil: Vasal, District: Palghar, Pin: 401208.

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 scheduled 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR  
That entire of the amounts to be realised hereinafter by me/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 up to 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.

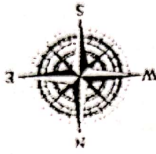
Dated: 18/05/2020

Place: Mumbai

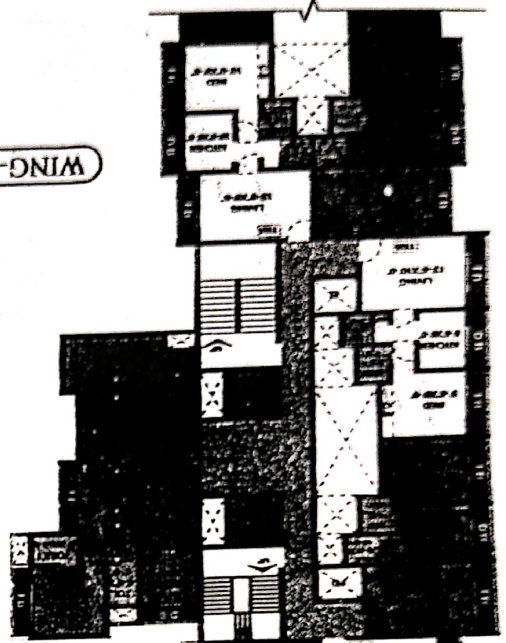
Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 12/10/2020 20:28:36



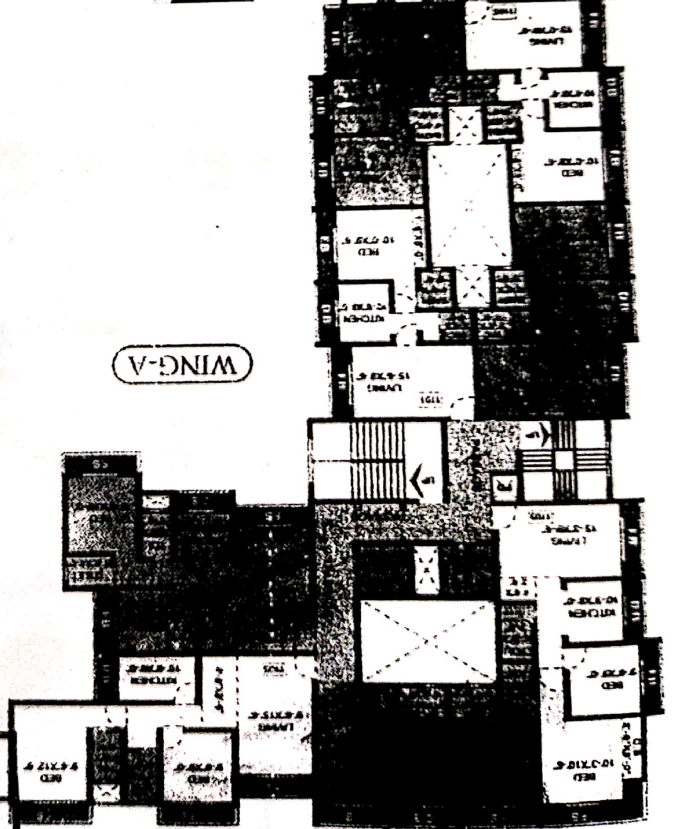
MEERA AVENUE  
LIVE, AN UPGRADED LIFESTYLE!



WING-B



WING-A



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२५१०			३८
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1ST TO 9TH FLOOR PLAN

A-304

03/03/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 2597/2022

नोंदणी :

Regn:63m

## गावाचे नाव : गोखिवरे

(1)विनिंबाचा प्रकार	करारनामा
(2)मोबदला	2775500
(3) बाजारभाव(भाडेपट्टयाच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1984000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन ; इतर माहिती: , इतर माहिती: गाव मोजे गोखिवरे,ता.वसई,जि.पालघर येथील स. न. 278,हि. न.3 या जमीन मिळकती वरील सदनिका क्र. 304,तिमरा मजला,ए विंग,विल्डिंग न. 6,मीरा अवेन्यु,मेक्टर 1,वसई पूर्व,क्षेत्र 34.22 चौ. मीटर कार्पेट ही मिळकत( ( Survey Number : 278, Hissa No. 3, ; ) )
(5) क्षेत्रफळ	1) 34.22 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दम्नऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. असीम डेव्हलपर्स तर्फे भागीदार असीम कोराडीया - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मीरा विल्डिंग, पहिला मजला, डिमार्ट ममोर, ऑफ 150 फीट रोड, भाईदर पश्चिम, ठाणे . महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AANFA3871A
3)दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सरबेशकुमार छबिलाल जायसवाल - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री माई जायसवाल अपार्टमेंट , ब्लॉक नं: रूम नं. 107, , रोड नं: वसंत नगरी, नानासोपारा पूर्व, ता. वसई, जि. पालघर . महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AYQPJ9820P
3) दम्नऐवज करून दिल्याचा दिनांक	03/03/2022
0)दस्त नोंदणी केल्याचा दिनांक	03/03/2022
1)अनुक्रमांक,खंड व पृष्ठ	2597/2022
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	166550
13)बाजारभावाप्रमाणे नोंदणी शुल्क	27800
14)शेरा	

न्यायक्रमांसाठी विचारात घेतलेला तपशील:-

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