

337/7775
Friday, April 21, 2023
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पावती

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

गावाचे नाव: घोडबंदर
दस्तऐवजाचा अनुक्रमांक: टनन7-7775-2023
दस्तऐवजाचा प्रकार : करारनामा

पावती क्र.: 8419 दिनांक: 21/04/2023

सादर करणाऱ्याचे नाव: शराफत अब्दुल गफूर देमाई - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 115

रु. 30000.00
रु. 2300.00

एकूण:

रु. 32300.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:38 PM ह्या वेळेस मिळेल.

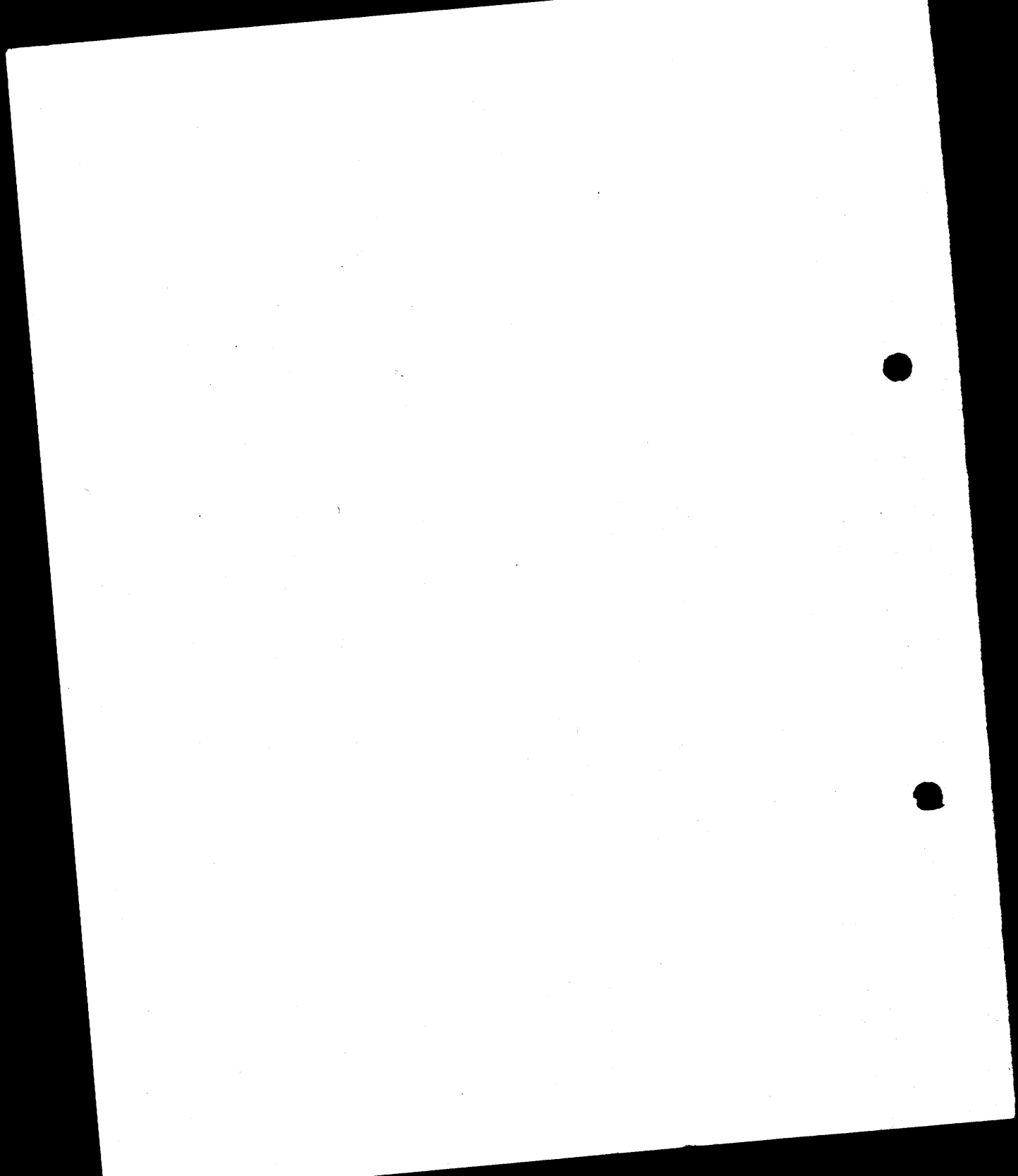
Joint Sub Registrar Thane 7

वाजार मुल्य: रु.4336763.925 /-
मोवदला रु.4760000/-
भरलेले मुद्रांक शुल्क : रु. 333200/-

सह दुय्यम निबंधक वर्ग. २
ठाणे क्र ७

- 1) देयकाचा प्रकार: DHC रकम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2104202309633 दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2104202309514 दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000427383202324R दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:

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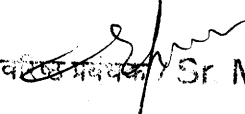
ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ  punjab national bank
...the name you can BANK upon!

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: MIRA ROAD(4509)	GRAS GRN	: MH000427383202324R
Challan Number	: MBST10042350233	Bank Txn ID	: 110423M366675
PaymentDate	: 11/04/2023 11:26:32 AM	Office Name	: IGR116-THN4_THANE NO 4 JOINT SUB REGISTRA
District	: 1201-THANE		
Stamp Duty	: 0030046401-75		
Amount	: 333200.00		
Registration Fees	: 0030063301-70		
Amount	: 30000.00		
Total Amount	: 363200.00		
Duty Payer Name	: SHARAFAT ABDUL GAFUR DESAI	Duty Payer ID	: PAN-AHCPD2990H
Duty Payer Mob No	: +91-9869023785		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 4760000.00
Prop Descr	: FLAT NO 1104,11th FLOOR,WISTERIA SQUARE,BUILDING NO 13,MIRA ROAD EAST,THANE Maharashtra 401107		
Property Area	: 454.00 sq.feet		
Other Party Name	: RAJDEEP REALTORS PRIVATE LIMITED	Other Party ID	: PAN-AADCR2486D

Print Receipt

ਕਰਮੇ ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
For PUNJAB NATIONAL BANK


Sr Manager

5/2/23
15/04/23

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AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Mumbai this 21st day of April in the Christian Year Two Thousand and Twenty Three

BETWEEN

M/s. Rajdeep Realtors Pvt. Ltd., a company duly registered under the provisions of Companies Act, 1956, having its office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai – 400 067, hereinafter referred to as the “**PROMOTER**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include for the time being constituting the said Company, its Director/s, its survivor/s, executor/s, administrator/s and assign/s) **OF THE ONE PART,**

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AND

MR./MRS./MS. MR Sharafat Abdul Gafur Desai & Kulsombi Desai
of Mumbai Indian inhabitant having his/her/their ADDRESS at A/102, Accord, Chheda
Complex, Naya Nagar, Behind Geeta Nagar, Phase-5,
Mira Road (E), Thane, Maharashtra-401107. hereinafter referred to as

“ALLOTTEE/S” (which expression shall unless it be repugnant to the context or meaning be
deemed to mean and include his/her/their heir/s, legal representative/s, executor/s,

administrator/s and assign/s) OF THE OTHER PART.

WHEREAS:-

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Mr. Matesh Anton Telies, 2) Mrs. Surjan Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edy (WSP) Thane 6) Mr. Franky Matesh Telies, 7)	

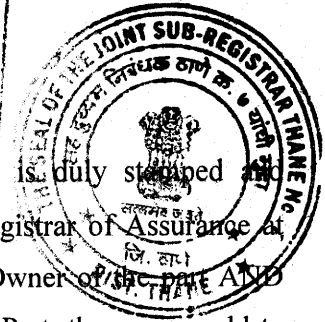


- A) Mr. Matesh Anton Telies, 2) Mrs. Surjan Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edy (WSP) Thane 6) Mr. Franky Matesh Telies, 7) Miss Clera Sunil Koli, 8) Mrs. Anna Martin Telies, 9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through his Natural Guardian Mr. Charly Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing **Survey No. 105, Hissa No. 1**, area admeasuring 8120 sq. meters and **Survey No. 105, Hissa No. 2**, area admeasuring 12,370 sq. mtrs situate, lying and being at Village Ghodbunder, Taluka & District Thane, within limits of Mira Bhayander Municipal Corporation which is more particularly described in the First Schedule hereunder written.
- B) By and under Development Agreement dated 20/07/2007 is duly stamped and registered under Sr. No. 5334/2007 on 20/07/2007 with Sub- Registrar of Assurance at Thane - 2 and made between Mr. Mosses Joseph Topere through his C.A. Shri. Rakesh Kana Gharat as the Owner of the one Part and M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Others Part, the Owner sold to the Developers the land bearing Survey No. 105, Hissa No. 1, total admeasuring 8120 Sq. meters, situated and lying at Village- Ghodbunder, Taluka and District Thane on the terms and conditions as stated therein.
- C) By and under Deed of Confirmation dated 03.08.2007 is duly stamped and registered under Sr. No. 5768/2007 on 06.08.2007 with Sub- Registrar of Assurance at Thane - 2 confirmed by Mr. Moses Joseph Topere in respect of the land bearing Survey No. 105, Hissa No. 1, situated and lying at Village- Ghodbunder, Taluka and District Thane.

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- D) By and under the Development Agreement dated 03.08.2007 is duly stamped and registered under Sr. No. 5774/2007 on 06.08.2007 with Sub-Registrar of Assurances at Thane- 2 and made between Mr. Moses Joseph Topere as the Owner of the One Part AND M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Other Part, the owner sold to the Developers the land bearing Survey No. 105, Hissa No. 2, total admeasuring 12370 Sq. meters., situated and lying at Village- Ghodbunder, Taluka and District Thane on the terms and conditions as stated therein.
- E) By and under the Confirmation Deed dated 11.03.2008 is duly stamped and registered under Sr. No. TNN- 2/2371/2007 on 11.03.2008 with Sub- Registrar of Assurances at Thane-2 and made between Smt. Teresa Berenja Vaity and others as the owner of the One Part AND M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Other Part, the Owner sold to the Developers the land bearing Survey No. 105, Hissa No. 2, total area admeasuring 12370 Sq. meters situated and lying at Village- Ghodbunder, Taluka and District Thane on the terms and conditions as stated therein.
- F) By and under Confirmation Deed dated 11.03.2008 is duly stamped and registered under Sr. No. TNN- 2/2372/2007 on 11.03.2008 with Sub- Registrar of Assurances at Thane-2 and made between Smt. Teresa Berenja Vaity and others as the owner of the One Part AND M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Other Part, the owner sold to the Developers the land bearing Survey No. 87, Hissa No. 2, total admeasuring 3240 Sq. meters Survey No. 88, Hissa No. 1C, total admeasuring 3950 Sq. meters, Survey No. 105, Hissa No. 1, total admeasuring 8120 Sq. meters situated and lying at Revenue Village - Ghodbunder, Taluka and District Thane and on the terms and conditions as stated therein.
- G) By and under Confirmation of Development Agreement dated 9th July, 2008 is duly stamped and registered under Sr. No. TNN- 2/6223/2008 on 11.07.2008 with Sub-Registrar of Assurances at Thane- 2 and made between 1) Mr. Matesh Anton Telies, 2) Mrs. Suman Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edwin D'Souza, 6) Mrs. Franky Matesh Telies, 7) Miss Clera Matesh Telies, 8) Mrs. Anna Martin Telies ,9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through his Natural Guardian Mr. Charley Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies AND M/s. Rajdeep Realtors Pvt. Ltd., through its Former Directors 1) Shri. Amir A. Engineer and 2) Shri Amul G. Joshi in respect of land bearing New Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No. 1C & Survey No. 105, Hissa No.1.

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H) By and under Power of Attorney dated 19th April, 2008 is duly stamped and registered under Sl. No. TNN- 4/3861/2008 on 24.04.2008 with Sub- Registrar of Assurance at Thane -2 executed by 1) Smt. Jospin Alias Joswin Peter Keny, 2) Smt. Tresea Andrew Rodriques, 3) Smt. Philomina Alias Uma Paul Koli, 4) Smt. Leelabai Burnard Chaves, 5) Smt. Silvi Anton Keny, 6) Shri. Wilson John Pereira, 7) Smt. Meribai Marshal D'mello, 8) Smt. Meena Thomas Soj, 9) Smt. Rukina Jhonny Keny and 10) Smt. Sushila Adison

Kotlyva in favour of Mr. Kana Hirji
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I) By and under Confirmation Deed dated 31st August, 2008 is duly stamped and registered under Sl. No. TNN- 2/7910/2008 on 15-09-2008 with Sub- Registrar of Assurance at Thane-2 and made between 1) Smt. Jospin Alias Joswin Peter Keny, 2) Smt. Tresea

Andrew Rodriques, 3) Smt. Philomina Alias Uma Paul Koli, 4) Smt. Leelabai Burnard Chaves, 5) Smt. Silvi Anton Keny, 6) Shri. Wilson John Pereira, 7) Smt. Meribai Marshal D'mello, 8) Smt. Meena Thomas Soj, 9) Smt. Rukina Jhonny Keny and 10) Smt. Sushila Adison Kotlyathrough their Constituted Attorney Mr. Kana Hirji Gharat and M/S. Rajdeep Realtors Pvt. Ltd. in respect of land bearing Survey No.105, Hissa No. 1 & Survey No. 105, Hissa No. 2.

J) By and under a No Objection/consent letter dated 07.05.2012 executed by Promoter in favour of its sister concern firm M/s Ravi Developments, where by the promoter agreed to amalgamate the said Survey No. 105, Hissa No. 1 & 2 alongwith the other properties of M/s Ravi Developments for the sanctions and permissions from the concern authorities.

K) M/s Ravi Developments in the course of its business acquired several properties for development from time to time at Village-Ghodbunder and Naveghar, Taluka and District Thane, within limits of "Mira Bhayander Municipal Corporation" (for short the "MBMC") from the erstwhile Owners for monetary consideration duly recorded in various documents like Agreement for Sale, Development Agreement, Memorandum of Understanding, Consent Letters, etc. (for short "Documents"). Pursuant to the development rights acquired by the said M/s Ravi Developments, the erstwhile owners have also executed various Power of Attorneys (for short "POA") from time to time duly authorizing the said M/s Ravi Developments. Further, the promoter also authorize M/s. Ravi Developments to do all, acts, things, deeds, documents etc. for obtaining approvals as per the development rights. Accordingly, the said M/s Ravi Developments have prepared a single lay out and obtained sanction and permission from Mira Bhayedar Municipal Corporation for the said properties admeasuring about 746113.44 sq. meters, of village Ghodbunder and Navbharat, Taluka and District Thane, ((hereinafter referred to as the "Larger Property") more particularly asdescribed in the "First Schedule" hereunder written;

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L) The said M/s Ravi Developments, has obtained several permissions/sanctions/approvals like Urban Land Ceiling (ULC), Non-Agriculture (NA), Chief Fire Officer (CFO) NOC, Orders, Environment Clearance (EC) and Development Permissions short "Permissions/Approvals") from various local authorities/bodies from time to time for construction on the Larger Property. The permissions/approvals obtained by said M/s Ravi Developments, for construction on the Larger Property are specifically mentioned in the reference clause in Development Permission dated 30/03/2019 bearing Ref No. MBMC/MNPA/NR.7514/2018-2019 issued by MBMC a copy of which is annexed and marked as Annexure-"A" hereto;

M) The said Commencement Certificate dated 30/03/2019 was rejected by the Mira Bhayander Municipal Corporation by their order dated 17th June 2019. Being aggrieved by the aforesaid Order dated 17th June 2019, the said M/s Ravi Developments, filed an Appeal before the Hon'ble Competent Authority, Urban Development Department, Mantralaya, Mumbai, bearing Appeal No. TPS-12201671/P.K.68/2020/NAVI-12 against the Mira Bhayander Municipal Corporation, wherein by order dated 21st September 2020 the Hon'ble Competent Authority, (UDD), Mumbai, was pleased to dispose off the said Appeal and set aside the order dated 17th June 2019 passed by the MBMC and further directed to revive the said commencement certificate.

N) As per the Development Permission, M/s Ravi Development, is carrying out construction on the Larger Property, bifurcating the same in various "Sectors" for convenience purpose.

O) The Certain differences and disputes arose between the owners and one M/s. SHREE LAXMI DEVELOPERS, a registered partnership firm, filed a Special Civil Suit No. 674 of 2008 before the Civil Judge (SD), Thane, for Specific Performance, declaration, cancellation of documents against the Promoter herein and owners of all those pieces and parcels of land bearing (i) Survey No. 87 Hissa No. 2, (ii) Survey No. 88 Hissa No 1/C, (iii) Survey No. 105 Hissa No. 1, (iv) Survey No. 105 Hissa No. 2, (v) Survey No. 224 (part) (vi) Survey No. 109 Hissa No. 2 admeasuring Collectively 30,151 square metre of Village Ghodbunder, situate, lying and being at Taluka and District Thane, in the registration district and sub-district of Thane, within the limits of Mira Bhayander Municipal corporation (herreferred as "the Suit Property").

P) Pursuant to various discussions and negotiations between the Parties, the Parties have amicably resolved all disputes and differences between them in the manner as stated in the consent terms dated ___/___/20___ whereby the Parties have agreed and submitted themselves to an Order of the Hon'ble Court recording the said consent terms. The Plaintiff and Defendants nos. 1 to 16i in

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the said suit agreed and confirmed that the Defendant No.17 i.e. the Promoter herein is in

<p>द न न ७</p> <p>exclusive use, occupation and possession of the suit property and that the Plaintiff and Defendants shall have no right, title or interest in the said property in respect thereof and also agreed and</p>	
<p>दस्तावेज. ७७७७/२०२३</p> <p>withdrawn another suit bearing suit no. 499 of 2023 filed before Civil Judge (SD),thane in respect to the said property.</p>	
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① In sector development, the Promoter is presently developing "Sector-12" in phase-wise development of the Larger Property. The "Sector-12" is situated on the property bearing Survey No.105, Hissa No.1 and Survey No.105, Hissa No.2 having total area admeasuring 3592.64 sq. meters situated, lying and being at Village Ghodbunder, Tal & Dist-Thane within the Limits of MBMC, (hereinafter referred to as the "Sector-12" more particularly described in the "Second Schedule" hereunder written. The Sector Plan of the portion of the Larger Property which is annexed and marked as Annexure-"B" hereto.

- R) In the Sector development program, as mentioned hereinabove, under a mutual understanding between M/s Ravi Developments and Promoter herein, the Promoter is **Developing Phase-I** on portion of "Sector-12" by constructing a Project known as "**WISTERIA SQUARE**" (for short "Project") i.e. **Building No. XIII** Wing —, comprising of Part Ground, Part Stilt + 22 upper floors, on the land appurtenant thereto admeasuring 397.10 sq. meters on the portion of Survey No105, Hissa No. 1 and 2 in "Sector-12" of Village- Ghodbunder, Taluka and District- Thane, (the Project and the Building together shall referred to as "**Project Land**") as more particularly described in the **THIRD SCHEDULE** hereunder written.
- S) The Promoter has entered into a Standard Agreement with an Architect (for short "Project Architect") registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects and such Agreement is as per the format of the Agreement prescribed by the Council of Architects;
- T) The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the building and the Prompter has agreed to accept the professional supervision of the Project Architect and the Structural Engineer till the completion of the Building;
- U) By virtue of the above mentioned Documents and POA and Permissions, the Promoter has sole and exclusive right to sell the Shop/s, Flat/s and/or other units in the Buildings being constructed by the Promoter on the Project Land in the project known as "**WISTERIA SQUARE**" as mentioned above and to enter into Agreement/s with purchaser/s of the Shop/s, Flat/s and/or other units and to receive the sale consideration in respect thereof;

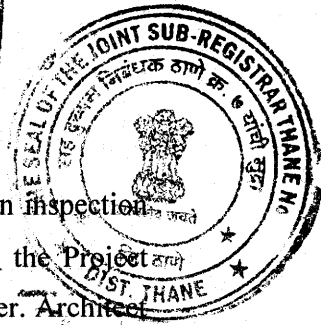
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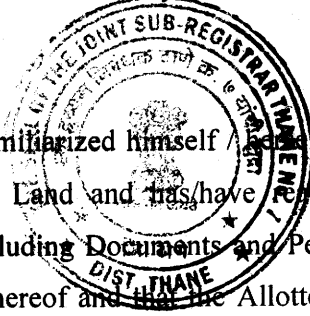
- V) The Allottee/s has demanded from the Promoter and the Promoter has given inspection to the Allottee/s of all the above mentioned documents of title relating to the Project Land/Property, the plans, designs and specifications prepared by the Promoter, Architect and of such other documents as are specified under Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as "RERA") and Rules and Regulations made there under;
- W) Authenticated copy each of the Property Card or Extract of Village Form VI and VII and XII (6/12 and 7/12 Extract) and all other relevant revenue records showing the nature of the title of the Promoter to the Project Land on which the Building is or to be constructed have been annexed as **Annexure-"A"**;
- X) Authenticated copies of Title Certificate issued by the advocate of the Promoter Authenticated copy, Location Plan, Layout Plan, C.C., the Typical Floor Plan/s approved by the concerned Local Authority and a list of amenities to be provided by the Promoter and common area and facilities have been annexed hereto and marked **Annexure/s- B, C, D, E, F & G** respectively;
- Y) The Promoter has got approved from the concerned local authority the plans, specifications, elevations, sections and details of the Building as set out above. Hereinafter, the Promoter shall be entitled to amend the plans from time to time. The Promoter shall obtain balance approvals (if any) from various authorities from time to time, so as to obtain building Completion Certificate or Occupation Certificate of the Building;
- Z) While sanctioning the said plans for the Building, the concerned Local Authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions, which are to be observed and performed by the Promoter while developing the Project/Property and the Building and upon due observance and performance of which only the Completion or Occupation certificate in respect of the Flat/ Shop/ Units shall be granted by the concerned local competent authority;
- AA) The Promoter has accordingly commenced construction of the said Flat/ Shop/ Units in accordance with the said sanctioned plan;
- BB) The Allottee/s being desirous of purchasing a Flat/ Shop/ Unit has applied to the Promoter for allotment of Flat/ Shop/ Unit No. 1104 in the Project known as "**WISTERIA SQUARE**" being constructed on the Project Land;
- CC) The carpet area of the said Flat/ Shop/ Unit is 32.67 square meters and "carpet area" means the net usable floor area of a Flat/ Shop/ Unit, excluding the area covered by the

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external walls, areas under service shafts, exclusive balcony for exclusive use of the Allottee/s or verandah area and exclusive open terrace area for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat/ Shop/

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The Allottee/s has/have familiarized himself / herself / themselves with the Scheme of Development/Project/Project Land and has/have read and understood the terms and conditions of the T.O.D., including Documents and Permissions. The Promoter has also explained the implications thereof and that the Allottee/s has/have fully understood the same and shall not raise any dispute in respect thereof;

EE) The Allottee/s hereby confirm that the Promoter has produced for inspection to the Allottee/s, all information and Documents and have made full and true disclosure of all the items covered under Section 3 of the Maharashtra Ownership of Flat/ Shop/ Units (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Maharashtra Act No. XLV of 1963) as amended from time to time (for short "MOFA") and/or Real Estate (Regulation and Development) Act, 2016 (for short "RERA") under the notice dated AM/126, as per the RERA Act amendments the agreement will be in the scope of the Rera alongwith the details provided in the Maha Rera Act Circular and/or any other law applicable (hereinafter for brevity's sake referred to as "the said Act") as well as items covered under clauses (a) to (g) or Rule 4 of the Maharashtra Ownership of Rules, 1964 and/or Rules under the applicable law (hereinafter referred to as "the said Rules") and the Allottee/s/s is satisfied with the same of development and have no further or other information nor disclosure required to be made from the Promoter.

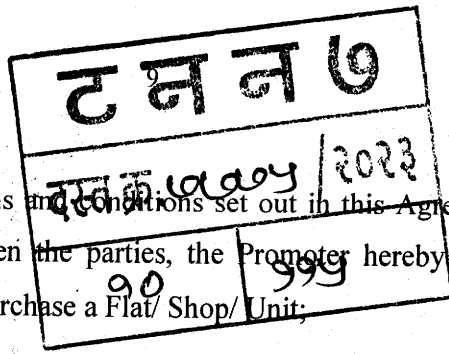
FF) The Allottee/s relying upon the confirmations, representations and assurances to faithfully abide by all terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement with full knowledge, on the terms and conditions contained appearing hereinafter, recited and referred herein;

GG) The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at bearing Registration No. P51700028141 authenticated copy is attached in Annexure 'H'.

HH) Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of said Flat/ Shop/ Unit with the Allottee/s being in fact these presents and also to register the said Agreement under the Registration Act;

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II) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Allottee/s hereby agree to purchase a Flat/ Shop/ Unit;

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall in normal circumstances, construct or get constructed the project "WISTERIA SQUARE" comprising of part stilt + part ground + 22 upper floors on the property more particularly described in Third Schedule hereunder written in accordance with the plans, designs & specifications approved by the concerned Local Authority and which have been inspected by the Allottee/s prior to the execution of this Agreement. The Allottee/s hereby agrees to the Promoter making such variations, modifications and additions in the plans and in the Flat/ Shop/ Units, as if they may consider necessary or expedient by the Project Architect or as may be required by the MBMC or any public or local body or authorities. This shall operate as an irrevocable consent of the Allottee/s to the Promoter under the provisions of the said Act, for carrying out such changes in the Building Plans. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Flat/ Shop/ Unit of the Allottee/s except any alteration or addition required by the Government authorities or due to change in law.
2. Subject to the terms, conditions and provisions contained in the hereinabove recited agreement and documents, permissions and sanctions, the Allottee/s hereby agree to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee/s in the project known as "WISTERIA SQUARE" Building No. XIII Wing - Flat/ Shop/ Unit No. 1104 of the carpet area admeasuring 42.19 square meters (Carpet 32.67 area sq. mtrs + Balcony area 3.63 sq. mtrs and Open Deck/Terrace area 5.89 sq. mtrs) as shown in the floor plan thereof hereto annexed and marked Annexure-"F" and Parking Space/Stilt No. - with amenities as described in Schedule Annexure-" - " hereto (for short the "Flat/ Shop/ Unit") as more particularly described in the Fourth Schedule hereunder written for consideration the aggregate price of Rs. 47,60,000 (Rupees Forty Seven Lakhs Sixty Thousand only) including the proportionate price of the common areas and facilities appurtenant to the premises.
- 2.1 The Allottee/purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/purchaser covered parking spaces bearing No. - situated at Stack and/or stilt being constructed in the layout for the consideration of Rs. /- the total aggregate consideration

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Amount for the Flat/ Shop/ Unit including the parking spaces is thus Rs. 47,60,000/-

Sr No.	Particulars	Percentage	Amount
1	Part Payment on Initial reservation of Flat दस्तावेज कोटेशन/2023	20.00%	75,000
	Within 15 days from initial deposit (Balance to		877,000
2	complete 5%)		
3	On Completion of Plinth	25.00%	11,90,000
4	On Completion of 1st floor slab	3.00%	1,42,800
5	On Completion of 3rd floor slab	3.00%	1,42,800
6	On Completion of 5th floor slab	3.00%	1,42,800
7	On Completion of 7th floor slab	2.00%	95,200
8	On Completion of 9th floor slab	2.00%	95,200
9	On Completion of 11th floor slab	2.00%	95,200
10	On Completion of 13th floor slab	2.00%	95,200
11	On Completion of 15th floor slab	2.00%	95,200
12	On Completion of 17th floor slab	2.00%	95,200
13	On Completion of 19th floor slab	2.00%	95,200
14	On Completion of 21st floor slab	2.00%	95,200
15	On Completion of Waterproofing floor wise	5.00%	2,38,000
16	On Completion of Brick Work	5.00%	2,38,000
17	On Completion of External Plaster	5.00%	2,38,000
18	On Completion of Tiling work	5.00%	2,38,000
19	On Completion of compound wall	5.00%	2,38,000
20	On Possession	5.00%	2,38,000
	Total	100.00%	47,60,000

2.2 It is specifically agreed that the abovementioned installments are only indicative in nature and are liable to be changed depending upon and proportionate to the number of floors in the Building finally sanctioned and/or approved by the Planning Authorities. In any event, the Allottee/s/s agrees to pay all installments on or before taking possession of the Flat/ Shop/ Unit. Under no circumstances, the possession of the Flat/ Shop/ Unit shall be given to the Allottee/s unless and until all payments required to be made under the Agreement by the Allottee/s/s has been made by him/her.

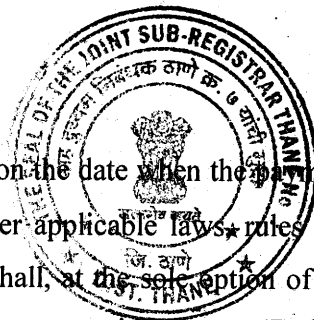
3. The Purchase Price is exclusive of all taxes, levies, cesses, imposts and such charges, costs, or outlays, by whatever name called, charged, levied, imposed, and payable to any authorities or bodies in respect of the Flat/ Shop/ Unit, or otherwise howsoever, arising from the transaction contemplated herein or in connection with the construction of or carrying out the Project, payable by the Promoter upto the date of handing over the possession of the Flat/ Shop/ Unit to the Allottee/s. All taxes and charges including but not limited to Goods and Service Tax (GST) or any other Central, State, Revenue, or Municipal, or Statutory Tax, Levy or Imposts, Stamp Duty, Registration Fees, etc., arising from the sale of the Flat/ Shop/ Unit, to the Allottee/s, and/or in respect of the transaction contemplated herein (paid or payable by the Promoter) up to the date of handing over the possession of the Flat/ Shop/ Unit, shall be borne and paid by the

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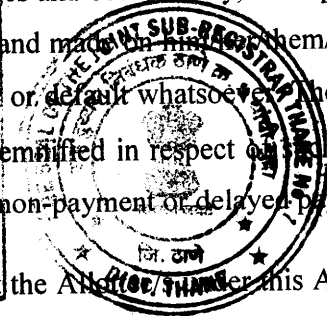
Allottee/s at the required time and as per rates prevailing on the date when the payment of such taxes/impositions become due and payable as per applicable laws, rules and regulations, or in the alternative such taxes/impositions shall, at the solicitation of the Promoter, be reimbursed in full by the Allottee/s to the Promoter within seven (7) days of demand in writing raised by the Promoter upon the Allottee/s.

4. The Purchase Price is escalation-free, save and except escalation/increase, due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority, Local Bodies, Government, etc., from time to time. The Promoter undertake and agrees that while raising a demand on the Allottee/s for increase in the Development charges, cost, or levies imposed by the Competent Authority, Local Bodies, Government, etc., the Promoter shall enclose the said Notification, Order, Rule, Regulation, etc., published/issued in that behalf to the effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on the subsequent payment.
5. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and Occupation Certificate (O.C.) is granted by the competent authority, by furnishing the details of the changes, if any, in the carpet area, subject to variation cap of three (3) percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Allottee/s within forty-five (45) days with annual interest at the rate specified in the Rules, from the date when such as excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Allottee/s shall pay the additional amount to the Promoter as the payment schedule due as per the same rate per square meter as mentioned in these present.
6. PROVIDED FURTHER that the Allottee/s/s shall pay the last installment of the Allottee/s price within seven days of the receipt of the intimation from the Promoter that the unit agreed to be purchased by him/her/them is ready for occupation. The Allottee/s agree that all amounts payable by the Allottee/s to the Promoter under this Agreement, are required to be paid on respective due dates for payment thereof, specified herein and any default by the Allottee/s/s in that regard shall entitle the Promoter to enforce their rights and remedies under this Agreement in respect thereof.
7. The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by the Allottee/s mentioned in these present under any head/s of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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8. The Promoter has, prior to the execution hereof, informed the Allottee/s that in addition to the above liabilities, charges and taxes, if any other taxes, imposts, impositions, are levied or imposed, or livable, now or in future by the Central and/or State Government, and/or any local, public, statutory, municipal or revenue authorities or bodies in respect of the Flat/ Shop/ Unit, and/or transaction contemplated herein and/or in respect of the Purchase Price and/or any other taxes, charges or liabilities payable under this Agreement, then and in such event, the Allottee/s shall pay or reimburse such amount of tax, imposts, or impositions (as the case may be) including the interest and/or penalty and/or other incidental charges and costs, if any, in respect thereof, no later than Seven

7) days from a written demand made by him/it by the Promoter, and without any delay, demur, deduction or default whatsoever the Allottee/s shall indemnify and	
the Promoter/fully indemnified in respect of such claims/ statutory dues and the consequences arising out of non-payment or delayed payment, thereof.	
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9. PROVIDED FURTHER that the Allottee/s under this Agreement shall pay the deposits in respect of the meter, maintenance, etc., as provided hereinafter along with the payment of the last installment.

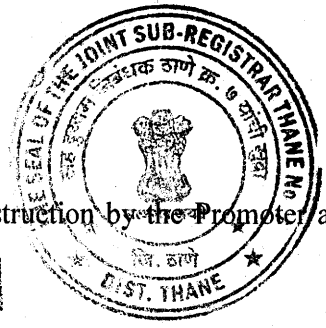
10. The percentage of the undivided interest of the Allottee/s in the common areas and facilities limited or otherwise pertaining to the Flat/ Shop/ Unit shall be in proportion of the area of the Flat/ Shop/ Unit to the entire area of all the Flat/ Shop/ Units in the project known "WISTERIA SQUARE".

11. The promoter agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed or granted or sanctioned to and/or which may hereinafter be granted or sanctioned or imposed by any Local Authority, statutory or otherwise at the time of sanctioning the said Plans or thereafter including paying any charges, bearing expenses, making deposits, whether refundable or not, before handing over possession of the Flat/ Shop/ Unit to the Allottee/s, obtain from the concerned Local Authority occupancy and/or completion certificate in respect of the Flat/ Shop/ Unit.

12. Time is essence of contract for the Promoter as well as Allottee/s. The Promoter shall abide by the time schedule for completing the Project and handing over the Flat/ Shop/ Unit to the Allottee/s and the common areas to the Society/Association of the Allottee's after receiving the Occupation Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the

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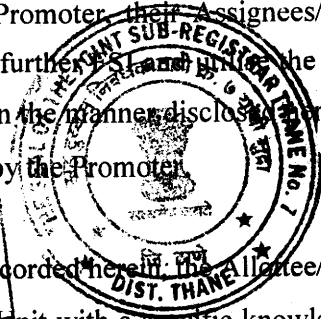
agreement subject to the simultaneous completion of construction by the Promoter as provided hereunder.

13. The Promoter hereby declares that Floor Space Index (FSI) being utilized by Promoter on the Project Land is _____ square meters out of the total FSI available on the Larger Property and by utilizing/consuming FSI of **8798.00** square meters approximately as may be permissible under Development Control Regulations, 1991 by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Regulation or based on expectation of increased FSI which may be available in future on modification to the Development Control Regulations, which are applicable to the said Project and/or as may be available without amending or changing the plan of the unit/Flat/ Shop/ Unit being subject matter of this agreement and no part of the same has been utilise by the Promoter elsewhere except the TDR, if any that may be generated out of the entire scheme. The Promoter has disclosed full FSI of the Project Land is being utilized by them on the Project Land in the said Project and the Allottee/s has agreed to purchase the said Flat/ Shop/ Unit based on the proposed construction and sale of the Flat/ Shop/ Units to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI as well as balance FSI shall belongs to the Promoter.
14. The Allottee/s confirms that the Promoter has disclosed in advance to the Allottee/s, the phase wise development of the Larger Property in Sector manner and that the number of Buildings/Wings/Floors in the proposed building/s in the Larger property can vary as also there can be more building/s constructed in the layout and the Allottee/s has/have agreed to enter into this Agreement with the notice of the aforesaid fact and hereby accord irrevocable consent in that respect. In the event of the Allottee/s raising any dispute, the Promoter shall be entitled to cancel this Agreement and refund the amounts paid by the Allottee/s to the Promoter under this Agreement as per rules.
15. The Promoter hereby agree to observe, perform and comply with or caused to be observed, performed and complied with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or hereafter and shall before handing over possession of the Flat/ Shop/ Unit to the Allottee/s obtain or cause to be obtained from the concerned local authority Occupation or Completion Certificate in respect of the Building known as **“WISTERIA SQUARE”** The Promoter may obtain part occupation or building completion certificate for one or more building/s or wing/s or floor/s as the Promoter may deem fit.

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16. It is agreed that the construction on the Property is being carried on in the phase-wise manner. The Allottee/s is aware that Promoter at present developing the project known as "WISTERIA SQUARE" in Sector-12 on the portion of the Larger Property. The Allottee/s agrees that the Promoter, their Assignees/Sub-Developer are likely to and shall be entitled to acquire further the same or remaining or any part of the Project Land/Property in the manner disclosed hereinafter and Allottee/s/s gives his consent to any use thereof by the Promoter.

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17. Notwithstanding, what is recorded herein, the Allottee/s hereby confirms that he/she/they have taken the Flat/Shop/Unit with a specific knowledge that the Promoter is likely to and as such are entitled to amalgamate the Sectors/Larger Property with the adjacent property/ies and amend the plans/layout plan as may be required from time to time. It is agreed by and between the parties hereto that the Promoter herein are in the process of purchasing the properties and/or acquiring development rights in respect of the properties adjacent to the Larger Property and that the Larger Property along with the adjacent property/properties shall be amalgamated and develop/re-developed by the Promoter herein as project and as such the Plans/layout sanctioned now in respect of the Larger Property is liable to be amended upon such amalgamation.

18. It is further disclosed to the Allottee/s that the Promoter intend to and as such shall be entitled to club the Larger Property or the scheme being implemented thereon with the other adjacent property/plot/scheme being developed and/or proposed to be developed by the Promoter or their sister concerns anywhere in the city or suburbs of Mumbai as may be permitted by the concerned Planning Authority under the Development Control Regulations.

19. The Allottee/s/s hereby grants his irrevocable power and consent to the Promoter and agrees :-

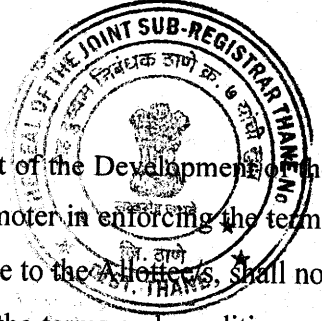
- i) That until the Conveyance/ Lease or any other document vesting the title of the Project Land in favour of Co-operative Society or Association or Company Limited of the Flat/ Shop/ Unit Purchasers of the project known as Wisteria Square Co-operative Housing Society Ltd.' as may be permissible under law is executed, the Promoter alone shall be entitled to all FSI whether available at present or in future including the balance FSI, the additional FSI available under D.C. Rules from time to time and/or any special concession, modification of present Rules and Regulations granting FSI, FSI available in lieu of the road widening, set back, reservation by way of Transfer of Development Right (TDR) or otherwise howsoever;
- ii) The rights of the Allottee/s, and the Society and all its members shall always be subject to Promoter's rights, powers and benefits under this Agreement, and other documents, and

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subject to Promoter' absolute and irrevocable rights in respect of the Development of the Larger Property/Sectors. Any delay or indulgence by the Promoter in enforcing the terms of this Agreement, and/or any forbearance or provision of time to the Allottee/s, shall not be treated as a waiver on the part of the Promoter of any of the terms and conditions of this Agreement, nor shall it in any manner prejudice the rights of the Promoter. The terms, provisions, and conditions of this Agreement shall survive the execution and registration (if any) of the transfer documents in favor of the Society;

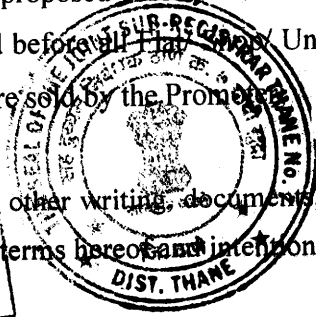
- iii) That under no circumstances, until the Project is completed in all respect, the Allottee/s and/or Society or other common organization will be entitled to any FSI or shall have any right to consume the same in any manner whatsoever;
- iv) The Promoter shall always have the right to permanently install/display a plaque or signage of a reasonable size upon any part of the Larger Property and/or Project Land and/or the Building, including in or upon the entrances and compound walls thereof, publicizing/promoting the Promoter. The Society or any of its members shall not remove, or attempt to remove such signboards at any time in the future;
- v) That the Promoter shall be entitled to develop the Larger Property fully by constructing additional buildings /wings/floors/structures so as to avail of the full FSI/ additional FSI permissible at present or in future for the Larger Property including for staircase, lift, passage, by way of purchase of floating FSI, TDR, free or Fungible FSI, if any which may be available on the Property or acquired otherwise howsoever and including putting up of any 'Additional Construction' as mentioned above and Promoter selling the same and appropriating to themselves the entire sale proceeds thereof without the Allottee/s or other acquirers of the Flat/ Shop/ Units in such building/s and/or their common organization having any claim thereof or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Promoter who shall be at liberty to use, deal with, dispose of, sell, transfer etc. the same in manner the Promoter choose. The Allottee/s agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above. The document vesting the title of the said portion/land, building etc., and transfer of rights and benefits of the Promoter as hereinafter mentioned shall be subject inter-alia to the aforesaid reservation;
- vi) That the Promoter shall be fully and finally entitled to sell and at liberty to assign, transfer or otherwise deal with its right in the Larger Property any part or portion of the Property/building including any parapet wall or part of the same or otherwise including for use as a bank, office, shops, nursing home, restaurant, hotel, garden, display of

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advertisements, hoardings, well water etc., as the same may be permissible or ultimately may be permitted by the authorities concerned;

vii) To admit without any objection the persons who are allotted Flat/ Shop/ Units by the Promoter as members of the proposed society and/or as members of the Society in the event the Society is registered before all Flat/ Shop/ Units including Flat/ Shop/ Units of extended annexed buildings are sold by the Promoter;

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viii) To execute, if any, further or other writing, documents, consents etc., as required by the Promoter for carrying out the terms hereof and intentions of the parties hereto;

ix) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, etc., at the costs and expenses of the Allottee/s which the Promoter in their absolute discretion may deem fit for putting into complete effect the provisions of this Agreement;

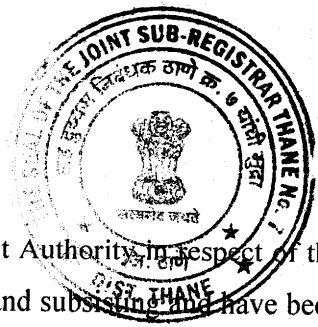
x) The aforesaid consent and agreement shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the Flat/ Shop/ Unit/unit is handed over to the Allottee/s and/or possession of the Building is handed over to the Society of the Allottee/s of Flat/ Shop/ Units;

20. The Allottee/s hereby declares that before execution of this Agreement, the Promoter has made full and complete disclosure and the Allottee/s has taken full, free and complete inspection of particulars and disclosure of the following :-

- i) Nature of Promoter' right and title to the Larger Property/Project Land described in the Schedules hereunder written and declared in the Title Report annexed to this Agreement and has all requisite rights to carry out development upon the Larger Property/Project Land/ and also has actual, physical, and legal possession of the Project Land/Property for implementation of the project;
- ii) All encumbrances, if any, upon the Project Land/Property, along with all relevant documents;
- iii) All lawful rights and requisites and approvals from the Competent Authority including plans and specifications duly approved and sanctioned by Local Authority to carry out construction of the Building and development of the Project Land/Property/Building and shall obtain all requisite approvals from time to time to complete the development of the Project;

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- iv) All approvals, licenses, and permits issued by the Competent Authority in respect of the Project/Project Land /Property /Building/s/Wing/s are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authority in respect of the Project/Project Land/Property /Building/s /Wing/s shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliances with applicable laws in relation to the of the Project/Project Land/Property/Building/s/ Wing/s and common areas.;
- v) Agreement/s executed by the Promoter relating to construction of the Project Land and the Building and arrangement arrived at between all parties concern;
- vi) Nature and particulars of fixtures, fittings and amenities to be provided in the Building to be constructed on the Property;
- vii) All particulars of design and materials to be used in construction of the Building on the Property;
- viii) The nature of organization of persons to be constituted to which the title is to be passed being either a co-operative housing society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960 and/or association and/or Apartment Owner's Association to be governed by the Maharashtra Apartment Ownership Act, 1970;
- ix) The various amounts that are to be paid inter-alia towards the ground rent, revenue assessment, municipal and other taxes and electricity charges, including water deposit and electricity deposits as are for the time being in force;
- x) The Promoter has right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title, and interest of the Allottee/s created herein, may prejudicially be affected;
- xi) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party in respect to development of the Project/Project Land/Property/Building/s/Wing/s, (except what is mentioned herein) which will, in any manner, affect the rights of the Allottee/s under this Agreement;
- xii) The Promoter has duly paid and shall continue to pay and discharge undisputed government dues, rates, charges, and taxes and other monies, levies, impositions, premiums, damages, and/or penalties and other outgoings, whatsoever, payable in respect of the Project/Project Land/Property/Building/s/Wing/s to the competent authority;

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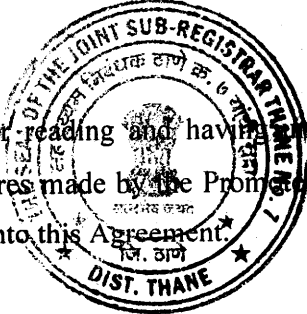
- xiii) No notice from the Government or any other local Body or Authority or any other legislative enactment, government ordinances, order, notification (including any notice for acquisition or requisition of the Property) has been issued/received/served upon the Promoter in respect of the Project/Project Land/Property/Building/s/Wing/s except those

disclosed in the title report:

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The Allottee/s hereby declares that after reading and having understood the contents of the aforesaid documents and all the disclosures made by the Promoter as aforesaid, the Allottee/s with full knowledge thereof has entered into this Agreement.

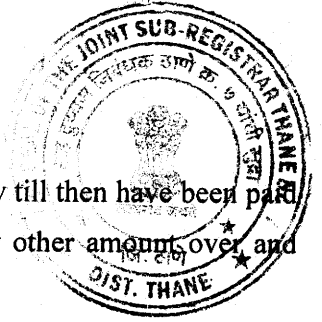
21. If the Promoter fails and/or unable to abide by the time schedule for completing the Project and/or handing over the Flat/ Shop/ Unit to the Allottee/s on account of unforeseen circumstances beyond their control and/or their agents control as per the provisions of the said Act and Rules, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the Project, interest as specified in the Rules, on all amounts paid by the Allottee/s, for every month of delay, till the handing over possession.
22. Without prejudice to the rights and contentions of the Promoter as per schedule of payment mentioned hereunder in Clause 2(a) and without waiver of any of the rights and contentions of the Promoter, the Allottee/s agrees to pay to the Promoter interest as per the rules on all delayed payments i.e. on all the amounts which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s till the date the payment is made to the Promoter. The Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) including interest due upon the balance payment and the Allottee/s committing three defaults of payment of installments, and/or on the Allottee/s committing breach of any of the terms and conditions herein contained, the Promoter at shall at his own option, is entitled to terminate this Agreement by giving 15 days' notice in writing to the Allottee/s, by Registered Post AD at the address, provided by the Allottee/s and at the email address provided by the Allottee/s, of their intention to terminate this Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to the adjustment and recovery of any agreed liquated damages or any other amount which may be payable to the Promoter excluding interest or any other charges paid by the allottee on account or delay payment within a period of thirty days of the termination,

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the installments of sale price of the Flat/ Shop/ Unit which may till then have been paid by the Allottee/s to the Promoter without any interest or any other amounts over and above the amount so refunded.



For avoidance of doubt, it is clarified that any amount paid by the Allottee/s which has been utilized towards the indirect Tax to any authority shall not be refunded unless (and till such time that) the Promoter receives credit for the same from the relevant authority.

23. The total consideration shall be paid by the Allottee/s to the Promoter from time to time in the manner more particularly described hereunder, time being of the essence. The Allottee/s shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Promoter. Payment shall be deemed to have been made when credit is received for the same by the Promoter in its account.
24. The Allottee/s agree that, in addition to the interest, in case of every instance of delayed payment, the Promoter shall be entitled to recover from the Allottee/s for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount for the delayed payment per instance. If amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date, the cheque is not cleared in the first instance, the cheque Bouncing Charges shall increase 2 (two) to 5 (five) per cent of the value of the Cheque issued.
25. Upon termination of this Agreement, the Promoter shall be at liberty to deal with or dispose of or sell the Flat/ Shop/ Unit to such person and at such price as the Promoter may in its absolute discretion think fit. The Allottee/s agrees that sending of the said amount by cheque by the Promoter to Allottee/s at the address given by the Allottee/s in these presents, whether the Allottee/s accepts and/or encash the said cheque or not, will amount to the refund of the amount so required to be refunded.
26. The Promoter may complete the Building or any part or portion or floor thereof and obtain part Occupation Certificate thereof and give possession of premises therein to the acquirers of such premises and the Allottee/s herein shall have no right to object to the same and will not object to the same and the Allottee/s hereby given his specific consent to the same. If the Allottee/s takes possession of any premises in such part completed portion or floor or otherwise the Promoter and/or their Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of Building in which the Flat/ Shop/ Unit is situated and the Allottee/s shall not be entitled to any compensation and/or damage and/or claim and/or

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complain for any inconvenience and/or nuisance which may be caused to him/her or any other persons/s.

27. The Promoter based on their present plan and estimates, contemplate that they shall endeavor to offer possession of the Flat/ Shop/ Unit/unit to the Allottee/s on or before 31/6/2024 subject to Planning Authority issuing Occupancy Certificate (O.C.) unless there is delay or failure due to reasons stipulated or due to failure of Allottee/s to pay, in time, the Purchase price instalments and/or of the other charges, liabilities, deposits, taxes, etc., payable by the Allottee/s in accordance with this Agreement, as demanded by the Promoter from time to time, and/or on an account of any failure on the part of the Allottee/s to observe, perform and comply with the terms or conditions of this Agreement. Accordingly, the Promoter shall endeavor to complete the building in all respects and make the same ready for occupation and apply for Occupancy Certificate to the Planning Authority by the abovementioned date. If the Promoter fails or neglects to give the possession of the Flat/ Shop/ Unit to the Allottee/s on account of reasons beyond his control and of his agent by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/s the amount already received by him/them in respect of the Flat/ Shop/ Unit with interest as per the rules from the date, the Promoter received the sum till the date the amount and interest thereon is repaid.

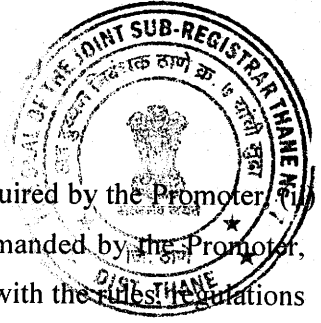
28. PROVIDED THAT the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/ Shop/ Unit on the aforesaid date, if the completion of building in which the Flat/ Shop/ Unit is to be situated is delayed on account of :-

1. Non-availability of Steel, Cement, other building material, water or electric supply, etc.,
2. War, Civil Commotion or act of God, Natural Calamities;
3. Any notice, order, rules, notification of the Government and/or other public or competent authority;
4. Other reasonable cause;
5. Amendment or change in the D.C. Regulation and/or any other law governing development of the properties;
6. Any stop work notice issued and/or approval/s or permission/s withheld by any Court and/or quasi judicial authority and/or municipal and/or sanctioning authority.

29. The Promoter may also agree to permit, in its sole discretion and subject to the Allottee/s having fulfilled all his/her/their/its obligations under this Agreement and having paid full Purchase Price and other amounts, charges, taxes, liabilities, interest, etc., under this Agreement, the Allottee/s to carry out, prior to the Possession Date, his/her/their/its fit-out works in the Flat/ Shop/ Unit alone, at his/her/their/its costs and liability; subject to the Allottee/s/s: (i) executing in favor of the Developers a suitable

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Undertaking-cum-Indemnity and other writings as may be required by the Promoter, depositing with the Promoter a fit-out deposit as may be demanded by the Promoter, and (iii) carrying on such fit-out works strictly in accordance with the rules, regulations and conditions then imposed by the Promoter. It is agreed and clarified that such permission (if granted by the Promoter) shall not be or be deemed to be an offer to deliver, or delivery of, possession of the Flat/ Shop/ Unit to the Allottee/s/s, and shall not entitle the Allottee/s/s to possession, use, or occupation of the Flat/ Shop/ Unit other than for the limited purpose of undertaking fit-out works. During the period of Fit-outs (if permitted by the Promoter) the Allottee/s shall not undertake any work/s, and/or do or undertake any acts, deeds, matters or things that shall in any manner affect, delay or prejudice the issuance of the occupation certificate/s in respect of the Building/s or any part thereof, and/or cause any damage or loss to any part of the Buildings and/or the construction, and/or cause any loss or damage to the Promoter. If any such loss or damage is caused by the Allottee/s/s he/she/they/it shall be bound and liable, to make payment and/or reimburse the Promoter of the cost of remedying and rectifying the same. Notwithstanding, the rights and remedies of the Promoter as stated hereinabove, if the Allottee/s/s commit/s any breach or default of: (a) the terms, conditions and provisions of this Agreement and/or (b) the aforesaid Undertaking-cum-Indemnity and and/or the other writings executed by it, he/she/they and/or (c) any of the rules, regulations and conditions stipulated by the Promoter in respect of the fit-out works to be carried on by the Allottee/s, the Allottee/s shall be and be deemed to be in breach and default of this Agreement and the Promoter shall be fully and freely entitled to exercise all its rights and remedies herein in respect thereof, without prejudice to the Promoter's absolute right and power, to withdraw the limited permission granted to the Allottee/s to carry on its fit-out works and to restrict the Allottee/s from entering upon the said Building and the Flat/ Shop/ Unit.

30. The Promoter, upon obtaining the Occupancy Certificate (O.C.) from the Competent Authority and the all outstanding payments (including price of the Flat/ Shop/ Unit and other charges) made by the Allottee/s as per this Agreement shall offer in writing the possession of the Flat/ Shop/ Unit, to the Allottee/s in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Flat/ Shop/ Unit to the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, and documentations on part of the Promoter. The Allottee/s agrees to pay maintenance charges as determine by the Promoter or association of Allottee/s, as the case may be. The Promoter shall offer the possession of the Flat/ Shop/ Unit to the Allottee/s in writing within Seven (7) days of receiving the occupancy certificate of the Building/Project.

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31. The Allottee/s shall take possession of the Flat/ Shop/ Unit within Fifteen (15) days of the Promoter giving written notice to the Allottee/s intimating that the Flat/ Shop/ Unit is ready for use and occupancy.

32. Upon receiving a written intimation from the Promoter, the Allottee/s shall take possession of the Flat/ Shop/ Unit from the Promoter by executing the necessary indemnities, undertakings and such other documentations as such prescribed in this

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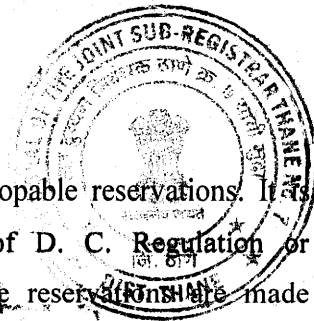
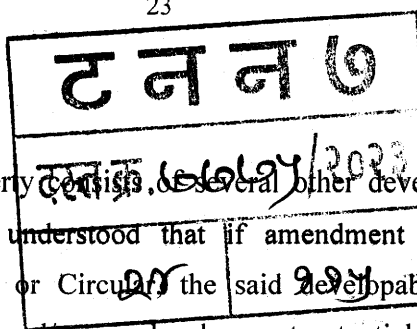
Agreement. In case, the Allottee/s fail to take possession of the Flat/ Shop/ Unit within the time provided in the Notice, the Allottee/s shall continue to be liable to pay maintenance charges as applicable and determined by the Promoter.

33. The Allottee/s before taking possession of the Flat/ Shop/ Unit, shall inspect the same thoroughly and point out defects in the Flat/ Shop/ Unit including but not limited to workmanship quality or provision of services or in carpet or built-up area and/or construction and/or amenities and facilities and will take possession only after rectification thereof, if any, required. In the event, of the Allottee/s taking possession of the Flat/ Shop/ Unit he/she/they shall be deemed to have inspected/measured the same thoroughly and found the same without defect in construction and/or amenities and facilities unless otherwise recorded in writing and that too within 5 (five) years from the handing over of the Flat/ Shop/ Unit to the Allottee/s. In any event, the Allottee/s shall not make any grievance/complaint about the same after expiry of 5 years from taking possession of the said Flat/ Shop/ Unit.

34. As per the Development Plan, the Larger Property consisting of several D. P. Roads area admeasuring ____ - ____ sq. meters. The Promoter has been granted FSI in lieu of the D. P. Road which is being utilized on the Larger Property. The Promoter upon having constructed the said D. P. Roads, MBMC shall allot further TDR proportionate to the "Road" constructed by Promoter, as per the prevalent policy of the Government. The Promoter is entitled to utilize the said TDR in the Larger Property in various Sectors collectively or variably in as per the permission and/or sanction and/or amended plan that may be granted by the MBMC or entitled to create third party thereof.

35. Similarly a portion of the Larger Property admeasuring about 252175.69 sq. meters is affected by CRZ and as per prevalent provisions no construction is permissible on the CRZ portion. However, after amendment of D. C. Regulation or issuance of any Government Notification or Circular, if the said portion of the Larger Property deserved as CRZ and/or construction of any nature is permissible on the said CRZ portion. The Promoter is entitled to carry on construction on the said CRZ portion and/or utilize the FSI proportionate to the said portion in the Larger Property in various sectors collectively or variable and/or create third party right thereof.

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36. Further the Larger Property consists of several other developable reservations. It is specifically agreed and understood that if amendment of D. C. Regulation or Government Notification or Circular the said developable reservations made available for construction and/or any development potential in the form of FSI/TDR is made available the same shall belong to the Promoter exclusively.
37. The Allottee/s shall use the Flat/ Shop/ Unit/Office/Unit/Garage/Parking Space or any part thereof or permit the same to be used for purpose of residence on any profession or business as the case may be. He/she/they shall use the parking space only for the purpose of keeping or parking the Allottee/s' own vehicle.
38. The said project shall always be known as "WISTERIA SQUARE" and this will not be changed any time by the Allottee/s or Society of Allottee/s without prior written consent of the Promoter.
39. The Allottee/s along with other Allottee/s of Flat/ Shop/ Units shall join in forming and registering Society or Association or Limited Company to be known as "Wisteria Square co-operative Housing Society Ltd.," (for short "Society") and this will not be changed without prior written consent of the Promoter. The Allottee/s agrees that for the purpose of forming and registering the society he/she/they shall from time to time sign and execute all papers, documents, applications for registration and/or membership necessary and do all acts, deeds, things and matters for the formation and the registration of Society or Association or Limited Company and for becoming a member, including bye-laws of the proposed society and duly fill and sign and return the same to the Promoter within Seven days of the same being forwarded by the Promoter to the Allottee/s so as to enable the Promoter to register the common organization of the society of the Allottee/s under the said Act and Rules. No objection shall be taken by the Allottee/s, if any changes or modification are made in the draft bye-laws or Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative Societies or the Registrar of Companies or any other Competent Authority as the case may be.
40. The Society of the Allottee/s to be formed shall ensure that the provisions of this Agreement and other Agreements entered or to be entered into by the Promoter with other Allottee/s in the Building are carried into effect fully by it by passing appropriate resolution for that purpose, and shall also ratify and adopt the same. Upon formation of such Society, the Society shall be liable besides the Allottee/s and other Allottee/s' of different Flat/ Shop/ Units, for any lien or claim or demand which the Promoter may have in respect of the Flat/ Shop/ Unit hereby agreed to be purchased the other Flat/ Shop/ Units in the Building known as "WISTERIA SQUARE" The Allottee/s hereby

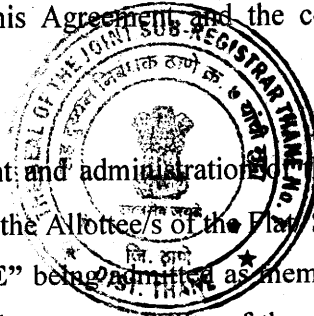
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agrees and binds himself to do and execute all acts, matters, things, deeds and documents which the Promoter may require to be executed to enforce the obligations envisaged in this clause against the Society. The failure on the part of the Allottee/s to observe and perform this clause, when called upon to do so by the Promoter shall

entitle the Promoter to rescind this Agreement and the consequences of rescission herein provided shall follow.

41. On the vesting of the management and administration of the Building "WISTERIA SQUARE" in the Society or upon the Allottee/s of the Flat/ Shop/ Units in the building known as "WISTERIA SQUARE" being admitted as members of the Society, as the case may be shall take over complete responsibility of the management of the Project Land and the Building "WISTERIA SQUARE" and the Society shall be solely responsible for collections of dues from its members and for the disbursements of such collections in relation to the Project Land and the Building "WISTERIA SQUARE" including payment for ground rent, Municipal Taxes, salaries of the employees charges with the duties for the maintenance of the said portion and to the security of the Building "WISTERIA SQUARE" to the intent that the said portion and the Building "WISTERIA SQUARE" and the Project Land shall be kept free from all encroachments, claims attachments and sales or other legal encumbrances charges and liens irrespective of the fact whether the transfer of the Project Land and the Building "WISTERIA SQUARE" takes place or not in favour of the Society, whether or not the Allottee/s and the other Allottee/s of the other Flat/ Shop/ Units are made members of the Society and irrespective of the fact whether the Society failed to perform its obligations mentioned herein above, the Promoter in any event shall stand absolved of their responsibility of managing the Building, "WISTERIA SQUARE" receiving and paying the outgoings including the Ground Rent, Municipal Taxes and other incidental charges connected with the maintenance and security of the Building, "WISTERIA SQUARE" The Allottee/s hereby agrees to indemnify the Promoter in that behalf. The Allottee/s shall ensure that such obligations as aforesaid are undertaken and performed by the Co-operative Society, being his successor in interest and failure or lapse on the part of the Allottee/s in so doing shall entitle the Promoter to rescind this Agreement and the consequences of rescission herein contained shall follow. Without prejudice to what is stated hereinabove, in the event of any breach being committed by the Allottee/s and/or the Society of this clause, the Promoter shall be entitled to forebear from getting the Conveyance/Lease of the Project Land and the Building, "WISTERIA SQUARE" in favour of the Co-operative Society, notwithstanding their other rights and remedies. Notwithstanding anything contained or suggested to the contrary in this clause, the liability of the Allottee/s already incurred by him qua the Promoter prior to the vesting of the Project Land and the Building, "WISTERIA SQUARE" in possession, management and control in the Society shall not cease and the Allottee/s

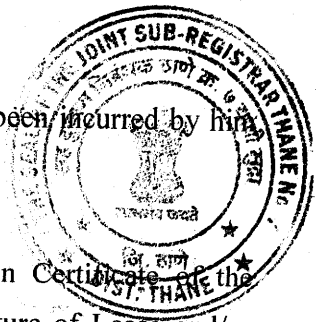
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shall be bound to perform fully all obligations which may have been incurred by him qua the Promoter.

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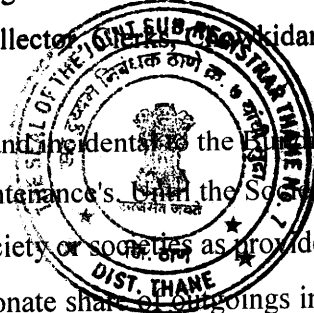


42. The Promoter within three (3) months of obtaining Occupation Certificate of the Building shall execute or cause to be executed necessary Indenture of Lease and/or Conveyance and/or any other Instrument of Transfers may be permitted by the authorities in keeping with the terms and provisions of this Agreement for transfer of the Buildings i.e. proportionate area of the project land admeasuring 397.10 sq. mtrs on which the Building, "WISTERIA SQUARE" is constructed as more particularly described in Third Schedule annexed hereto. In favour of **WISTERIA SQUARE CHS LTD** (The Society).
43. Further, the Promoter shall within three (3) months of development of entire Setor-2 and registration of the Federation/Apex Body of the Societies or Limited Company of the Association of all societies of Sector-12 whichever is later, shall by obtaining or causing to be executed necessary Indenture of Lease and/or Conveyance and/or any other Instrument of Transfers may be permitted by the authorities in keeping with the terms and provisions of this Agreement, transfer to the Federation/Apex Body all the right, title and interest of the Vendor/Lessor/Original Owners/Promoter and/or owners in the Property on which the Building with multiple Building/s and Wing/s are constructed alongwith Amenities as more particularly described in the **Second Schedule** annexed hereto.
44. Commencing 15 (Fifteen) days after notice in writing is given by the Promoter to the Allottee/s that the Flat/ Shop/ Unit is ready for use and occupy or before taking the possession of the Flat/ Shop/ Unit, whichever is earlier, the Allottee/s will be liable and pay regularly to the Promoter following :-
- i) The proportionate share of the Allottee/s of the Municipal Assessment Tax of the said land as also of entire lay out and complex, all rates and taxes whether any or all the tenements of the Building shall have been actually assessed or not even if the assessment may not have been finally determined;
 - ii) The share of the Allottee/s in all other dues, duties, impositions, outgoing and burden of any nature at any time hereafter assessed or imposed upon the Project Land/Property/Building or upon the owners and occupiers thereof, by any authority including the Municipal Corporation, Government, Revenue Authority, Local Authority, etc., in respect of the Project land/Property/Building or the user thereof and payable whether by the owners or occupiers;

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iii) The proportionate share of all other outgoings in respect of the Flat/ Shop/ Unit or Building and the lay out or complex including other taxes, insurance, common lights, sanitation, additions and alterations, paintings, colour washing, repairs, water charges in the event of water being charged on the basis of meter by the Municipal Corporation, salaries and charges of P.O. Collector, कनक kidars, Sweepers etc.,

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iv) All other expenses necessary and incidental to the कनक and the said portion including the said management and maintenance's. कनक When the Society is formed and the Property and Building transferred to the Society or societies as provided herein, the Allottee/s shall pay to the Promoter such proportionate share of outgoings including property and other taxes etc. as may be determined by the Promoter. The Allottee/s shall within seven days of posting intimation about the Flat/ Shop/ Unit being ready for occupation as aforesaid, deposit and keep deposited with the Promoter a sum of Rs. 54717/- (Rupees Fifty four thousand Seven hundred & Seventeen only) as interest free security deposit for payment by the Allottee/s his/her/their share of aforesaid outgoings and payments being provisional monthly contribution;

v) The Allottee/s hereby further un-equivocally agrees with the Promoter that until the Allottee/s's share is determined, the Allottee/s shall from the date of the expiry of the said period of Deposit; regularly pay to the Promoter on the 5th day of every month provisional monthly contribution of Rs. 3040/- (Rupees Three thousand and forty only) towards and on account of the Allottee/s's share of the aforesaid outgoings and such payments shall be made every month in advance to the Promoter. The Promoter shall be at liberty without being bound to do so to appropriate from the said deposit money, if any, the due by the Allottee/s/s for its aforesaid share of liability.

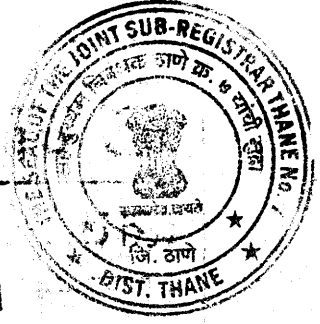
45. The Allottee/s/s shall on or before delivery of possession of the said Flat/ Shop/ Unit pay to the Promoter the following amounts :-

1. Rs. 15,000/- being agreed legal charges and expenses (Non Refundable)
2. Rs. 10,000/- for formation and registration of the society (Non Refundable)
3. Rs. 25,000/- for deposit of electric meter, cable, water meter sub-station etc., (Non Refundable);
4. Rs. 32,609/- for Development charges (Non- Refundable);
5. Rs. 62,075/- for Layout Infrastructure charges.
6. Rs. 600/- for share money application entrance fee of the society or limited company;
7. Rs. 54717/- Maintenance deposit (collected on the basis of area of the Flat/ Shop/ Unit);
8. Rs. —/- GST, Vat, Etc.,
9. Rs. 75,000/- Club House Charges

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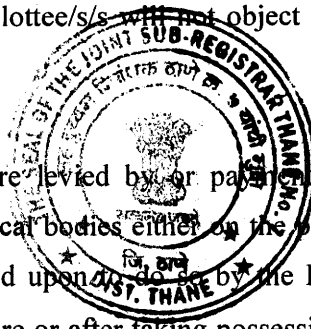
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46. The amounts payable by the Allottee/s to the Promoter under this sub-clause except (5) to (6) mentioned above are non-refundable/non-accountable and shall not carry any interest. The Promoter is not liable to render any account of the aforesaid amounts to the Allottee/s or to Entity, at any time in that regard.
47. The Promoter shall utilise the sum of Rs. 15,000/- paid by the Allottee/s to the Promoter towards meeting legal costs, charges and expense, including professional costs of the Advocates of the Promoter in connection with the formation of the said society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement. However, if there is any short fall the same shall be made good by the Allottee/s/s as intimated by the Promoter or the Society.
48. At the time of registration of Conveyance or Lease of the Building or Wing of the Building, the Allottee/s shall pay to the Promoter, the Allottee/s's share of stamp duty and registration charges and other taxes payable, if any, by the Society or Limited Company on such Transfer Agreement/Conveyance/Lease and other document/s or instrument of transfer in respect of the Building. Similarly, At the time of registration of Conveyance or Lease of the Project Land, the Allottee/s shall pay to the Promoter, the Allottee/s's share of stamp duty and registration charges and other taxes payable, if any, by the Apex Body or Federation on such Transfer Agreement/Conveyance/Lease and other document/s or instrument of transfer in respect of the Building alongwith Project Land in favour of the Apex Body or Federation.
49. The Promoter shall have a first lien and charge on the said Flat/ Shop/ Unit agreed to be acquired by the Allottee/s/s in respect of any amount payable by the Allottee/s/s to the Promoter under the terms and conditions of this agreement.
50. In the event of any portion of the said property being notified for set-back, D.P. Road, the Promoter alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the setback land. In the event, any area of the said property agreed to be developed by the Promoter is under reservation or is wholly or partially released from such reservation or if such reservation is shifted to any other area, the Promoter will be fully entitled to develop the said area so released or made available on shifting of such reservation or otherwise and also be entitled to utilize and consume the F.S.I. in respect thereof on the said property or on any other

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property/properties and the Allottee/s/s will not object to or obstruct the same in any manner whatsoever.	
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51. Hereinafter, if any charges are levied by or payable, required to be made to any Government Authorities or Local bodies either on the portion or building or otherwise the Allottee/s on being called upon ^{२६} ^{११५} by the Promoter, pay to the Promoter his/her share thereof at or before or after taking possession of the said Flat/ Shop/ Unit as may be required or demanded by the Promoter.	



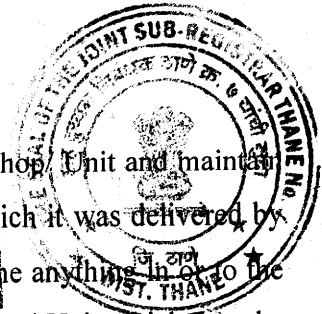
52. The Allottee/s hereby agree/s that in the event of any amount by way of premium to the Corporation or to the State Government or betterment charges or development charges or assessment tax or other tax or payment of a similar nature becoming payable by the Promoter and the stamp duty and registration charges, if any, on the documents to be executed under or in pursuance of this Agreement becoming payable by the Promoter, the same shall be borne and paid by the Allottee/s in proportion to the area of the said premises agreed to be purchased by the Allottee/s and in determining such amount the decision of the Promoter shall be final, conclusive and binding upon the Allottee/s.

53. The Allottee/s himself/themselves with an intention to bring all persons into whomsoever hand the Flat/ Shop/ Unit may come, doth hereby covenant with the Promoter as follows:-

- i) To maintain the Flat/ Shop/ Unit at the Allottee/s own cost in good tenantable repair and condition from the date of possession of the Flat/ Shop/ Unit is taken and shall not do or suffered to be done anything in or to the Flat/ Shop/ Unit and the building in which the Flat/ Shop/ Unit is situate its staircase or any passage which may be against the rules, regulations, or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the Flat/ Shop/ Unit is situated and the Flat/ Shop/ Unit itself or any part thereof;
- ii) Not to store in the said Flat/ Shop/ Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/ Shop/ Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the said Flat/ Shop/ Unit is situated including entrances of the building in which the said Flat/ Shop/ Unit is situated and in case any damage is caused on account of negligence or default of the Allottee/s/s in this behalf, the Allottee/s shall be liable for the consequences of the breach;

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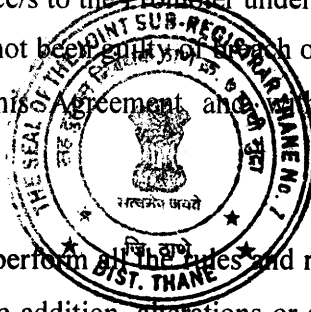
- iii) To carry out at his own cost all ~~internal~~ repairs to the said Flat/ Shop/ Unit and maintain the Flat/ Shop/ Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Flat/ Shop/ Unit is situated or the Flat/ Shop/ Unit which may be governed under the Rules and Regulation and bye-laws of Society, the concerned local authority or other public authority. In the event of Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned person or local authority;
- iv) Not to demolish or cause to be demolished the Flat/ Shop/ Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/ Shop/ Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat/ Shop/ Unit is situated and to keep the portion, sewers, drains, pipes in the Flat/ Shop/ Unit and appurtenances thereof in good tenantable condition, and in particular so as to support shelter and protect the other part of the building in which the Flat/ Shop/ Unit is situated and shall not chisel or in any other manner damage to columns, beams walls, slabs, or RCC pards/columns or other structural members in the Flat/ Shop/ Unit without prior written permission of the Promoter and/or the Society;
- v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat/ Shop/ Unit is situated or any part thereof or whereby by any increased premium shall become payable in respect of the insurance, if any;
- vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat/ Shop/ Unit in the compound or any portion of the land/properties and the building in which the Flat/ Shop/ Unit is situated;
- vii) Not to keep anything in the common passage, staircase, terraces, walls or any other common place and not to hang any sign boards, hoardings, name boards etc., in passage or inner or outer wall of the building. The Promoter/Society shall throw away such things without any notice if anything is found in breach of this provision;
- viii) Pay to the Promoter regularly such security deposits as may be demanded by concerned local authority or Government authority for giving water, electricity, sewer clearance, or any other service connection to the building in which the Flat/ Shop/ Unit is situated;
- ix) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and/or Government and/or

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public authority including on account of change of user of the Flat/ Shop/ Unit by the Allottee/s viz. User for any purposes other than residential purpose;

- x) The Allottee/s shall not let, sub-let, transfer assign or part with Allottee/s interest or benefit factor of this Agreement or part with the possession of the Flat/ Shop/ Unit until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and without obtaining prior written permission of the Promoter.

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- xi) The Allottee/s shall observe and perform all the rules and regulations, which the Society may adopt at its inception and the addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Building and the Flat/ Shop/ Units therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and the use of the Flat/ Shop/ Unit in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms of this agreement;

- xii) The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof;

- xiii) The Allottee/s shall not close verandah or balconies without the sanction and permission of the Promoter and the authorities concerned nor shall make any alteration or changes in the elevation and outside colour scheme of the Flat/ Shop/ Unit/Building;

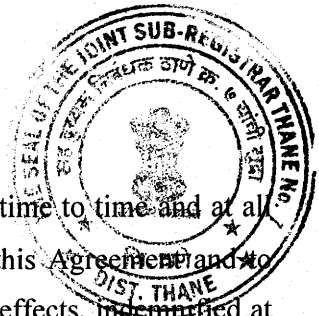
- xiv) The Allottee/s has agreed to obtain undertaking from the subsequent Allottee/s that the terms and conditions mentioned herein are also binding upon him.

54. The Allottee/s shall always personally be and remain responsible to the MBMC and concerned public, statutory local and planning authorities, the Promoter and to the society, for any violation or breach of any of the aforesaid covenants, conditions and undertakings.

55. The Allottee/s agrees to sign and deliver to the Promoter before and after taking possession of the Flat/ Shop/ Unit all writings, papers, documents, applications, etc., as may be necessary or required by the Promoter to put the intention of the parties as reflected herein into complete effect.

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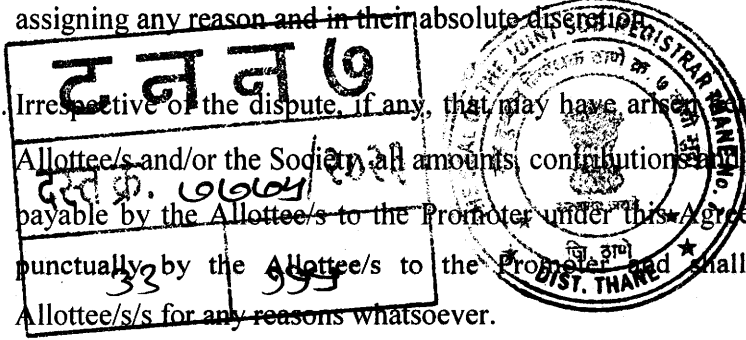
56. The Allottee/s hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee/s is liable to pay under this Agreement and to keep the Promoter and its agents and representatives, estate and effects, indemnified at all times against any expenditure, loss or expense arising from any claim, damages, claims, suits, proceedings, expenses, charges that the Promoter may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorized alteration, repairs or wrongful use etc to the Flat/ Shop/ Unit, including the amount expended on litigation in enforcing rights herein and/or on account of or occasioned by any accident or injury to the Allottee/s or his/her/their/its representative/s or any person/s visiting the Allottee/s/s or his/her family, guests or visitors or staff, or all persons claiming through or under the Allottee/s, before or after taking possession of the Flat/ Shop/ Unit and during the occupation, use and enjoyment of the estate, the common areas and the gardens.
57. It is specifically agreed by and between the parties that at the time of execution of Deed of Lease in favour of the society or body corporate as the case may be, if any FSI balance to be consumed on any portion of the said property, the Promoter shall be entitled to float the said FSI elsewhere and to any other property and/or otherwise utilise the same as may permitted by the Municipal Corporation of Greater Mumbai.
58. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the outgoings, and shall utilize the amounts only for purposes for which they have been received.
59. Save and except the Flat/ Shop/ Unit and subject to what is specifically mentioned herein, the Allottee/s agree/s, confirm/s and represent/s that they/he/she/it shall not claim any right in respect of the Larger Property, including but not limited to, all use of open spaces, common areas, recreational areas, common terraces and the parapet walls or the external walls, compounds, staircases, lifts, passages, entrances, parking areas, facilities and amenities etc. of the Building or of any of the building/s and other structure/s being constructed and/or to be constructed hereafter on the Project Land or on the land and/or of the contiguous, adjacent or adjoining lands/Sectors other than the areas specially allowed to be used, and that the same are specifically excluded from the scope of this Agreement and the Allottee/s is/are not, and shall not be entitled to any ownership right, title or interest etc. in any form or manner whatsoever in, to, over or upon the same until the whole property is assigned and transferred to the Society as the case may be as herein mentioned but subject always to the rights, reservations, covenants and easements in favour of the Promoter as herein provided. The Allottee/s

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agrees and understands that the rights to develop and deal with the same vests solely with the Promoter and its nominees, successors and assigns.

60. During the course of construction, the Allottee/s may instruct the Promoter to make any addition or alteration including any extra amenities provided the same does not involve any structural changes and is permitted by SRA and for such additional alteration or extra amenities extra cost is to be paid in advance by the Allottee/s to the Promoter upon the Promoter agreeing to provide the same. The Promoter shall be at liberty to refuse to provide such or any extra amenities and/or addition and/or alteration without assigning any reason and in their absolute discretion.

61. Irrespective of the dispute, if any, that may have arisen between the Promoter and the Allottee/s and/or the Society, all amounts, contributions and deposits including amounts payable by the Allottee/s to the Promoter under this Agreement shall always be paid punctually by the Allottee/s to the Promoter and shall not be withheld by the Allottee/s for any reasons whatsoever.

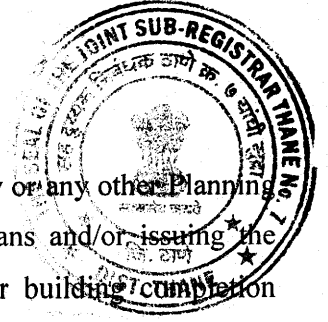


62. In the event of the Society being formed and registered before the sale and disposal by the Promoter of all the Flat/ Shop/ Units, stilt, and other spaces, garages, gardens, terraces, compounds and car parking spaces in the Building and in the compound, the power, and authority of the society so formed of the Flat/ Shop/ Unit holders and the Allottee/s of Flat/ Shop/ Unit and other spaces and car parking spaces, shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said entire property/layout, the construction and completion thereof and all amenities pertaining to the same and in particular the Promoter shall have absolute authority and control as regards the unsold Flat/ Shop/ Units, garages, basement, stilt, terraces, compounds, other spaces, and car parking spaces and the disposal thereof. The Promoter shall be liable to pay only the Municipal taxes at actual rate in respect of the unsold Flat/ Shop/ Units. In case, the Lease is executed in favour of the Co-operative Society before the disposal by the Promoter of all the Flat/ Shop/ Units then in such event the Promoter shall join in Promoter/members in respect of such unsold premises and as and when such premises are sold to the persons of the choice and at the discretion of the Promoter, the Co-operative Society shall admit as members the Allottee/s/s of such premises/Flat/ Shop/ Units without charging any premium or any other extra payment.

63. The Allottee/s/s by himself or along with the other Allottee/s of the Building shall not be entitled to require Promoter to contribute any amount towards maintenance charges or out goings in respect of the Flat/ Shop/ Unit/s which have remained unsold by the Promoter at any time. The Promoter will also be entitled to the refund of Municipal Taxes if any on account of vacancy of any Flat/ Shop/ Unit/s in the proposed building.

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64. The deposits that may be demanded by or paid to local authority or any other Planning or Municipal Authority for the purpose of sanctioning the plans and/or issuing the commencement certificate and/or occupation certificate and/or building completion certificate and/or giving water connection to the said building and the electric meter deposits to be paid to BSES Ltd., or Reliance shall be payable by all the Flat/ Shop/ Unit holders of the said building in proportion to the respective costs of their Flat/ Shop/ Units/units etc. The Allottee/s agrees to pay the Promoter such proportionate share of the Allottee/s of such deposits at the time of taking possession or within seven days of demand, whichever is earlier.

65. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoter.

66. The Allottee/s shall present this agreement as well as the conveyance at the proper registration office for the registration within the time limit prescribed under the Registration Act without fail and the Promoter will attend such office and admit execution thereof provided the Promoter are informed well in advance about the same. In case of default, the Allottee/s shall only remain liable to penalty and/or punishment for his negligence.

67. All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter, by Registered Post A.D. or Courier or notified Email ID or Under Certificate of Posting (UPC) at his/her address specified below:-

Allottee/s/s

Name:- Mr. Sharafat Abdul Gafur Desai & Mrs. Kulsombi Desai

Address: A/102, Accord, Chheda Complex, Naya Nagar, Behind Geeta Nagar, Phase-5, Mira Road (E) Thane Maharashtra - 401107.

Promoter

Name:- **M/s. RAJDEEP REALTORS PRIVATE LIMITED.**

Address:- **Laxmi Palace, 76 Mathuradas Road, Kandivali West, Mumbai 400 067**

Email ID:- **customersupport@origincorp.in**

68. After possession of the Flat/ Shop/ Unit is handed over to the Allottee/s, if any additions or alterations in or about or relating to the Building and/or Flat/ Shop/ Unit are required to be carried out by any statutory authority, the same shall be carried out by the Allottee/s and the other acquirers of the Flat/ Shop/ Units in the said building at

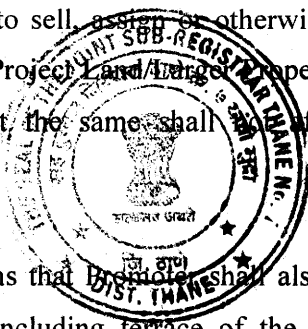
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his/her/their own costs, expenses, risks and responsibilities and the Promoter will not in any manner be responsible for the same.

69. The Promoter shall be at liberty to sell, assign or otherwise deal with or dispose off their right, title or interest in the Project Land/ Larger Property or in the Building to be constructed by the Promoter but the same shall affect the Flat/ Shop/ Unit purchased by the Allottee/s.

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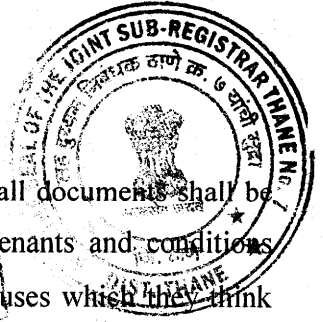
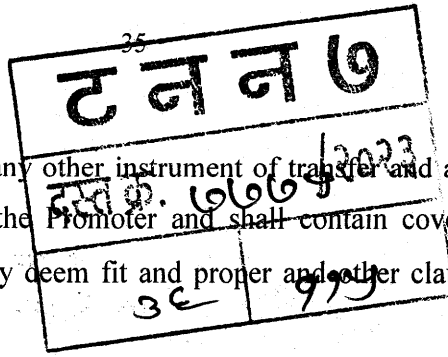


70. The Allottee/s agrees and confirms that the Promoter shall also be entitled to utilise any portion of the Larger Property including terrace of the proposed building for the purpose or putting any hoarding illuminated or otherwise and neon signs and/or cable net-work station and/or Cellular Phone Receptors or station links or antennae or such other use as may be desired by the Promoter and such hoarding may be of such nature, type or mode as may be decided and desired by the Promoter without any consent or permission of the Allottee/s. However, in the event, any Municipal taxes and/or cesses or other amounts are payable to any local authorities including MBMC in respect of the said hoarding or installation of network stations as aforesaid, the same shall be borne and paid by the Promoter alone. The Promoter shall also be entitled to assign and sell the said rights in respect of the said user as envisaged in this clause to any person/s and for such consideration and on such and terms and conditions as may be decided by the Promoter without in any way being accountable to the Allottee/s/s herein. The Allottee/s shall not be entitled to demand any reduction in price of the Flat/ Shop/ Unit or object to the Promoter using the Property in the manner aforesaid on any ground whatsoever. For the purpose of the above, the Promoter, their nominees, agents, servants shall also be entitled to enter upon the Project Land for the purpose of putting up such hoarding/s and network station etc., as well as for operating and maintaining the same from time to time.

71. This Agreement will be binding upon and ensure to the benefit of the Promoter, their administrators, successors and permitted assignees and will be binding upon the Allottee/s and his/their/its legal heirs, executors, administrators, successors and his/her permitted assigns.

72. If at any time, any provision of this Agreement is declared void, invalid or unenforceable under the applicable law/s or under directions or orders of any judicial or other competent authority, the validity or enforceability of the remaining provisions of this Agreement shall not be affected or impaired thereby and this Agreement shall continue in full force and effect as if it had been executed without the invalid or unenforceable provision.

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73. The Conveyance/Lease or any other instrument of transfer and all documents shall be prepared by advocates of the Promoter and shall contain covenants and conditions therein as the Promoter may deem fit and proper and other clauses which they think necessary and desirable.
74. The Allottee/s shall sign all papers and documents and do all other things that the Promoter may require him to do from time to time in this behalf including for safeguarding the interests of the Promoter and holders of other offices/garages/parking spaces/hoarding space etc., in the Building on the Project Land.
75. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in the front of or adjacent to the terrace Flat/ Shop/ Units in the said building, if any, shall belong exclusively to the Promoter unless sold by the Promoter to the respective Allottee/s/s of the terrace Flat/ Shop/ Unit and in the event of sale thereof such terrace spaces shall be intended to and shall be for the exclusive use of the respective terrace Flat/ Shop/ Unit Allottee/s/s. The said terrace shall not be enclosed by the Allottee/s/s except with the permission in writing from the concerned local authority and the Promoter the society or as the case may be.
76. This Agreement constitutes the composite, complete, exhaustive agreement and contract between the Parties with respect to the sale of the Flat/ Shop/ Unit and supersedes all understandings, any other agreements, correspondence, brochure arrangements whether written or oral, if any, between the Parties. No amendment or modification hereto shall be valid and effective unless such modification or amendment is agreed to in writing by the Parties and duly executed by persons especially empowered in this behalf by the respective Parties. The Allottee/s/s hereby expressly admit/s, acknowledge/s and confirm/s that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained or given as promotional material including but not limited to advertisement, leaflet or brochure, or in any correspondence or other writing or document by the Promoter and/or their agents to the Allottee/s/s and/or his/her/their/its agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement or to have induced the Allottee/s/s to enter into this Agreement. This Agreement or any provision hereof cannot be orally amended, terminated or waived.
77. It is clearly understood and so agreed that forwarding this Agreement to the Allottee/s does not create a binding obligation on the part of the Promoter or Allottee/s/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by

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the Promoter. If the Allottee/s/s fail to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s/s in connection therewith including the booking amount shall be returned to the Allottee/s/s without any interest or compensation whatsoever as

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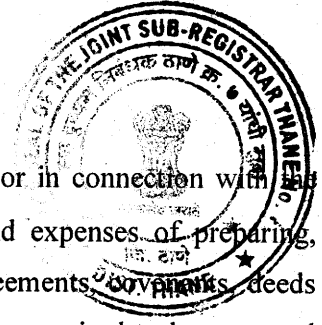


78. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory in the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s/s and only after the Agreement is duly executed by the Allottee/s/s and Promoter or simultaneously with the execution of the said Agreement shall be registered at the office of sub-Registrar.

79. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project/Building/Flat/ Shop/ Unit shall equally be applicable to and enforceable against any subsequent Allottee/s/s of the Flat/ Shop/ Unit, in case of transfer, and the said obligation go long with the Flat/ Shop/ Unit for all intents and purposes.
80. If any provision of this Agreement shall be determined to be void or unenforceable under the Said Acts or Rules or Regulations made thereunder or under other applicable laws, such provision/s of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act/s or the Rule/s or Regulation/s made there under or the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
81. Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s in the Project, the same shall be in proportionate to the carpet area of the Flat/ Shop/ Unit to the total area of all the Flat/ Shop/ Units in the Building/Project Land.
82. This Agreement shall always be subject to the provision of the Acts and Rules and any other provisions of law applicable there under.
83. All costs, charges and expenses including stamp duty and registration charges payable in respect of this Agreement shall be born and paid exclusively by the Allottee/s/s only. The charges payable on all deeds, documents, instrument and writing incidental or

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related to the same, or to be executed in pursuance hereof or in connection with the formation of the Society as well as the costs, charges and expenses of preparing, engrossing, stamping and registering this and all other Agreements, deeds including Deed of Lease/Assignment or any other documents required to be executed by the Promoter and/or the Allottee/s/s and out of pocket expenses and all costs charges and expenses arising out of or under these presents as well as the entire professional costs of the Advocates or Solicitors for the Promoter including preparing and approving all such documents shall be borne and paid by the acquirers of the tenements or by the Society proportionately including the Allottee/s/s. The Promoter shall not contribute anything towards such expenses. The proportionate share of the costs, charges, and expenses payable by the Allottee/s/s shall be paid by the Allottee/s/s immediately on demand.

84. Any disputes or differences arising out of or in relation to this Agreement or the stipulations specified in the Acts or Rules have been satisfied or not, will be referred to the Competent Authority as specified in the Said Acts and/or the Arbitration of a Sole Arbitrator which will be mutually decided by the parties to this Agreement as provided under Arbitration & Conciliation Act, 1996 (as amended or re-enacted). The Arbitration proceedings shall be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force and seat of Arbitrator shall be Mumbai and language shall be English.

IN THE WITNESS WHEREOF the parties hereto have signed and delivered these presents hereto at Mumbai, the day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels of land bearing (1) Survey No. 81, Hissa No.1,2,3(PT),4, 5, & 6, (2) (4) Old Survey No. 430, New Survey No. 95, Hissa No. 1, 2, (5) Old Survey No. 431, New Survey No. 93, Hissa No. Nil, (6) Old Survey No. 432, New Survey No. 94, Hissa No. Nil, (7) Old Survey No. 433, New Survey No. 92, Hissa No. 3, (8) Survey No. 27, Hissa No. 1, 2,3, 5, 6, 7, 8, & 9, 10A & 10B (9) Survey No. 28, Hissa No. 1, 2, 3, 4, 5, (10) Survey No. 29, Hissa No. 1, 3, (11) Old Survey No. 444, New Survey No. 128, Hissa No. 1, 3, 2A, 4, 5, (12) Survey No. 83, Hissa No. 1, & 2, (13) Survey No. 85, Hissa No. 1A, 1B, (14) Old Survey No. 443, New Survey No. 127, Hissa No. 1 (Pt.), 1 (Pt.), 2 (PT), (15) Survey No. 86, Hissa No. 1, 2,3, 4, 8A, 8B, 8C, (16) Survey No. 87, Hissa No. 1A, 1B, 1C, 1D, 2, (17) Survey No. 88, Hissa No. 1/1,& 3, (18) Survey No. 89, Hissa No. 1 & 3, (19), Survey No. 105, Hissa No. 1, & 2, (20) Survey No. 225, Hissa No. 1A, & 1C, (21) Old Survey no. 419, New Survey no. 106, Hissa No. Nil, (22) Old Survey no. 420, New Survey No. 116, Hissa No. 1, 2, 3 & 7A, (23) Old Survey No. 421, New

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Survey No. 117, Hissa No. 1A, 1B, 2, 3A, 3B, 5 & 6, (24) Old Survey no. 422, New Survey No. 103, Hissa No. 2, 3A, 4, 5, 6, 7, 8, 9, 10, & 11, (25) Old Survey no. 423, New Survey No. 105, Hissa No. 1, 3, 4, 5A, 5B, & 5D, (26) Old Survey no. 425, New Survey No. 100, Hissa No. 10 & 11, (27) Old Survey No. 429, New Survey No. 96, Hissa No. 1, 2, 3, & 5, (28) Survey No. 72, Hissa No. 1, 2, (29) Survey No. 73, Hissa No. 1, 2, 3, 4, (30) Survey No. 74, Hissa No. 1, & 2, (31) Survey No. 75, Hissa No. 1, 2, (32) Survey No. 79, Hissa No. 1, 3, 4, (33) Old Survey No. 435, New Survey No. 107, Hissa No. 1, 2, 3, (34) Old Survey No. 436, New Survey No. 107, Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, (35) Old Survey No. 437, New Survey No. 110, Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, (36) Old Survey No. 438, New Survey No. 111, Hissa No. 1, 2, 3, & 6, (37) Old Survey No. 439, New Survey No. 112, Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, & 10 (38) Old Survey No. 440, New Survey No. 113, Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, (40) Old Survey No. 418, New Survey No. 126, Hissa No. 2, 3, 4, (41) Old Survey No. 417, New Survey No. 124, Hissa No. 7, (42) Old Survey No. 446, New Survey No. 130, Hissa No. 1, 2, 3, (43) Old Survey No. 447, New Survey No. 142, Hissa No. 3, 4, 5, (44) Survey No.43, Hissa No. 2, 4, 5, 6, (45) Survey No. 63, Hissa No. 1, 2, 3, 4, 6B, 7, 8, 9, (46) Survey No. 68, Hissa No. 1, 2, 3, (47) Survey No. 70, Hissa No. 1, 2, (48) Old Survey No. 424, Hissa No. 2, (49) Old Survey No. 428, Hissa No. 3, (50) Survey No.26, Hissa No. 1, 2, (51) Survey No.30, Hissa No. 7, 8, (52) Survey No.224, Hissa No. 1C, (53) Old Survey No. 445, New Survey No. 129, Hissa No. Nil, (54) Survey No. 67, Hissa No. 1, 2, (55) Old Survey No. 442, New Survey No. 115, Hissa No. 1, 2, 3, (56) Survey No. 71, Hissa No. 1,2, (57) Survey No. 234, Hissa No.1, (57) Survey No. 64, Hissa No. 1, 2, 3, 4, Survey No. 56, Hissa No. 8, (58) Survey No. 55, Hissa No. 2, (59) Survey No. 232, Hissa No. 1A, 1B, 1C, 2A, & 2B, (60) Survey No. 41, Hissa No. 1, & 4A, (61) Survey No. 226, Hissa No. 1, & 2, (62) Survey No. 228, Hissa No. 1B, 2, & 3, (63) Survey No. 82, Hissa No. Nil, approximately total admeasuring about 7,46,113.44 sq. meter i.e. equivalent to 892344.24 sq. yards, amongst the area admeasuring 252175.69 sq. meter admeasuring area falling under Costal regulatory Zone (CRZ) situated at Village Ghodbunder & Navghar, Taluka & District Thane, the registration District and Sub District of Thane, within the limits of Mira Bhayander Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land being "Sector 12" being developed on the property bearing Survey No. 105, Hissa No. 1 & 2 area admeasuring 3529.64 sq. meters situate, lying being at Village Ghodbunder, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, and bounded by:-

On or towards the East: by S. No 224Pt

On or towards the West: by D. P. Road

On or towards the North: by Raj Arcade

On or towards the South : by D. P. Road

*Sd/-
D. P. Road*

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दस्त क्र. ७७७७/२०२३	
४०	९९९



THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of "Project Land" admeasuring 3529.64 sq. mtrs., appurtenant to the buildings, project namely "WISTERIA SQUARE" building no. XIII Wing - ___, comprising of part Stilt + part ground + 22 upper floors on the portion of Survey No. 105, Hissa No. 1 & 2 of Village Ghodbunder, Taluka and District Thane, of "Sector 12" within the limits of the Mira Bhayandar Municipal Corporation.

THE FOURTH SCHEDULE ABOVE REFERRED TO

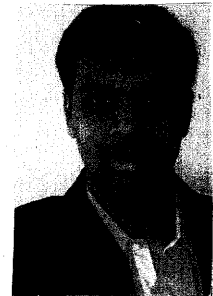
Flat/ Shop No. 1104 in the project known as "WISTERIA SQUARE" in Building No. XIII, Wing - ___, carpet area admeasuring about 42.19 sq. meters (Carpet area 32.67 sq. mtrs. + Balcony area 3.63 sq. mtrs+ Deck area 5.89 sq. mtrs.) being constructed on the part portion of property bearing Survey No. 105, Hissa No. 1 and 2 being lying and situate at Village- Ghodbunder, Taluka & Dist - Thane, within the limits of the Mira Bhayandar Municipal Corporation.

SIGNED, SEALED AND DELIVERED

By the withinnamed "PROMOTER"
RAJDEEP REALTORS PVT. LTD.,

In the Presence of **BHAVYA SHAH**

)
B Shah

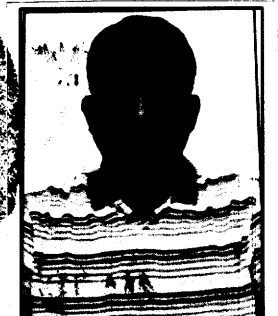


SIGNED SEALED AND DELIVERED

By the withinnamed 'Allottee/s'
Mr. Sharafat Abdul
Gafur Desai

Mrs. Kulsombi Desai

)
y *Sharafat*

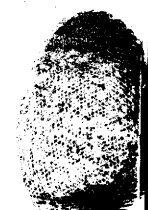


)
y *K Desai*

in the presence of _____

1) B.M. Desai

2) *K Desai*

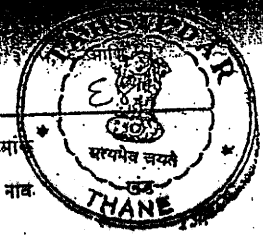


Desai
Desai

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दस्त क्र. ७७७७/२०२३

१९ ११५



दि. इस्टेट इन्व्हेस्टमेंट कंपनी लि

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पंढरी	शेताचे स्थानिक नाव	लगावडीयोग्य क्षेत्र	हेक्टर	आर	खाले क्रमांक	कुळाचे नाव
१०५	९			दाकार माली	०-६१-२		३३३	२१०
			शेताचे स्थानिक नाव	१५/११/२०११			११६५	२१०
			लगावडीयोग्य क्षेत्र	१२/११/२०११			११६५	२१०
			हेक्टर	१२/११/२०११			११६५	२१०
			आर	१२/११/२०११			११६५	२१०
			वर्ग (अ)	१२/११/२०११			११६५	२१०
			वर्ग (ब)	१२/११/२०११			११६५	२१०
			एकूण	१२/११/२०११			११६५	२१०
			आकारणी	१२/११/२०११			११६५	२१०
			बुढी किंवा विशेष आकारणी	१२/११/२०११			११६५	२१०

१०५ ९ ०-६१-२ ३३३ २१०

लेखा बंधूया वेदी ✓
 मनेस अंतोन लेखास ✓
 चार्ल्स अंतोन लेखास ✓
 पिटर अंतोन लेखास ✓
 अना मार्टिन लेखास ✓
 मनिषा मार्टिन लेखास ✓
 राहन मार्टिन लेखास ✓
 फिलोमिना अंतोन ✓
 झिल्हा अंतोन क्विपि ✓
 झिल्हा डॉ. लिखाबाबु चौधरी ✓
 ५१७ टिसा अॅन्डुस रेड्डीस ✓
 १०० जोसेफिन पिटर क्विपि ✓
 विक्सन जोसेफ टोपेर ✓
 ४=०० जोसेफ जोसेफ टोपेर ✓
 ज्याना सुज्या कोळी ✓
 अॅंगनीस जोसेफ कोळी ✓

इतर अधिकार ३३३ २१०
 दि. इस्टेट इन्व्हेस्टमेंट कंपनी लि
 अनधिकृत माती प्रत्येक
 ६५५००
 मात्र देजापिटी जपल
 ३३४४
 १५२०
 निमानुसार कंपनीस भाडे देण्यास पात्र
 १०६२ २११८
 सीमा आणि भूमापन किंवे

गाव नमुना बाँडे (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २३

व.सं.	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लगावडीसाठी उपलब्ध नसलेली जमीन	जमिन करणाराचे नाव	जमिन करणाराचा पत्ता			
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र										
		मिश्रपिका संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				एकरूप	क्षेत्र	
०१०	०११	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे. आ.	हे. आ.		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.

७७-९ ४३-३३ (१९) २५-२९-२०१२

११-७/११/१२

-९ JAN 2013

तलाठी सजा घोडबंदर
 ता. जि. ठाणे.

Bhai

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दस्त क्र. ७७७/२०२३

४२ ११५



[महाराष्ट्र नगरीय निकाशांचे अधिकाऱ्यांचे अधिलेख आणि नोंदवहा (विभागीय नगरीय निकाशांचे अधिकाऱ्यांचे अधिलेख आणि नोंदवहा) नियम, १९७२ यातील नियम २१]

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
१०५	२	
शेताचे स्थानिक नाव		
लागवडीयोग्य क्षेत्र		
हेक्टर	आर	
१-२३-७	७	
एकूण		
१-२३-७		
खराब (लागवडीयोग्य नसलेले)		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
रुपये	पैसे	
६	१२	
आकारणी		
जुडी किंवा विशेष आकारणी		

गाव नमुना बारा (पिकाची नोंदवहा)

दि. इस्टेट इनव्हेस्टमेंट कं. प्रा. ली. (१०८२) भोगवट्याद्वारे नव (२११८) खोले क्रमांक

जॉन डॉमिनिक लेखीस (७५४) (७५५)

लेरेसा बरंज्या वैती ✓

मेतस झंतोन लेखीस ✓

चाखी झंतोन लेखीस ✓

पिटर् झंतोन लेखीस ✓

झंन्या मार्टिन लेखीस ✓

झनिषा मार्टिन लेखीस ✓

शेहन मार्टिन लेखीस ✓

फिलोमिना झंतोन लेखीस ✓

झंतोन पळणी लिखाडफ ✓

लिखाडाई चौक्स चर्नडी ✓

दिमा झंफळु रंजीयस ✓

जोसफिन पिटर् लिणी ✓

विष्णु जोसफ टोपट ✓

(७०८) विष्णु जोसफ टोपट ✓



हनासन
१०५ ये

२२.११.१२

एकूण

खराब (लागवडीयोग्य नसलेले)

वर्ग (अ)

वर्ग (ब)

एकूण

आकारणी

जुडी किंवा विशेष आकारणी

[महाराष्ट्र नगरीय निकाशांचे अधिकाऱ्यांचे अधिलेख आणि नोंदवहा (विभागीय नगरीय निकाशांचे अधिकाऱ्यांचे अधिलेख आणि नोंदवहा) नियम, १९७२ यातील नियम २१]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन			एक सिकाचे साप	एक सिकाचे क्षेत्र	एक सिकाचे क्षेत्र
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र		एक सिकाचे क्षेत्र	एक सिकाचे क्षेत्र	एक सिकाचे क्षेत्र			
		मिश्र पिकाचे क्षेत्र	वटक पिके व प्रत्येक खालील क्षेत्र	पिकाचे क्षेत्र	वटक पिकाचे क्षेत्र	अजळ पिकाचे क्षेत्र	पिकाचे क्षेत्र	वटक पिकाचे क्षेत्र						
१		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	१४	१५	१६

११०
०११

मार्गदर्शक बळीस चर्चिल
७४-२३-७ (१९) क्षेत्र
१५-२३-७०८

- 9 JAN 2013

तलाक सजा घोंडबकर
ता. जि. ठाणे.

Gopesh
Bhosai

Mrs. Revati N. Dhakite
Dhakite Associates
Advocate

Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.

Mobile No. 9326983063, Email I.D. revatidhakite@gmail.com.

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दस्त क्र. ७७७/२०२३	
४३	११४



Date- 12.05.2012

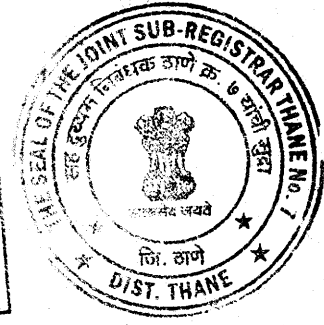
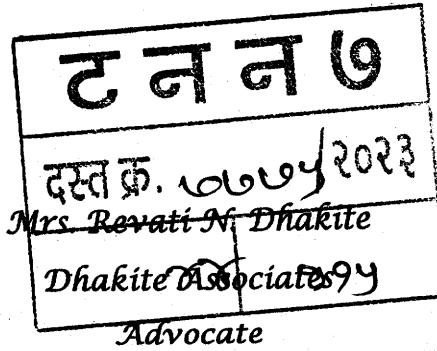
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have examined title in respect of land situated at Survey No. 105, Hissa No. 1 & 2, Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No. 1C, situated and lying at Revenue village- Ghodbunder, Registration Sub- District & Dist. Thane belonging to 1) Mr. Matesh Anton Telies, 2) Mrs. Suman Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edwin D'souza, 6) Mr. Franky Matesh Telies, 7) Miss Clera Sunil Koli, 8) Mrs. Anna Martin Telies, 9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through his Natural Guardian Mr. Charly Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies of Bhyander, Dist. Thane and have found the same to be clear, marketable and free from all encumbrances.

Development Agreement dated 20/07/2007 is duly stamped and registered under Sl. No. 5334/2007 on 20/07/2007 with Sub- Registrar of Assurance at Thane- 2 and made between Mr. Mosses Joseph Topere through his C.A. Shri. Rakesh Kana Gharat as the Owner of the one Part and M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Others Part, the Owner sold to the Developers the land bearing Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No. 1C, Survey No. 105, Hissa No. 1, total admeasuring 15310 Sq. meters, situated and lying at Revenue village- Ghodbunder, Taluka and District Thane at the Price of Rs. 11,100,000/- and on the terms and conditions as stated therein.

Revati D.

G. D. D. D.



Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.

Mobile No. 9326983063, Email I.D. revatidhakite@gmail.com.

Deed of Confirmation dated 03.08.2007 is duly stamped and registered under Sl. No. 5768/2007 on 06.08.2007 with Sub- Registrar of Assurance at Thane- 2 confirmed by Mr. **Moses Joseph Topere** in respect of the land bearing Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No.1C, Survey No. 105, Hissa No. 1, situated and lying at Revenue village- Ghodbunder, Taluka and District Thane.

Development Agreement dated 3rd August, 2007 is duly stamped and registered under Sl. No. TNN- 2/5772/2007 with Sub- Registrar of Assurance at Thane -2 and made between Mr. **MOZES JOSEPH TOPERE** as the Owner of the One Part and M/s. **Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Other Part, the Owner sold to the Developers the land bearing Survey No. 224, Hissa No. 1A, Survey No. 224, Hissa No. 1B, total admeasuring 20310 Sq. meters, situated at village- Ghodbunder, Taluka and District Thane at the price of Rs. 35,00,000/- and on the terms and conditions as stated therein.

Development Agreement dated 03.08.2007 is duly stamped and registered under Sl. No. 5774/2007 on 06.08.2007 with Sub-Registrar of Assurance at Thane- 2 and made between Mr. **Moses Joseph Topere** as the Owner of the part AND M/s. **Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Other Part, the owner sold to the Developers the land bearing Survey No. 105, Hissa No. 2, total admeasuring 12370 Sq. meters., situated and lying at Revenue Village- Ghodbunder, Taluka and District Thane at the price of Rs.25,00,000/- and on the terms and conditions as stated therein.

Confirmation Deed dated 11.03.2008 is duly stamped and registered under Sl. No. TNN- 2/2371/2007 on 11.03.2008 with Sub- Registrar of Assurances at Thane-2 and made between **Smt. Teresa Berenja Vaity** and others as the owner of the One Part AND M/S. **Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Other Part, the Owner sold to the Developers the land bearing Survey No. 105, Hissa No. 2, total admeasuring 12370 Sq. meters situated and lying at Revenue village- Ghodbunder, Taluka and District Thane at the price of Rs. 36,00,000/- and on the terms and conditions as stated therein.

Confirmation Deed dated 11.03.2008 is duly stamped and registered under Sl. No. TNN- 2/2372/2007 on 11.03.2008 with Sub- Registrar of Assurances at Thane-2 and made

30/08/2023
D. N. N.

Revati. D.

Mrs. Revati N. Dhakite

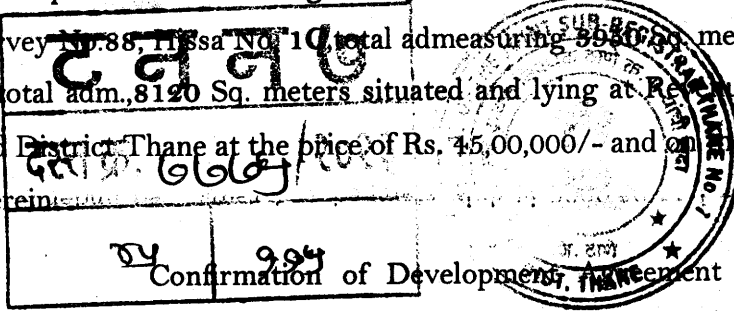
Dhakite Associates

Advocate

Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.

Mobile No. 9326983063, Email I.D. revatidhakite@gmail.com.

between Smt. Teresa Berenja Vaity and others as the owner of the One Part AND M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Other Part, the owner sold to the Developers the land bearing Survey No. 87, Hissa No. 2, total admeasuring 3240 Sq. meters Survey No. 88, Hissa No. 1C, total admeasuring 8946 Sq. meters, Survey No. 105, Hissa No. 1, total adm. 8120 Sq. meters situated and lying at Reserve village- Ghodbunder, Taluka and District Thane at the price of Rs. 45,00,000/- and on the terms and conditions as stated therein.



Confirmation of Development Agreement dated 9th July, 2008 is duly stamped and registered under Sl. No. TNN- 2/6223/2008 on 11.07.2008 with Sub-Registrar of Assurances at Thane- 2 and made between 1) Mr. Matesh Anton Telies, 2) Mrs. Suman Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edwin D'Souza, 6) Mrs. Franky Matesh Telies, 7) Miss Clera Matesh Telies, 8) Mrs. Anna Martin Telies, 9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through his Natural Guardian Mr. Charley Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies AND M/s. Rajdeep Realtors Pvt. Ltd., through its Former Directors 1) Shri. Amir A. Engineer and 2) Shri Amul G. joshi in respect of land bearing New Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No. 1C, & Survey No. 105, Hissa No.1.

Confirmation of Development Agreement dated 9th July, 2008 is duly stamped and registered under Sl. No. TNN- 2/6224/2008 on 11.07.2008 with Sub- Registrar of Assurances at Thane- 2 and made between 1) Mr. Matesh Anton Telies, 2) Mrs. Suman Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edwin D'souza, 6) Mr. Franky Matesh Telies, 7) Miss Clera Matesh Telies, 8) Mrs. Anna Martin Telies, 9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through

*Sub-
Registrar*

Revati N. Dhakite

ट न न ७	
Mrs. Revatidhakite / 2023	
Dhakite Associates	
Advocate	११५



Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.

Mobile No. 9326983063, Email I.D. revatidhakite@gmail.com.

his Natural Guardian Mr. Charly Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies and M/S. Rajdeep Realtors Pvt. Ltd., through its Former Directors 1) Shri Amir A. Engineer and 2) Shri. Amul G. Joshi in respect of land bearing Survey No.105, Hissa No.2.

Power of Attorney dated 19th April, 2008 is duly stamped and registered under Sl. No. TNN- 4/3861/2008 on 24.04.2008 with Sub- Registrar of Assurance at Thane -2 executed by 1) Smt. Jospin Alias Joswin Peter Keny, 2) Smt. Tresea Andrew Rodriques, 3) Smt. Philomina Alias Uma Paul Koli, 4) Smt. Leelabai Burnard Chaves, 5) Smt. Silvi Anton Keny, 6) Shri. Wilson John Pereira, 7) Smt. Meribai Marshal D'mello, 8) Smt. Meena Thomas Soj, 9) Smt. Rukina Jhonny Keny and 10) Smt. Sushila Adison Kotlya in favour of Mr. Kana Hirji Gharat in respect of land bearing Survey No.87, Hissa No.2, Survey No.88, Hissa No.1C, Survey No.105, Hissa No.1, Survey No.105, Hissa No.2.

Confirmation Deed dated 31st August, 2008 is duly stamped and registered under Sl. No. TNN- 2/7910/2008 on 15.09.2008 with Sub- Registrar of Assurance at Thane-2 and made between 1) Smt. Jospin Alias Joswin Peter Keny, 2) Smt. Tresea Andrew Rodriques, 3) Smt. Philomina Alias Uma Paul Koli, 4) Smt. Leelabai Burnard Chaves, 5) Smt. Silvi Anton Keny, 6) Shri. Wilson John Pereira, 7) Smt. Meribai Marshal D'mello, 8) Smt. Meena Thomas Soj, 9) Smt. Rukina Jhonny Keny and 10) Smt. Sushila Adison Kotlya through their Constituted Attorney Mr. Kana Hirji Gharat and M/S. Rajdeep Realtors Pvt. Ltd, through its Former Directors 1) Shri. Amir A. Engineer and 2) Shri. Amul G. Joshi in respect of land bearing Survey No.87, Hissa No.2, Survey No.88, Hissa No.1C, New Survey No.105, Hissa No.1 & New Survey No.105, Hissa No.2.

The said Agreement executed by and between the parties are hereto as stated herein above are valid, legal, subsisting, and same are in full force and effect.

Revatidhakite
Desai

Revatidhakite

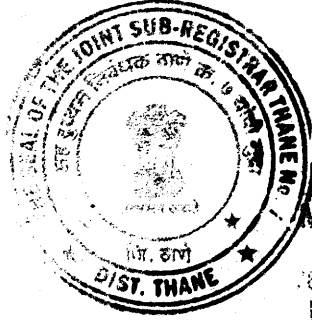
Mrs. Revati N. Dhakite
Dhakite Associates
Advocate

Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.

Mobile No. 9326983063, Email I.D. revatidhakite@gmail.com.

On the basis of document furnished to me as well as on the basis of information provided to me, I hereby state and certify that in my opinion and as such the title of the said property is clear and marketable and free from all encumbrances and also certified that M/S. Rajdeep Realtors Pvt. Ltd., through its Existing Directors 1) Shri. Jayesh T. Shah and 2) Shri. Ketan T. Shah have entitled to develop the said property by constructing building thereon, subject to the permissions and sanctions to be granted by the authorities concerned and shall also be entitled to sell the premises in the building to be constructed by them on the said property to the intending purchasers thereof.

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दस्त क्र. ७७७५/२०२३	
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Revati D.
Mrs. Revati N. Dhakite

Advocate

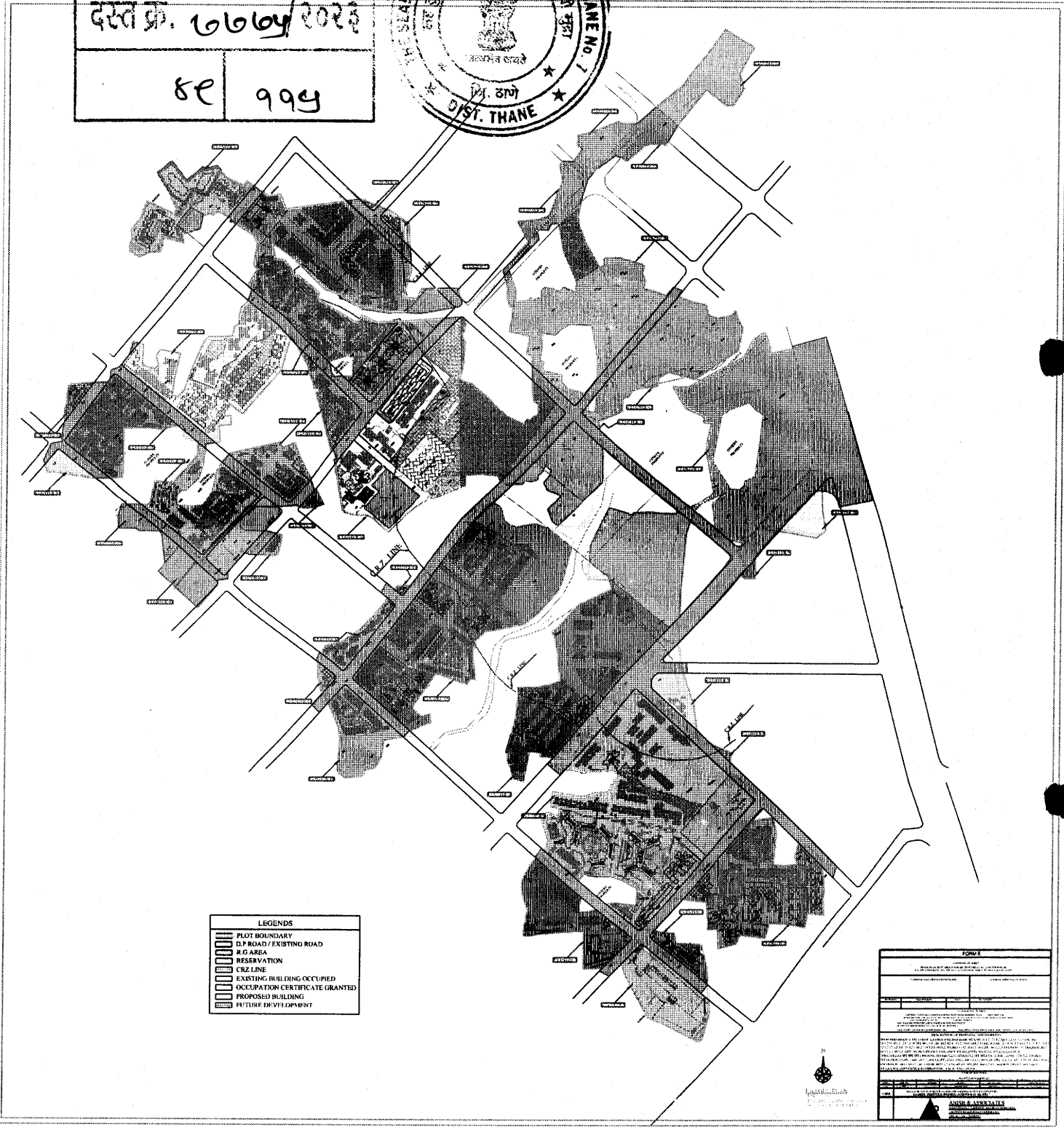
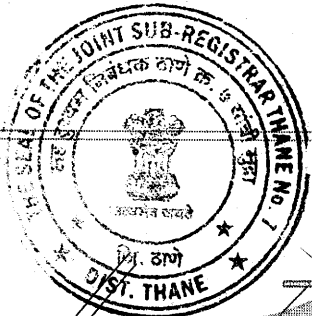
MRS. REVATI N. DHAKITE
ADVOCATE, HIGH COURT
76, Laxmi Palace, Mathuradas Road,
Kandivali (West), Mumbai-400067.

Balraj
Dhakar

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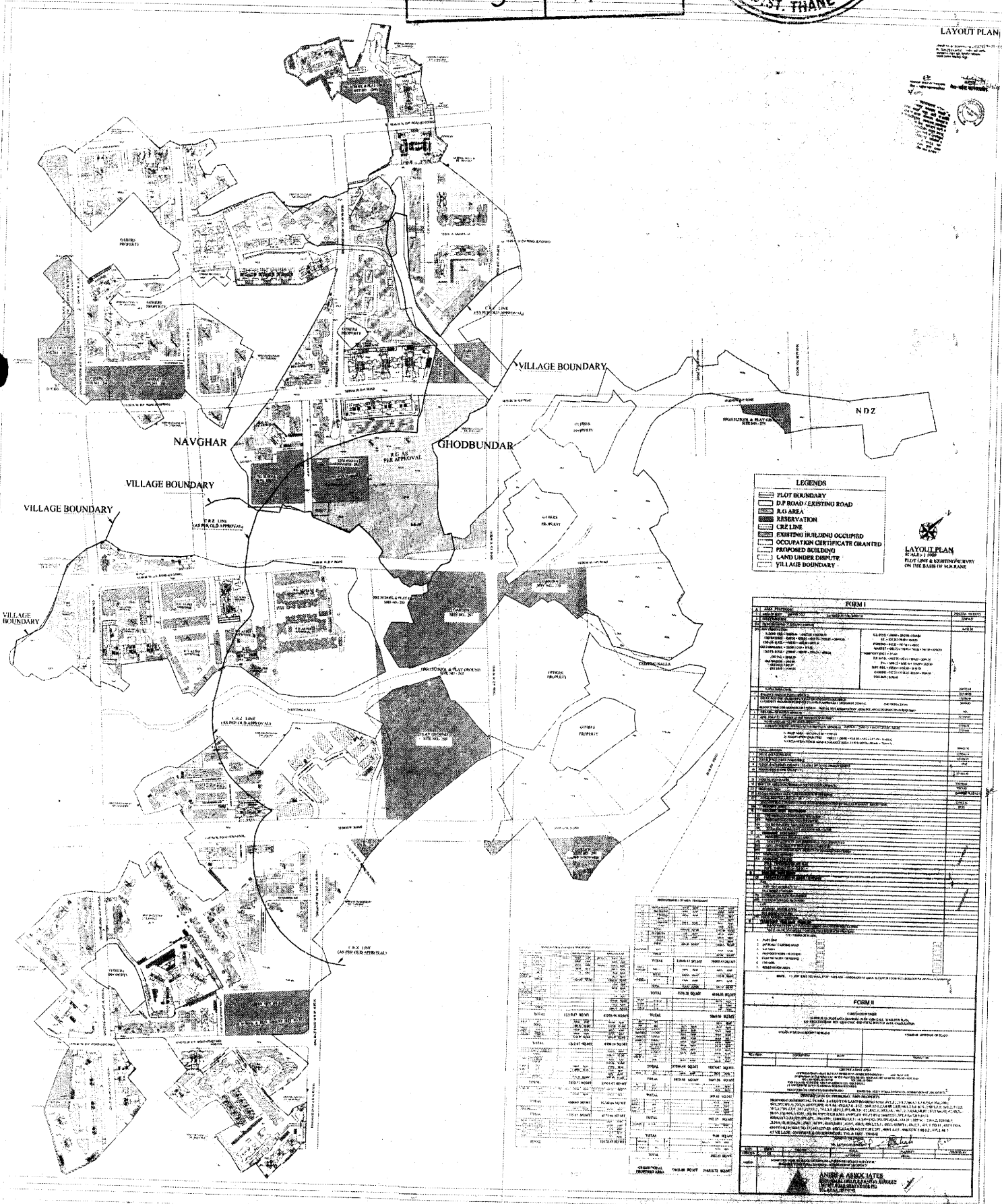
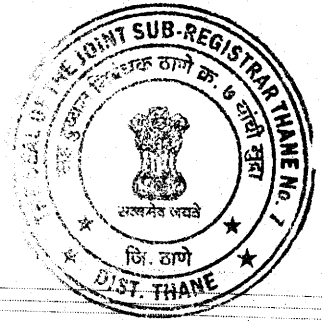
दस्ता क्र. ७७७७/२०२३

४९ ११५



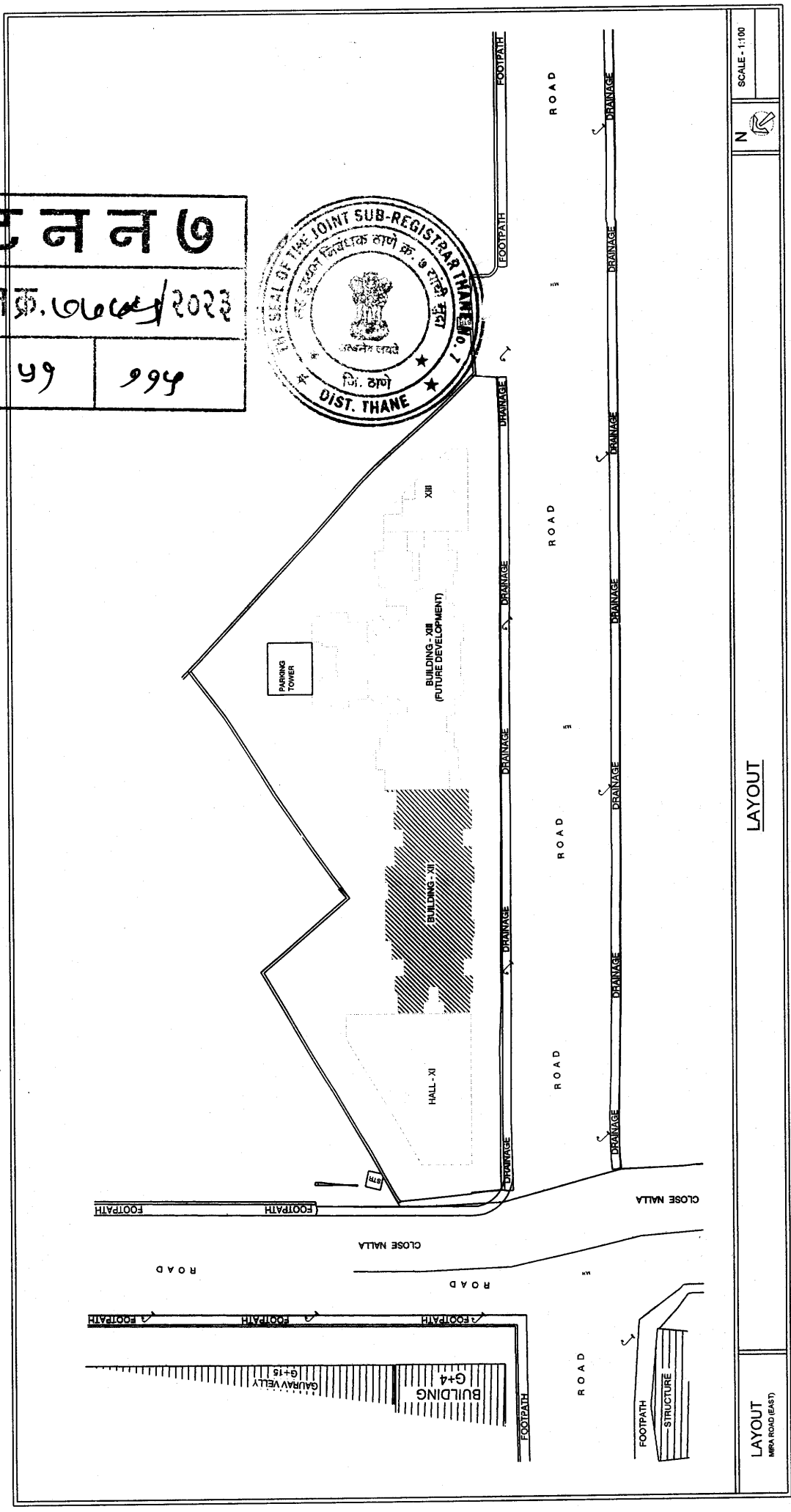
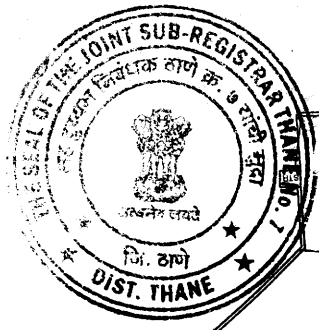
Desai
S. S. Desai

ट न न ७
 दस्त क्र. ७२७०५/२०२३
 ५० ९९५



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 Dasa*

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दस्त क्र. ७७७७/२०२३	
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LAYOUT

MIRA ROAD (EAST)

SCALE - 1:100

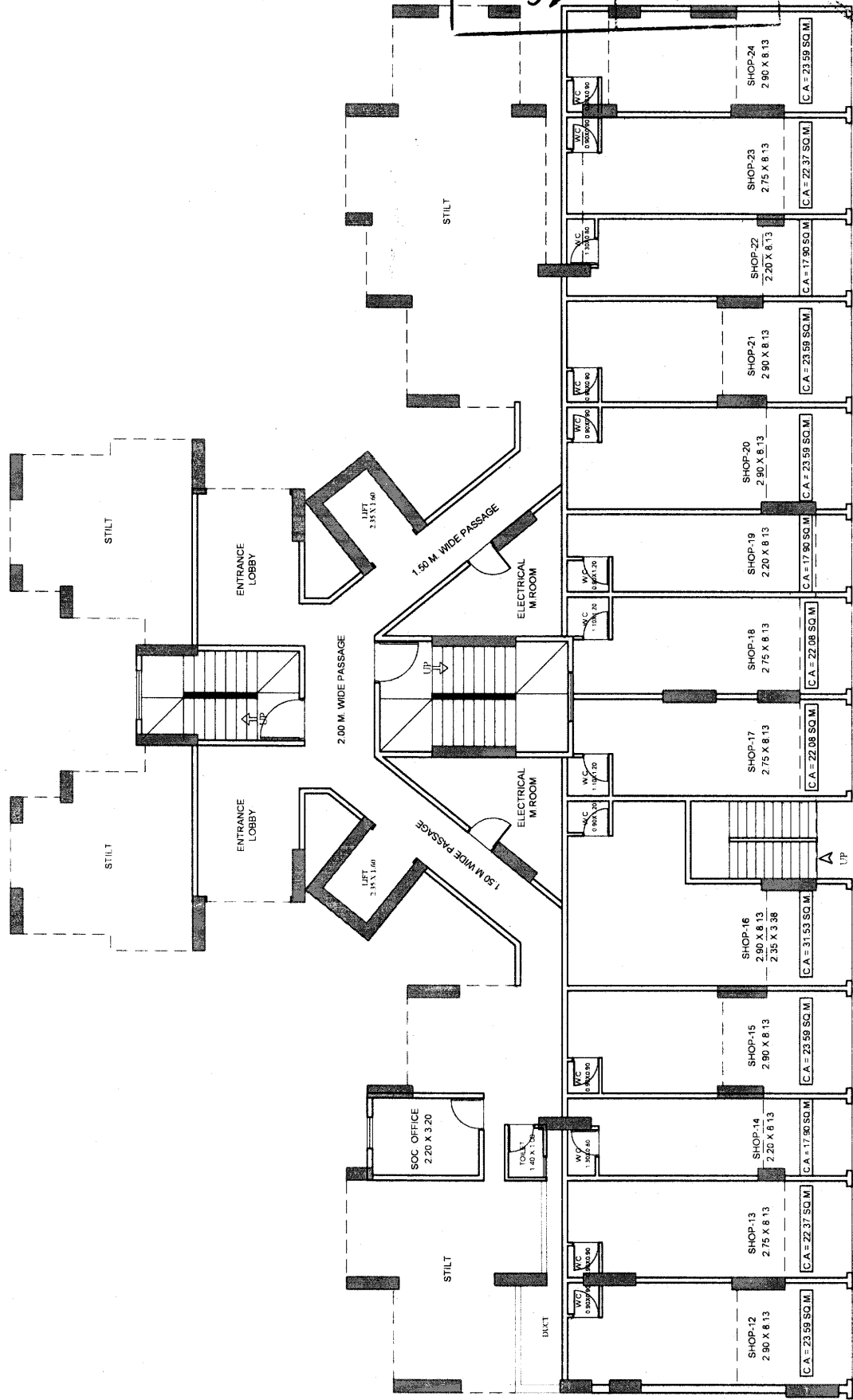
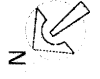
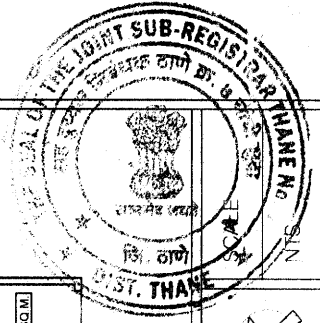
Handwritten signature and date: 5/5/21

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दस्त क्र. ७७७५/२०२३

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GROUND FLOOR

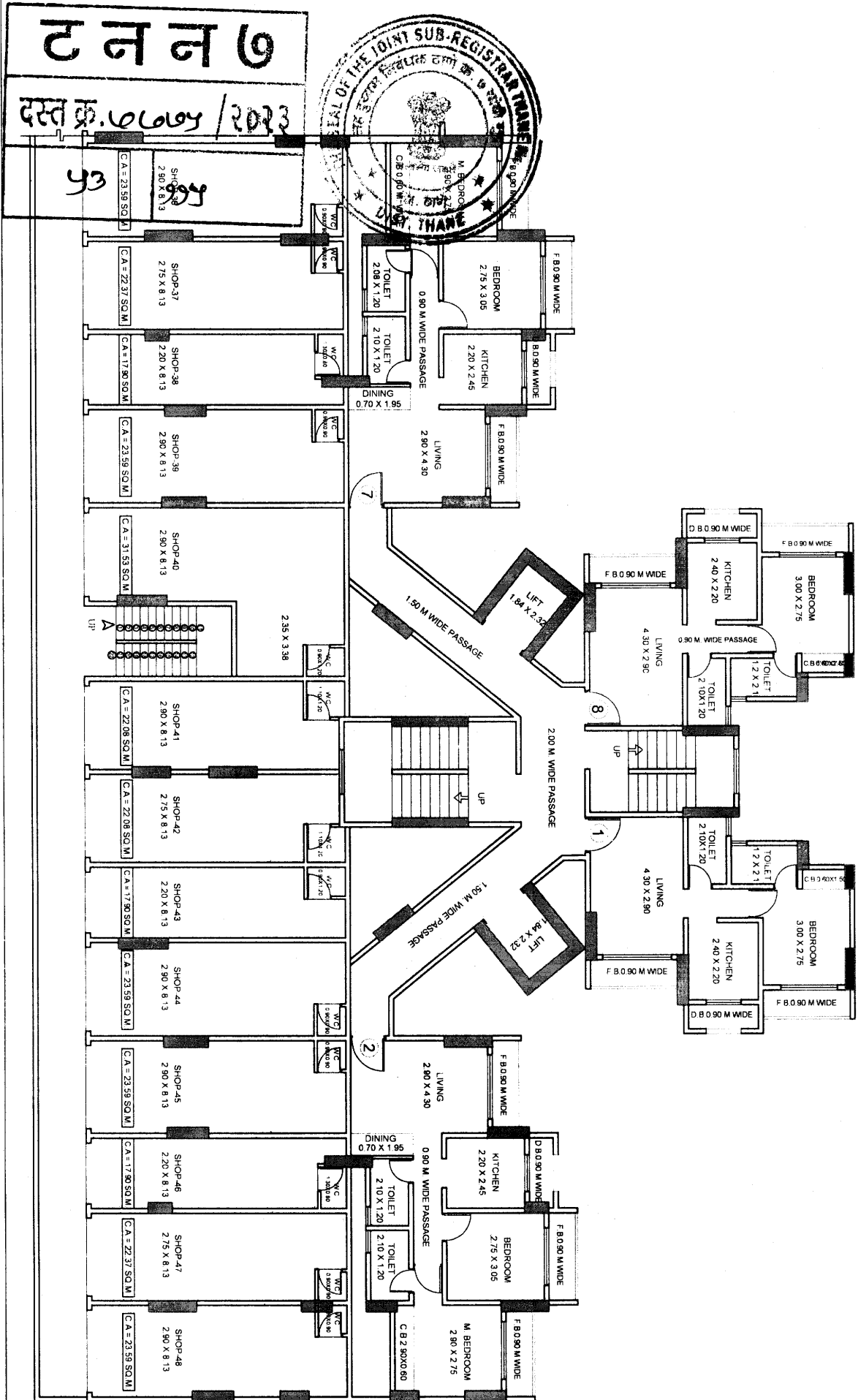
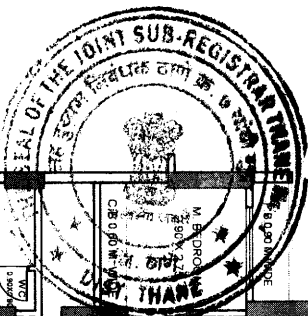
BUILDING XIII
MIRA ROAD (EAST)

Specimen
15/11/21

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दस्त क्र. ७७७५ / २०२३

93



BUILDING XIII
MIRA ROAD (EAST)

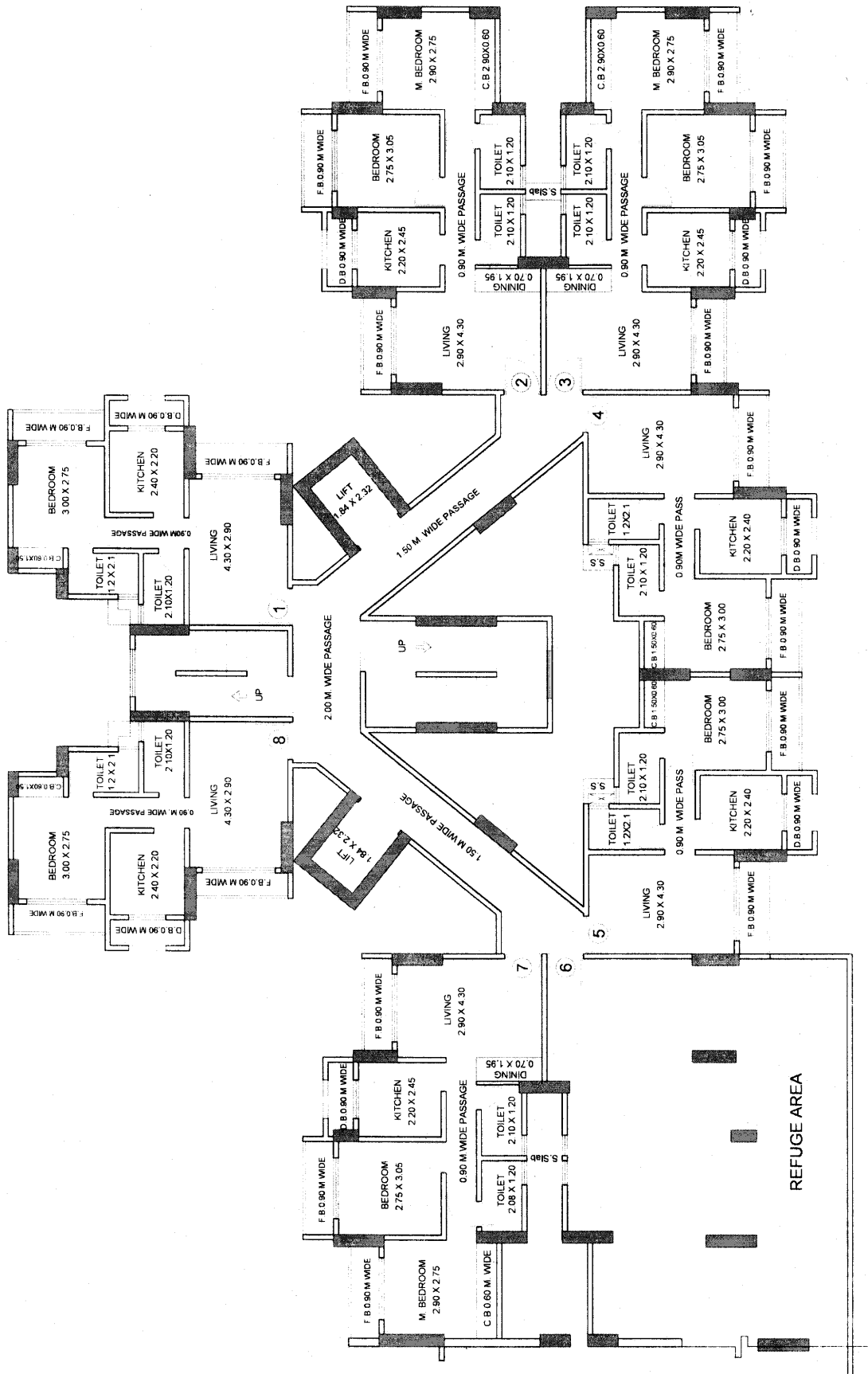
FIRST FLOOR PLAN



SCALE
NTS

Reson
S. S. S.

टन न ७
 दस्त क्र. ७७७५/२०२३
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SCALE
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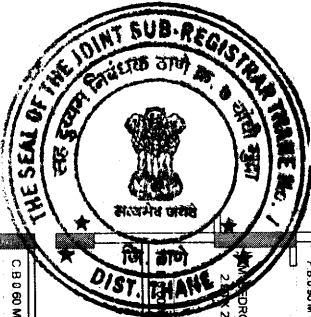
REFUGE (8th, 13th, 18th floor)

BUILDING XIII
 MIRA ROAD (EAST)

Qps

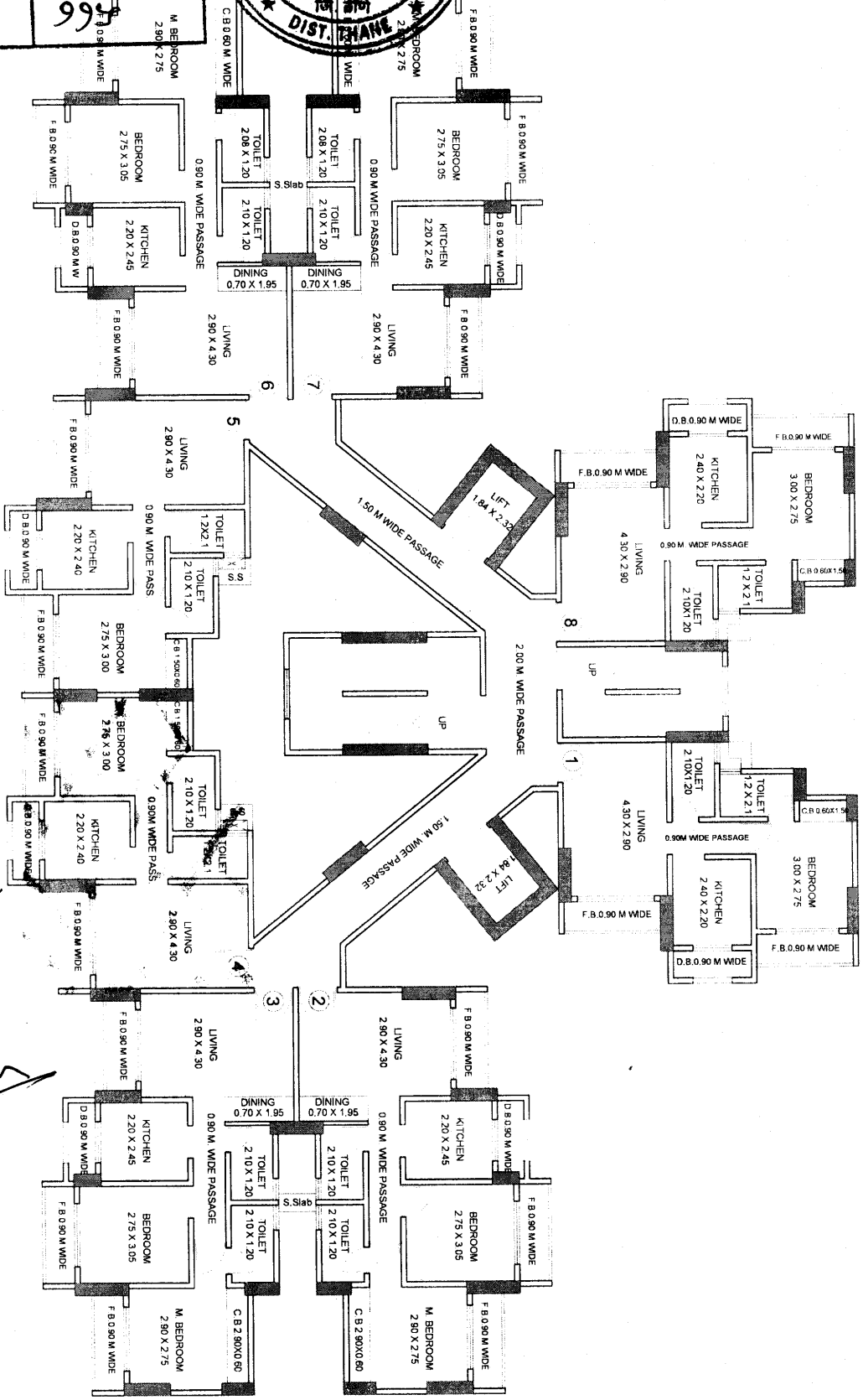
MIRA ROAD (EAST)

टन न ७
दस्त क्र. ७७७७ / २०२३
५५ ९९५



TYPICAL (3rd to 7th, 9th to 12th, 14th to 17th,
19th to 22nd floor)

1104
B.S.



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SCALE
NTS

5/25/23
B.S.

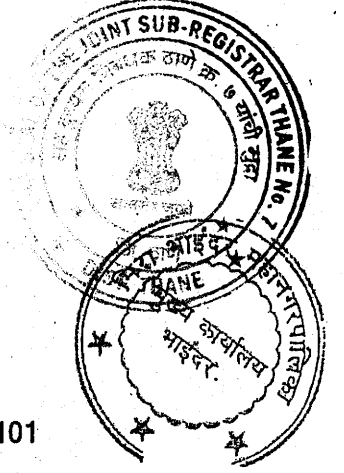
ट न न ७

दस्त क्र. ७७७५/२०१९

५६

११५

C. (Legal) 1808



मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - 401 101

जा.क्र. मिभा / मनपा / नर / ७५१४ / २०१९-१९ दिनांक - ३०/३/२०१९

प्रति,

अधिकार पत्रधारक - मे. रवी डेव्हलपमेंट्स व इतर

द्वारा - सल्लागार अभियंता - मे. अनिश अॅन्ड असो.

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मोजे - घोडबंदर + नवघर

मोजे घोडबंदर, 1) स.क्र. 81/1,2,3पै.,5,6; 2) स.क्र. 27/8,9, 3) स.क्र. 27/1, 10अ, 2, व स.क्र. 28/5, 29/3, 4) स.क्र. 83/1,2; 85/1/1अ, 5) स.क्र. 86/1,3,4,8अ,8ब,8क व स.क्र. 87/7अपै., 1ब,1क,1ड,2 व स.क्र. 88/1/1, 1/3, स.क्र. 89/1,3, स.क्र. 105/1,2, स.क्र. 225पै. 6) स.क्र. 72/2, 73/1,2,3,4, 74/1,2, 75/1, 79/1,3,4, 7) स.क्र. 82 यासह नवघराने समाविष्ट स.क्र.26/1; 27/3,5,6,7, 28/1,2पै.,3पै.,29/1; 30/7पै.8पै.; 41/4अ.; 43/2,4,5,6; 55/2; 56/8; 63/1,2,3, 4,6ब,7,8,9; 64/1,2,3,4; 67/1,2; 68/1,2,3; 70/1,2; 81/4ब; 224पै.; 225पै.; 232/1अ,1ब,1क,2अ,2ब; 234/1 व मोजे नवघर मधील स.क्र./ दि.क्र. 1) स.क्र. 92पै.,93, 94, 95पै. (जुना स.क्र. 430 पै., 431, 432, 433पै.), 2)स.क्र. 128 (जुना 444/5), 3) स.क्र. 127 (जुना 443)/1पै., 1पै., 4) स.क्र. 106 (जुना 419), 116(420)/1,2,3; 117(जुना 421)/1,2,3अ,3ब,4,5,6, 103(जुना 422)/1,3पै.,4,5,6,7,8, 9,10,11, 105(जुना 423)/2,3,4,5पै., 5पै., 5पै., 5) स.क्र. 96(जुना 429)/2, 6) 96(जुना 429)/5, 7) 435पै., 436/2, 437/1 ते 11, स.क्र.438/1 ते 3,6, 439/1 ते 6,8; 440/1,3 ते 8,11,12,13; 8) 127(जुना 443)/2पै., 128(जुना 444)/1,3, 126(जुना 418)/2,3,4, 124(जुना 417)/7, 9) स.क्र. 447 (जुना 142)/4, तसेच नवघराने समाविष्ट स.क्र. 105 (जुना 423)/1, 98(जुना 428)/3, 96(जुना 429)/1,3; 95(जुना 430)/1, 107 (जुना 436)/3, 115(जुना 442)/1 ते 5ब, 130(जुना 446)/1पै.,2, 142(जुना 444)/4, 447/3,5

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

संदर्भ :-1) आपला दि.19/06/2018 चा अर्ज.

2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील 10(3).10(5) ची व दुर्बल घटक योजनेची कार्यवाही झालेली नसल्याबाबत घे विकासकाचे दि.15/03/2018 रोजीच्या रु.300/- च्या स्टॅम्प पेपरवरिल शपथपत्र व बंधपत्र, यु.एल.सी.टिए/एटीपी/इन्व्ह्यु.एच.एस.एच.- 20/एसआर-1640. दि.31/07/2006. एसआर-1478. दि.23/09/2004. एसआर-1477. दि.23/09/2004. एसआर-744. दि.09/11/1994. एसआर-1421. दि.02/04/2004. एसआर-814. दि.07/01/1995. एसआर-1815. दि.17/07/2007. एसआर-621. दि.02/05/1994 व कोरिजेंडम दि.03/07/2004. एसआर-325. दि.17/07/1995. एसआर-811. दि.07/01/1995. एसआर-1782. दि.24/09/2007. एसआर-623. दि.02/05/1994. एसआर-575. दि.05/05/1995. एसआर-739. दि.31/10/1994. एसआर-339. दि.10/03/1993. एसआर-1698. दि.30/09/2006. एसआर-1870. दि.29/11/2007. एसआर-679. दि.29/08/1994 कोरिजेंडम दि.13/08/2003. एसआर-755. दि.14/11/1994 व कोरिजेंडम दि.03/09/2007. एसआर-761. दि.19/12/1994 व कोरिजेंडम दि.03/09/2007. एसआर-789. दि.29/12/1994. एसआर-1324अ. दि.19/05/2003. एसआर-860. दि.04/04/1990. एसआर-814. दि.07/01/1995. एसआर-1421. दि.02/04/2004. एसआर-785. दि.29/12/1994. एसआर-1420. दि.02/04/2004. एसआर-325. दि.17/07/1995. एसआर-320. दि.17/07/1995. एसआर-1830. दि.18/10/2007. एसआर-757. दि.15/11/1994 व कोरिजेंडम दि.08/11/2003. एसआर-752. दि.14/11/1994 व कोरिजेंडम दि.03/09/2007. एसआर-282. दि.03/09/1989. एसआर-812. दि.07/01/1995 व कोरिजेंडम दि.03/09/2007. एसआर-1356. दि.20/10/2003. एसआर-1845. दि.29/10/2007. एसआर-1846. दि.29/10/2007. एसआर-1663. दि.05/09/2007. एसआर-1871. दि.29/11/2007. एसआर-285. दि.15/10/2002 व दि.15/11/2002. एसआर-1867. दि.27/11/2007. एसआर-1714. दि.02/12/2006. एसआर-784. दि.12/10/1993 व कोरिजेंडम दि.13/08/2003. एसआर-1847. दि.29/10/2007 अन्वये कलम 20 खालील आदेश व यु.एल.सी.टिए/एसआर-1041+764. दि.12/03/2006. एसआर-528. दि.05/07/1985. एसआर-509.

Handwritten signature

दि.23/12/1983. एसआर-535. दि.03/10/1988. एसआर-749. दि.21/10/1992. एसआर-896. दि.30/05/1995. एसआर-281. दि.04/05/1990. एसआर-690. दि.02/09/1994. एसआर-1714. दि.20/12/2006. एसआर-1793. दि.05/06/2007. एसआर-1220. दि.06/08/2002. एसआर-1698. दि.30/09/2006. एसआर-497+1398. दि.27/01/2004. एसआर-535. दि.03/10/1988. एसआर-749. दि.21/10/1992. एसआर-1210. दि.06/08/2002. एसआर-787. दि.29/12/1994. एसआर-192/95. दि.06/12/1997. एसआर-1220. दि.06/08/2002. एसआर-787. दि.29/12/1994. एसआर-98+1065. दि.13/06/2003. एसआर-16. दि.26/07/1982. एसआर-1085. दि.28/03/1989. एसआर-385. दि.28/12/1995. एसआर-268+274. दि.30/03/1999. एसआर-103. दि.10/05/1990. एसआर-89+1040+1383. दि.31/12/2002. एसआर-87. दि.30/06/2006. एसआर-281+316+911. दि.30/04/1998. एसआर-1525. दि.10/10/2007. एसआर-501. दि.20/12/1982. एसआर-214. दि.13/08/2004. एसआर-282. दि.03/09/1983. एसआर-157. दि.16/05/1988. एसआर-11. दि.20/03/1989. एसआर-292. दि.06/12/1997. एसआर-116. दि.04/07/1991 व दि.18/05/1984. एसआर-50. दि.03/1992. एसआर-22. दि.30/03/1985. एसआर-106. दि.05/07/2007. एसआर-227. दि.27/11/2007. एसआर-67. दि.27/04/2006. एसआर-59. दि.19/09/1988. एसआर-4. दि.28/07/1994 अन्वये कलम 8(4) चे आदेश.

ट न न	दि.28/11/2009
दस्त क्र. ७७७	दि.10/05/1990. एसआर-89+1040+1383. दि.30/04/1998.
५७	एसआर-1525. दि.10/10/2007. एसआर-501. दि.20/12/1982. एसआर-214. दि.13/08/2004. एसआर-282. दि.03/09/1983. एसआर-157. दि.16/05/1988. एसआर-11. दि.20/03/1989. एसआर-292. दि.06/12/1997. एसआर-116. दि.04/07/1991 व दि.18/05/1984. एसआर-50. दि.03/1992. एसआर-22. दि.30/03/1985. एसआर-106. दि.05/07/2007. एसआर-227. दि.27/11/2007. एसआर-67. दि.27/04/2006. एसआर-59. दि.19/09/1988. एसआर-4. दि.28/07/1994 अन्वये कलम 8(4) चे आदेश.

- 3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. महसूल/एनएपी/एसआर-231/97, दि.13/05/2002, एसआर-94, दि.03/07/2010, एसआर-99/2011, दि.03/01/2013, एसआर-74/2011, दि.12/09/2011, एसआर-37/05, दि.05/05/2006, एसआर-38/05, दि.12/05/2006, एसआर-67, दि.25/05/1995, एसआर-206/1994, दि.15/04/1995, एसआर-52/2005, दि.01/06/2006, एसआर-184/2007, दि.20/09/2007, एसआर-1/1995, दि.15/04/1995, एसआर-37, दि.06/07/1995, एसआर-106/1990, दि.16/10/1993, एसआर-233/1990, दि.19/08/1991, एसआर-02/1995, दि.06/07/1995, एसआर-72/2007, दि.03/09/2007, एसआर-84/2008, दि.08/05/2008, एसआर-73/2007, दि.11/05/2007, एनएपी/एसआर-83, दि.08/05/2005, एनएपी/एसआर-118/2003, दि.18/08/2004, एनएपी/एसआर-143/2002, दि.03/08/2004, एनएपी/एसआर-85/2005, दि.28/12/2007, एनएपी/एसआर-40/2000, दि.10/03/2008, एनएपी/एसआर-37/2000, दि.10/03/2008, एनएपी/एसआर-65/1995, दि.06/07/1995, एनएपी/एसआर-156/1997, दि.26/03/2002, एनएपी/एसआर-118/2007, दि.07/11/2007, एसआर-328/1989, दि.05/03/1990.
- 4) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/1458/2016-17, दि.27/03/2017 अन्वये तात्पुरता नाहरकत दाखला.
- 5) पर्यावरण विभागाकडील पत्र क्र. SCAC-2011/CR-24/TC-2, दि.18/07/2016, SCAC-2010/CR-838,TC-2, दि.03/04/2012, SCAC-2010/CR-616,TC-2, दि.26/09/2011, FN21-181/2008-IAIII, दि.27/11/2009 अन्वयेचे आदेश.
- 6) या कार्यालयाचे पत्र क्र. मिमा/मनपा/नर/1172/2011-12, दि.07/07/2011 व मनपा/नर/2759/2010-11, दि.22/10/2010, मनपा/नर/1376/2004-05, दि.06/04/2004, मनपा/नर/2853/2013-14, दि.06/11/2013, मनपा/नर/681/2011-12, दि.27/05/2011, मनपा/नर/145/2011-12, दि.18/04/2011, मनपा/नर/3778/2009-10, दि.25/01/2010, मनपा/नर/1957/2010-11, दि.16/08/2010, मनपा/नर/4528/2008-09, दि.26/03/2009, मनपा/नर/4368/2010-11, दि.11/03/2010, मनपा/नर/2855/2013-14, दि.06/11/2013 अन्वये सुधारीत बांधकाम परवानगी, मनपा/नर/216/4030/2002-03, दि.23/07/2002, मनपा/नर/2585/2015-16, दि.29/09/2015, मनपा/नर/1257/2004-05, दि.23/09/2004, मनपा/नर/2563/2008-09, दि.19/09/2008, मनपा/नर/1376/2004-05, दि.06/04/2004, मनपा/नर/2635/2010-11, दि.08/10/2010, मनपा/नर/2372/2015-16, दि.07/09/2015, नपा/नर/6972/97-98, दि.07/11/1997, मनपा/नर/1982/2013-14, दि.02/09/2013.
- 7) दि.24/06/2016, दि.07/07/2016 व दि.25/06/2018 रोजीचे हमीपत्र.

B. Desai

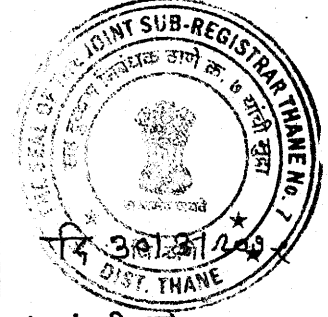


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दस्त क्र. ७७७५/२०२३

मनपा / नर ७५५४ / २०१९९९

c. (Legal) 1808



-: बांध/का/म प्रारंभपत्र :- (सुधारीत रेखांकन नकाशे मंजूरीसह)

(इमारत प्रकार XXVIII, XXIX, XXX, XXXI, XXXII, XXXV, XXXVI, XXXVII, XXXVIII, O-1, M-1, III, IV व HALL-1, HALL-11, XII, XIII, XIV, XV, XVI, XVII, XVIII, XIX, शॉप, रो-हाऊस, टाईप बी-1, XXXIII, XXXIV साठी फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - घोडबंदर + नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. वरीलप्रमाणे या जमिनीतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविल्यानुसार रहिवास + वाणिज्य वापरासाठीच करावयाचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणे आहे व त्यांची उप अधिक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली मोजणी नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास, अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व घटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे पालन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) जमीन जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पाँच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

(Signature)

- 9) मंजूर रेखांकनातील रस्ते, झेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरूपी खुली ठेवणे बंधनकारक राहिल.
- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- 11) इमारतीचे उदवाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 12) महानगरपालिका आणखी बांधकामासाठी व इतर कारणासाठी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सावधान्याची सोय व मलविक्रमाची सुविधा करण्याची जबाबदारी विकासक / धारक यांची राहिल. तसेच बांधकाम सुरु करताना बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यक प्रमाणे परेशी शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 13) अर्जदाराने स.क्र. / हि.क्र. मोजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 14) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 15) आपण सादर केलेल्या हमीपत्राप्रमाणे जोत्याच्या दाखल्यापूर्वी नव्याने सामाविष्ट केलेल्या जमिनीबाबतची विनिश्चिती / रूपांतरीत कर भरणा दाखला व पावती, नोंदणीकृत करारनामे, विकास योजना रस्त्याने / आरक्षणाने बाधित क्षेत्र महानगरपालिकेच्या नावे महसूली अभिलेखी नोंद झालेबाबतचे 7/12 उतारे, पर्यावरण विभागाकडील सुधारीत नाहरकत दाखला, उप-अधिक्षक भूमि अभिलेख, ठाणे यांचेकडील प्रस्तावित मोजणी नकाशा सादर करणे आपणावर बंधनकारक राहिल. तसेच मोजणी नकाशाप्रमाणे भूखंडाच्या हद्दीमध्ये कोणताही बदल झाल्यास त्याप्रमाणे भविष्यात सुधारीत मंजूरी घेणे बंधनकारक राहिल.
- 16) नागरी जमीन कमाल धारणा कायद्याबाबत मा. सर्वोच्च न्यायालयाचा निकाल तसेच यु.एल.सी. विभागाकडील आदेशातील अटीशी आपणावर बंधनकारक राहतील.
- 17) जोत्याच्या दाखल्यापूर्वी सी.आर.झेड. ने बाधित नसलेल्या आरक्षणाखालील जागांसाठी कुंपणभिंतीचे बांधकाम व माती भराव तसेच विकास योजना रस्त्यासाठी माती भराव करणे आपणावर बंधनकारक राहिल.
- 18) रेखांकनामध्ये सामाविष्ट असलेल्या जमिनीपैकी बांधकाम प्रारंभपत्रामध्ये नमुद नसलेल्या जमिनीसाठी मालकीहक्काच्या परिपूर्ण कागदपत्रांसह फेरप्रस्ताव मंजूरीसाठी सादर करणे बंधनकारक असून सदर जागेसाठी सोबतच्या रेखांकन नकाशा पूर्वबांधीलकी म्हणून गृहित धरता येणार नाही.

3/2/20

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मनपा नं. ७५९४/२०१८-१९
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C. (Legal) 1808



- 19) जोत्याच्या दाखल्यापुर्वी प्रस्तावित जागेच्या मालकीहक्काच्या अनुषंगी जागांचे टायटल क्लिअर असल्याबाबतचे टायटल व सर्व रिपोर्ट सादर करणे बंधनकारक राहिल.
- 20) प्रस्तावित रेखांकनासह इमारतीच्या रेखांकनामध्ये सादर केलेली सर्व आकडेमोड (Built up Area, Plot Area, Reservation Area, Road Area, etc. calculations) याबाबत सल्लागार अभियंता व विकासक यांची सर्वस्वी संयुक्त जबाबदारी असून याबाबत महानगरपालिका कोणत्याही बाबतीत जबाबदार राहणार नाही. याबाबत काही विसंगती / तफावत आढळून आल्यास सादर परवानगी आपोआप रद्द समजणेत येईल.
- 21) प्रस्तावामधील जागेची मालकी, मा. न्यायालयीन दावे, हरकती / सूचनाबाबत पूर्तता करणेची सर्वस्वी जबाबदारी विकासकाची राहणार असून याबाबत महानगरपालिका कोणत्याही बाबतीत जबाबदार राहणार नाही.
- 22) जोत्याच्या दाखल्यापुर्वी प्रस्तावित इमारतींना महानगरपालिकेच्या अग्निशमन विभागाकडील मुदतवाढीसह प्रस्तावित इमारत प्रकार ई-1, एफ-1 (संख्या 2), इमारत प्रकार बी व शॉप या इमारतीचे प्रत्यक्ष जागेवर बांधकाम सुरु करणेपुर्वी महानगरपालिकेच्या अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे विकासक / सल्लागार अभियंता यांचेवर बंधनकारक राहिल.
- 23) दि.24/06/2016, दि.07/07/2016 व दि.25/06/2018 रोजी सादर केलेल्या हमीपत्राचे पालन करणे आपणावर बंधनकारक राहिल.
- 24) जागेच्या मालकीहक्काबाबत कोणत्याही स्वरूपाचा वाद निर्माण झाल्यास त्याबाबतची जबाबदारी सर्वस्वी विकासकाची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
सादर परवानगी अन्वये विद्यमान इमारतीवरिल वाढीव मजले प्रस्तावित असल्यामुळे सादर प्रकारच्या इमारतीसह इतर इमारतीचे प्रत्यक्ष बांधकाम सुरु करणेपुर्वी मालकीप्राप्त Structural Engineer कडून प्रमाणित करून घेणेसह त्या अनुषंगीक सुरक्षाच्या दृष्टीकोनातून आवश्यक उपाययोजना करणे तसेच याबाबत कोणत्याही प्रकारची जिवीत किंवा वित्त हानी झाल्यास त्यासाठी विकासक, वास्तुविशारद / सल्लागार अभियंता व स्ट्रक्चरल इंजिनियर यांची संयुक्त जबाबदारी राहणार असून याबाबत कोणत्याही प्रकारे महानगरपालिका जबाबदार राहणार नाही.
- 26) जोत्याच्या दाखल्यापुर्वी दी इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. यांचेकडील नाहरकत दाखला व अधिकारपत्र सादर करणे बंधनकारक राहिल.
- 27) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 28) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 29) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 30) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्र. 43 ते 46 ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

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31) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.

- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात

बदल करण्याचे नियोजित केल्यास

4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात याबाबतच्या विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अंतर्भागे महानगरपालिकेची दिशामूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे अन्वये करण्यात येईल.

32) प्रस्तावित बांधकामात स्ट्रिक (Stick) प्रस्तावित केले असल्यास स्ट्रिकची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठी करण्यात यावा.

33) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 84164.70 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे देण्याची परीस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.

34) मंजूर बांधकाम नकाशातील 15.00 मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'नाहरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.

35) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.

36) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.

37) या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे तरतूदीनुसार विहित कालावाधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.

38) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.

39) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.25/06/2018 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

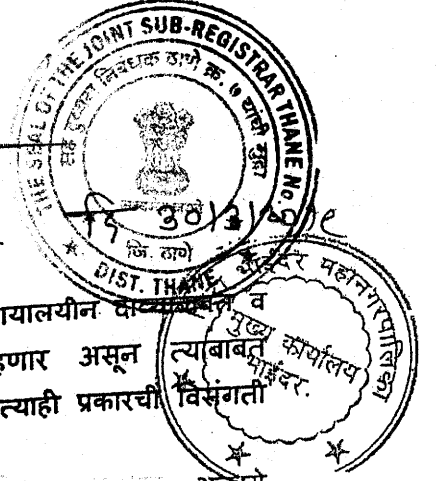
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दस्ता क्र. ७७७७/२०२३

मनपा नर ७७७७/२०२३-२९

C. (Legal) 1808



40) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासाकांची राहणार असून महानगपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची आढळल्यास सदर परवानगी रद्द समजणेत येईल.

41) यापूर्वी पत्र क्र. यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	यापूर्वीच्या मंजूरीप्रमाणेचे मंजूर क्षेत्र (चौ.मी.)	नव्याने प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	5, 6	2	स्टिल्ट + पोजियम1 + पोजियम2 + 21	6120.76	3645.98
2	7	1	स्टिल्ट + पोजियम1 + पोजियम2 + 21	2478.87	2191.02
3	8, 9	2	स्टिल्ट + पोजियम1 + पोजियम2 + 21	2083.68	8522.58
4	10	1	पार्ट तळ + 21	961.44	6002.04
5	17	1	तळ + 4	574.72	223.32
6	Type B	1	पार्ट स्टिल्ट + 7	1005.62	109.47
7	Type H	1	पार्ट स्टिल्ट + 16	1761.37	918.16
8	Type G	1	(विंग बी) पार्ट तळ + 17 (विंग सी) पार्ट तळ + 16	3495.08	2018.58
9	17 (E-2)	1	स्टिल्ट + 12	1764.10	2365.40
10	18 (H-2)	1	स्टिल्ट + 12	769.65	982.89
11	7-A, 7B	1	स्टिल्ट + 14	2742.20	11529.93
12	8-A, 8-B	1	पार्ट स्टिल्ट + 14		
13	Type D (Wing A-B)	1	स्टिल्ट + 16	1715.13	6458.83
14	C-2	1	पार्ट स्टिल्ट + पोजियम1 + पोजियम2 + 20	2540.13	2101.16
15	C-3	1	पार्ट स्टिल्ट + पोजियम1 + पोजियम2 + 20	3349.81	2650.77
16	C-4	1	स्टिल्ट + पोजियम1 + पोजियम2 + 20	3407.64	2747.98
17	C-6	1	स्टिल्ट + पोजियम1 + पोजियम2 + 20	2456.46	2057.45
18	B-1	1	पार्ट स्टिल्ट + पोजियम1 + पोजियम2 + 21	382.85	5420.60
19	B-2	1	पार्ट स्टिल्ट + पोजियम1 + पोजियम2 + 21	712.98	7516.92
20	E-1A	1	स्टिल्ट + पोजियम1 + पोजियम2 + 21	4061.47	1451.06
21	E-1D	1	स्टिल्ट + पोजियम1 + पोजियम2 + 21	4061.47	1451.06
22	F-1C	1	स्टिल्ट + पोजियम1 + पोजियम2 + 21	3560.59	1031.72
23	F-1B	1	स्टिल्ट + पोजियम1 + पोजियम2 + 21	3560.59	1031.72
24	G-1, G-2, G-3	1	पार्ट स्टिल्ट + पोजियम1 + पोजियम2 + 21 पार्ट	10014.47	12765.08
25	K	1	स्टिल्ट + 20	1894.07	1948.85
26	Type A Wing A & B	1	पार्ट स्टिल्ट + 7	3003.91	89.37
27	Type B Wing C & D	1	पार्ट स्टिल्ट + 9	1735.35	1336.18
28	XXXX	1	पार्ट स्टिल्ट + 6	1979.54	427.72
29	12	1	पार्ट स्टिल्ट + 12	1345.87	2626.66
30	C-5	1	पार्ट स्टिल्ट	0.00	92.84
31	E-1	1	स्टिल्ट + 5 पार्ट	0.00	108.96
32	B	1	पार्ट स्टिल्ट	0.00	120.80

Signature

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	यापूर्वीच्या मंजूरीप्रमाणेचे मंजूर क्षेत्र (चौ.मी.)	बांधकाम क्षेत्र (चौ.मी.)
33	RH-2	1	तळ + 2	133.78	7467.02
34	X	1	पार्ट तळ + 22	0.00	11146.35
35	XXXIII (विंग ए, बी)	1	पार्ट स्टिल्ट + पोटियम + 21 पार्ट	0.00	6817.88
36	XXXV	1	पार्ट स्टिल्ट + 22 पार्ट	0.00	6564.21
37	XXVIII	1	स्टिल्ट + पोटियम1 + पोटियम2 + 21	0.00	6564.21
38	XXIX	1	स्टिल्ट + पोटियम1 + पोटियम2 + 21	0.00	0.00
39	XXX, XXXI	2	स्टिल्ट + पोटियम1 + पोटियम2	0.00	0.00
40	XXXII	1	स्टिल्ट	0.00	835.08
41	HALL XXXIV	1	तळ + 4	0.00	165.95
42	RH-1	1	स्टिल्ट + 3	0.00	5069.04
43	XXXVI	1	स्टिल्ट + पोटियम + 21	0.00	0.00
44	XXXVII, XXXVIII	2	स्टिल्ट + पोटियम	0.00	105.36
45	S-2	1	तळ + 1	0.00	103.64
46	RH-3	1	तळ + 2	0.00	268.18
47	O-1	1	तळ + 1	0.00	40.64
48	M-1	1	तळ	0.00	180.00
49	दस्तक 1/2006/2002	1	तळ	0.00	0.00
50	II, IV	2	स्टिल्ट	0.00	811.35
51	HALL 1	1	तळ + 4	0.00	1226.72
52	HALL XI	1	तळ + 4	0.00	0.00
53	XII, XIII	2	स्टिल्ट	0.00	0.00
54	XIV, XV, XVI, XVII, XVIII, XIX	6	बेसमेंट + स्टिल्ट + पोटियम1 + पोटियम2	0.00	0.00
55	SHOP	1	बेसमेंट + स्टिल्ट	0.00	74.90
56	FITNESS CENTER - I	1	जास्तीचे क्षेत्र	0.00	253.77
57	FITNESS CENTER - III	1	जास्तीचे क्षेत्र	0.00	1616.20
58	Row House	20	स्टिल्ट + 2	0.00	1316.63
59	Type B	1	स्टिल्ट + 7	0.00	

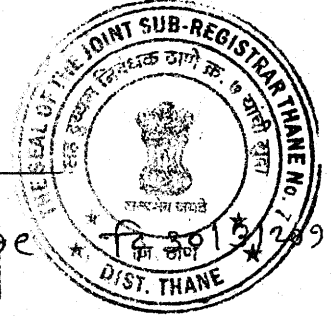
- 42) यापूर्वी पत्र क्र. सिमा/मनपा/नर/2853/2013-14. दि.06/11/2013 (इमारत क्र. 5 ते 9, 16, 17, 19, 20 व 21 ते 28 च्या मर्यादित). मनपा/नर/145/2011-12. दि.18/04/2011 (इमारत प्रकार एच.जी.), मनपा/नर/3778/2009-10. दि.25/01/2010 (इमारत प्रकार डी विंग अ.बी). मनपा/नर/4368/2010-11. दि.11/03/2010 (इमारत प्रकार ओ). मनपा/नर/2635/2010-11. दि.08/10/2010 (इमारत टाईप बी). मनपा/नर/1957/2010-11. दि.16/08/2010 (इमारत टाईप ओ). मनपा/नर/1172/2011-12. दि.07/07/2011 (इमारत प्रकार E-1, F-1, G-1, G-2, G-3, K च्या मर्यादित). मनपा/नर/2759/2010-11. दि.22/10/2010 अन्वये रो-हाऊससाठी. मनपा/नर/1376/2004-15. दि.06/04/2004 अन्वये इमारत प्रकार ओ. मनपा/नर/2855/2013-14. दि.06/11/2013 (इमारत टाईप सी-5, ई-1, टाईप बी). मनपा/नर/661/2011-12. दि.27/05/2011 अन्वये ई-2, एच-2). मनपा/नर/2855/2013-14. दि.06/11/2013 व मनपा/नर/3820/2006-07. दि.15/02/2005 अन्वये सी-5 व बी च्या मर्यादित तसेच नपा/नर/2410/1728/9798. दि.24/03/1998 अन्वये इमारत प्रकार ई-1. मनपा/नर/2372/20158-16. दि.07/09/2015 अन्वये इमारत प्रकार 7अ, 7बी, 8अ, 8बी साठी व मनपा/नर/4528/2008-09. दि.26/03/2009 अन्वये इमारत क्र. 12 साठी अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.

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दस्त क्र. ७७७७५/२०२३

भनपा नित ५५९४१७९५ - ९



c. (Legal) 1808

- 43) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- 44) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 45) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 46) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 47) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 48) भोगवटा दाखल्यापूर्वी विकास योजना रस्त्याने बाधीत क्षेत्राचा नोंदणीकृत करारनाम्यासह मिरा भाईंदर महानगरपालिकेच्या नावेचा निर्विवाद 7/12 उतारा सादर करणे बंधनकारक राहिल.
- 49) शासन निर्देश क्र. TPS-1816/CR-443/16/RP Directives/UD-13, dt.13/04/2017 मधील अटीशर्तीचे पालन करणे बंधनकारक राहिल.
- 50) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखल्यास घेणे आपणावर बंधनकारक राहिल.
- 51) सादरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार केल्याप्रकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 52) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 53) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 54) सादर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 55) मंजूर विकास नियंत्रण नियमावलीमधील तरतूदीप्रमाणे आवश्यक वृक्ष लागवड करणे बंधनकारक राहिल.

Signature

- 56) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनिअर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 57) सदर गृहसंकुलातील रहिवाश्यांसाठी 20 टन क्षमतेच्या जैविक खत निर्मिती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 58) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 59) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

जा.क्र. मनपा / नर / 6498 / 2018-19

दि. 30/3/2019

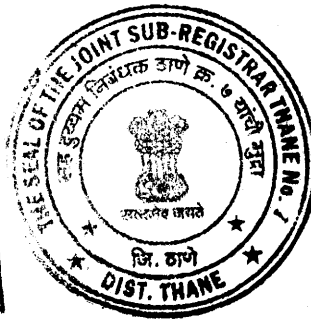
आयुक्त
मिरा भाईदर महानगरपालिका
21/9/18

प्रत - माहितीस्त्व व पुढील कार्यवाहीस्त्व

- 1) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- 2) कर निर्धारक व संकलक अधिकारी
कर विभाग
- 3) उद्यान अधिक्षक, उद्यान विभाग



ट न न ७	
दस्त क्र. 6660/2023	
६५	१५



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ट न न ७	
दस्त क्र. ७७७७/२०२३	
६६	११५



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List Of Amenities

- 1) a) The foundation of the building shall be of phase-I raft, phase-ii pile foundation as per the recommendation of the Geotech consultants and the R.C.C Consultant.
- b) The structure of the building shall be of R.C.C framed structure with earthquake resistance designed by the R.C.C. Consultant and architect. The elevation and the color scheme of the building shall be designed by the architect.
- 2) The foundation of the building shall BE TREATED with pesticides.
- 3) The flooring of the living room, bedroom, passages and kitchen shall be of vitrified tile of 2 x 2 size with skirting.
- 4) the wall of the w.c, bathroom and toilet shall be fixed with glazed tile (dado) up to windows top height with ceramic/designer tile flooring.
- 5) The granite kitchen platform with S.S.Sink shall be provided in kitchen with designer tiles on dado above platform up to windows top height.
- 6) The Marble / Granite windows sill of double patti in the living room, bedroom and kitchen shall be provided.
- 7) The marble windows sill of single patti shall be provided in w.c. bathroom and toilet.
- 8) The wooden door frame/ marble frame of double patti shall be provided for w.c. bathroom and toilets
- 9) The wooden door frames for main door and bedroom doors shall be provided.
- 10) The main door shutter shall be of 35 mm thick flush door with designer laminate on both sides as per the design of the architect.
- 11) The bedroom door shutter shall be of 32 mm thick flush door.
- 12) The w.c. bathroom & toilet door shutter shall be of flush door/sintex/acrylic.
- 13) The concealed copper wiring with adequate points & good quality switches with T.V. cable and telephone point shall be provided in living room and bedroom.
- 14) The geyser shall be provided in bathroom and toilet.
- 15) Intercom facility from watchman cabin to all flats shall be provided for security purpose.
- 16) The concealed plumbing of class G.I. pipe /pvc pipe with G.I. looping on the terrace with pvc/upvc down take shall be provided
- 17) The good quality ceramic fitting in w.c. bathroom toilets shall be provided .
- 18) The good quality C.P. fitting in w.c. bathroom toilets and kitchen shall be provided
- 19) The scientific waterproofing with china on terrace shall be provided.
- 20) The waterproofing in the w.c. bathroom, toilets and kitchen sunk shall be done.
- 21) Wash basin shall be provided in toilets
- 22) The patra finish pop / dhada pop finish shall be provided on the walls of entire flat.
- 23) The oil bound distemper paint finish shall be provided in the entire flat.
- 24) The external paints of the building shall be applied with one coat of cement paint & two coats of texpaint / acrylic paint.
- 25) The power coated / anodized aluminum sliding windows of good quality with clear glass shall be provided
- 26) The adjustable aluminum louvers windows shall be provided in w.c. bathroom & toilets
- 27) M.S. railing shall be provided in staircase as per the design
- 28) The main door shall be provided with good quality hardware fitting with night latch,
- 29) The lift / elevator of reputed company shall be provided
- 30) The landscape garden with children play park & equipments shall be provided
- 31) The paved area all around the building with chequered/pavers block shall be provided
- 32) The fire fighting system shall be provided as per the approval of the concerned
- 33) The well designed underground drainage system shall be provided
- 34) The well designed storm water drainage of the complex shall be provided
- 35) The corner light / street light for the entire complex shall be provided
- 36) The name plate board at the entrance lobby of the building shall be provided
- 37) The decorative main entrance lobby for the building shall be provided
- 38) The designer main gate of the complex shall be provided
- 39) Children park and club house indoor game

Signature



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

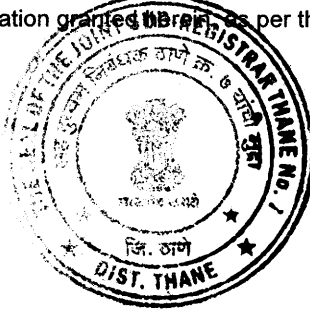
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700028141

Project: WISTERIA SQUARE 1 , Plot Bearing / CTS / Survey / Final Plot No.:S NO 105 1 PT AND 2 PT at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. **Rajdeep Realtors** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.**
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 **04/02/2021** and ending with **30/06/2024** 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 under the Act as per the Act and the rules and regulations made there under.

ट न न ७	
दस्त क्र. ७७७५/२०२३	
६७	९९५



Signature valid



Dated: 08/09/2021

Place: Mumbai

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

Deer

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ट न न ७	
दस्ता क्र. ७७७५/२०२३	
६५	९९५



RECEIPT

RECEIVED the day and year first hereinabove written of and from the withinnamed Flat/ Shop/ Unit/Shop Purchaser/s a sum of Rs. 50,000 (Rupees fifty thousand only) being the amount of earnest money to be paid by them to us by cash/cheque No 306464647323 on HDFC Bank dated 03/03/2023
(Subject to realization of Cheque)

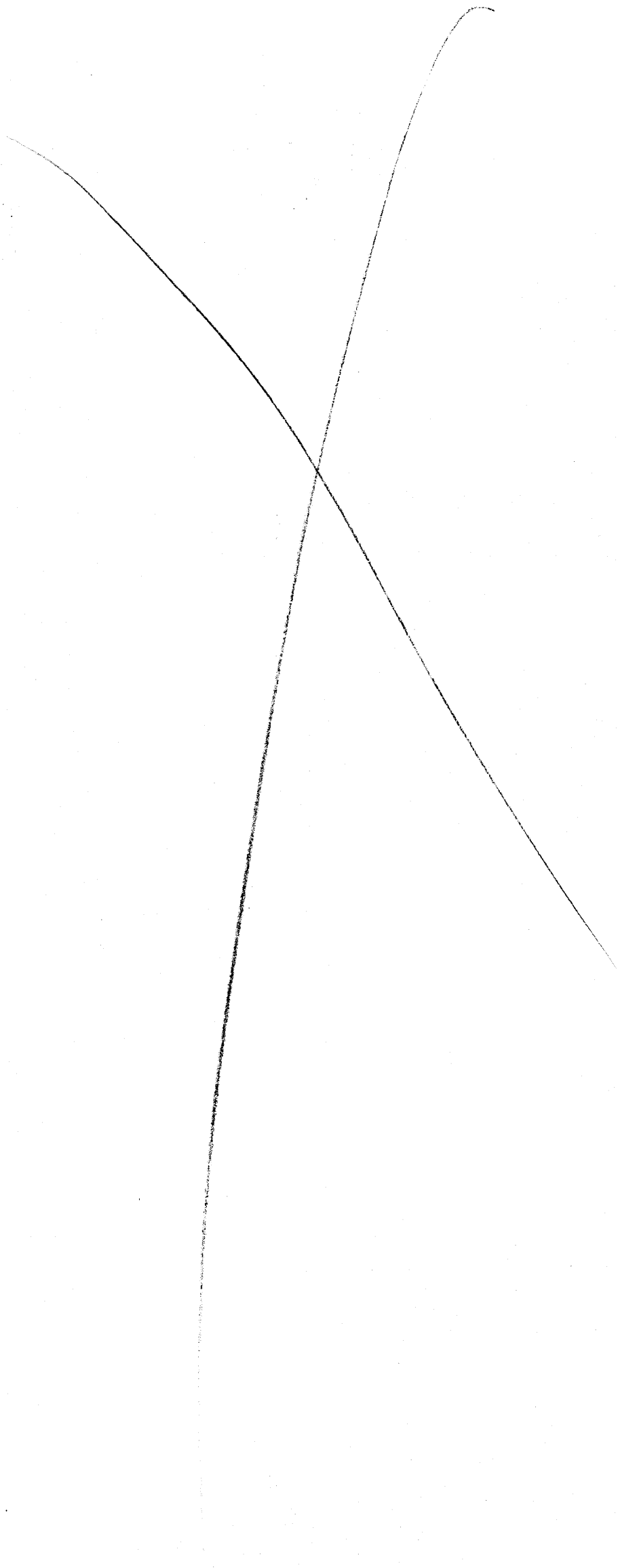
Rs. 50,000/-

WE SAY RECEIVED

For Rajdeep Realtors Pvt. Ltd.

Authorized Signatory

50,000/-



ट न न ७	
दिनांक १०/०६/२०२३	
AFFIDAVIT & INDEMNITY BOND	
(स्व-प्रतिज्ञापत्र)	९९



I, Ketan T Shah, partner of M/s, Ravi Developments, having our office at 76 Laxmi Palace, Mathuradas Road, Kandivali West, Mumbai hereby states as follows.

1. I say that Mira Bhayander Municipal Corporation have issued Revised Commencement Certificate vide its letter dated 30/03/2019 bearing no. MANAPA /NAR/ 7514/2018-2019 for the lands admeasuring 722479.27 Sq . mtrs mentioned in the Revised Commencement Certificate after verifying all title and other required documents.
2. I say that, after the revised permission was issued, some land owners filed a complaint vide letter dated 13/06/2019 before the Commissioner of Mira Bhayander Municipal Corporation stating that they have not received consideration amounts from the developer M/s. Ravi Development and for the same they have filed Suit No. 516/2015 & 69/2019 before the Civil Court at Thane. The Complainant therefore prayed for cancellation of Commencement Certificate as the dispute for the land bearing 87/1C, 225/1A, 225/1C of village Ghodbunder is pending before Civil Court.
3. I say that the Commissioner of Mira Bhayandar Municipal Corporation accordingly without affording an opportunity to Developer M/s Ravi Developments or seeking necessary clarification cancelled the Revised Permission dated 30/03/2019
4. I say that, the Town planning Department of the Mira Bhayander Municipal Corporation then issued a letter to the Office of the Sub - Registrar of Assurances Thane 4,7,10 directing them to refrain from registering any documents including sale agreements in respect of the properties mentioned in the Commencement Certificate dated 30/03/2019.
5. I say that, the order of the Commissioner dated 17/06/2019 was bad in law and without any authority to cancel the Commencement Certificate issued by themselves, therefore an Appeal No. TPS/1220/671/PR.KR68/2020/NAVI-12 under section 47 of MRTP Act was preferred by M/S Ravi Development before the Minister Urban Development Department at Mantralaya on 25/06/2019 thereby challenging the cancellation order of Commissioner dated 17/06/2019
6. I say that, the Minister Urban Development Department vide Order dated 29/09/2020 was pleased to partly allow the aforesaid Appeal preferred by the M/s. Ravi Development. The Minister Urban Development Department while partly allowing the said Appeal observed that the Commissioner while passing the cancellation order dated 17/06/2019 ought to have issued restriction order only in respect of the properties which are disputed instead of the entire properties.

7. I say that Minister Urban Development Department set aside the cancellation order dated 17/06/2019 passed by the Commissioner by excluding the area of the undisputed property.

8. I say that, till date no prohibitory order has been passed by any court of law including the Hon'ble Bombay High Court directing the Sub-Registrar of Assurances to refrain from registering documents concerning properties of My Client. Moreover, the Order dated 17/06/2019 passed by the Commissioner is also now set aside by the Minister Urban Development Department on 27/09/2020

9. I say that, construction work of the entire project is currently in progress and several projects have been already registered under RERA and the tentative completion period is between 2022 to 2024.

ठ न न ७	
दस्तावेज क्र. 61669 / 2023	
60	994



10. I say that Consent Terms were filed between the land owner and the Ravi Development and the suit is disposed off vide Order dated 27/10/2021 passed in order Civil Suit No.516/2015 & 69/2019.

11. I say and confirm that as of now M/S Ravi Development is not prohibited by any order of Court for construction and Sale and registration of flats/shops.

12. I say and confirm that information given by me/us and the documents submitted by us before the Authority are true and correct to the best of our knowledge and belief and nothing has been concealed there from.

13. I hereby indemnify the office of the Sub- registrar if any dispute arises in respect to validity of the Revised Commencement Certificate dated 30/03/2019 bearing no. MANAPA /NAR/ 7514/2018-2019 .

Solemnly affirmed on this 25th day of November, 2021

At Thane

Signature of declarant

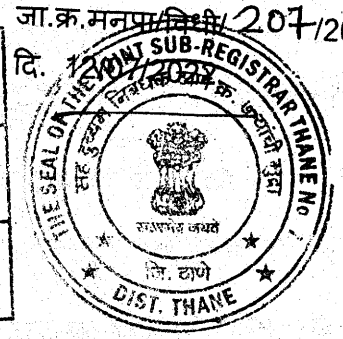
मिरा भाईदर महानगरपालिका

जा.क्र.मनपा/विधि/207/2022-23

प्रति,

मा. सहा. संचा. नगररचना,
नगररचना विभाग,
मिरा भाईदर महानगरपालिका.

ट न न ७	
दस्त क्र. ७७७५/२०२३	
७७	११५



विषय : मंजूर बांधकाम परवानगी व नकाशाव्यतिरिक्त वाढीव बांधकामावर कारवाई करणेबाबत.

संदर्भ : 1) आपल्या विभागाचे जा. क्र. मनपा/नर/896/2022-2023 अन्वयेचे दि. 06/06/2022 रोजीचे पत्र.

2) मा. न्यायालय, ठाणे येथील दावा क्र.

आर. सी. एस. 579/2019

शैलेश शाह विरुद्ध मि. भा.मनपा.

महोदया,

मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे नवघर येथील आपल्या विभागाच्या संदर्भिय पत्रातील विषयामध्ये नमुद विस्तृत सर्वे क्रमांकांच्या जागेतील बांधकाम परवानगीच्या व्यतिरिक्त वाढीव बांधकामांवर कारवाई करणेकरीता सदर सर्वे क्रमांकाशी संबंधित मा. न्यायालयात महानगरपालिकेविरुद्ध दाखल न्यायप्रविष्ट प्रकरणांच्या अनुषंगाने आपणामार्फत अभिप्राय अपेक्षण्यात आला आहे.

मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे : घोडबंदर सर्वे क्र. 419 जुना, 106 नविन, 420 जुना, 116 नविन, हि. क्र. 1, 2, 421 जुना, 117 नविन, हि.क्र. 1पै, 2, 3ए, 3बी, 6, 422 जुना, 103 नविन, हि. क्र. 1, 3पै, 4, 5, 7, 6, 8, 9, 10, 11, 423 जुना, 105 नविन, हि. क्र. 2, 3, 5पै, 4, 425 जुना, 100 नविन, हि. क्र. 10, 11, 442 जुना, 115 नविन, हि. क्र. 1 ते 5, 435 जुना, 109 नविन, 436 जुना, 107 नविन, हि. क्र. 2, 437 जुना, 110 नविन, हि. क्र. 1, 6, 7ए, 10, 2, 5, 8पै, 3ए, 3बी, 11, 7बी, 9, 4, 438 जुना, 111 नविन, हि. क्र. 2ए, 2बी, 1, 3, 6, 5, 4, 439 जुना, 112 नविन, हि. क्र. 2, 8, 5, 6, 3, 4, 1, 10, 7, 440 जुना, हि. क्र. 113, 3, 5, 4, 11, 12, 6, 12, 1, 7, 9, 10, 8 या जागेवरील बांधकामास देण्यात आलेली परवानगी रद्द करणेबाबतच्या जा.क्र.मनपा/नर/1335/2019-20 अन्वयेच्या दि. 17/06/2019 रोजीच्या आदेशाविरुद्ध वादी यांनी मा. न्यायालय, ठाणे येथे संदर्भिय दावा दाखल करून प्रकरण न्यायप्रविष्ट केले आहे. सदर दाव्यामध्ये वादी यांचे असे म्हणणे आहे कि, जा.क्र. मनपा/नर/1335/2019-20 अन्वयेचे दि. 17/06/2019 रोजीचे बांधकाम परवानगी रद्द करणेबाबतचे महानगरपालिकेचे आदेश चुकीचे असून सदरचे आदेश रद्द करण्यात यावे, तसेच सदर प्रकरणी कायदेशिर पध्दतीचा अवलंब केल्याशिवाय दावा मिळकतीमधुन वादी यांस बेदखल करण्यास मा. न्यायालयाने महानगरपालिकेस अटकाव करावा. ७।

सदर दाव्यामध्ये मा. न्यायालय, ठाणे यांनी दि. 17/07/2019 रोजी खालीलप्रमाणे अंतरिम आदेश पारित केले आहेत.

Defendant hereby restrained for talking coercive or forcible step in respect of suit property on the basis of order dated 17/06/2019 of commissioner of Corporation till filing of say or next date which is later.

सदर आदेशान्वये मा. न्यायालयाने मनपास दिलेले प्रतिबंधात्मक आदेश वेळोवेळी वाढवून दिलेले आहेत. सदर दाव्यामध्ये महानगरपालिकेच्यावतीने लेखी कथन दाखल करण्यात आलेले असून निशाणी क्र. 5 च्या सुनावणीकरीता प्रलंबित आहे.

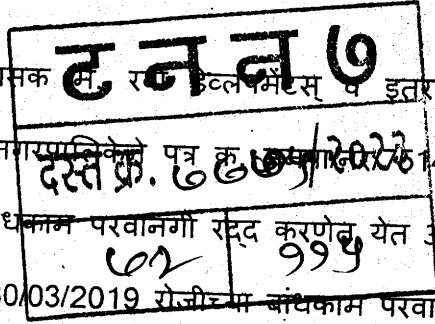
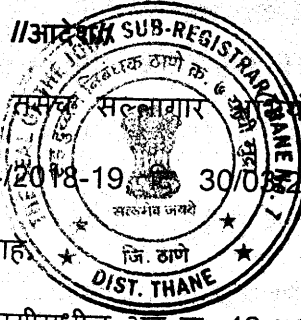
उक्त आदेशान्वये मा. न्यायालयाने जा.क्र.मनपा/नर/1335/2019-20 अन्वये दि. 17/06/2019 रोजी मनपा आयुक्त यांनी पारित केलेल्या खालीप्रमाणे नमुद आदेशाच्या अनुषंगाने कारवाई करणेस महानगरपालिकेस अटकाव केला आहे.

अ) विकासक म. रण इन्व्हेस्टमेंट्स व इतर संस्थेस सल्लागार अविष्मिता मे. अनिष अॅन्ड असो. यांस महानगरपालिकेचे पत्र क्र. 6605/2023 दि. 14/03/2019-19 30/03/2019 अन्वये दिलेली नकाशे मंजुरी व बांधकाम परवानगी रद्द करणेचे येत आहे.

ब) दि. 30/03/2019 रोजीच्या बांधकाम परवानगीमधील अट क्र. 42 मधील रद्द करणेत आलेल्या परवानग्या ह्या पुनर्जिवित करणेत येत आहेत.

क) संबंधित विकासक यांनी त्यांच्या स्वतःच्या निर्विवाद मालकीहक्क असलेल्या जमिनीमध्ये गावनिहाय संलग्न असलेल्या जमिनीनिहाय सुधारीत रेखांकन व बांधकाम परवानगीचा फेरप्रस्ताव हा मालकीहक्काची परिपूर्ण अद्यावत कागदपत्रे प्रस्तावित मोजणी नकाश इ. सर्व अद्यावत कागदपत्रांसह सादर करावा.

तरी मा. न्यायालय, ठाणे यांच्या दि. 17/07/2019 व मा. आयुक्त यांच्या दि. 17/06/2019 रोजीच्या आदेशांचे अवलोकन केले असता दि. 30/03/2019 रोजीच्या बांधकाम परवानगीमध्ये नमुद मंजुर बांधकामाव्यतिरिक्त कोणत्याही प्रकारचे वाढीव बांधकाम संबंधित जागेवर आढळून आल्यास अशा बांधकामावर पुढील कायदेशिर कार्यवाही करता येईल.



17/07/2019

Senadfe

(सई वडके)

विधी अधिकारी

मिरा भाईंदर महानगरपालिका

Mayuresh S. Lagu

B.Com. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Office: 401, Cliff Richard Apartment, Opp. Jayanand Hospital (Dr. Kumbha), Near Dagadi Shala, Charai, Thane (W), 400601.
Contact : +91 98210 49290, Email : advmayureshlagu07@gmail.com

It further appears from your above mentioned letter that the said interim orders has been extended by the Trial Court from time to time.

ट न न ७
दस्तावेज १६०६५/२०२३
७३ ९९५



It thus prima facie appears that Court has directed the Corporation not to take any coercive steps in respect of the Suit property on the basis of the Impugned Order dated 17/06/2019 however it is equally true that the Plaintiff cannot take advantage of the said Order so as to undertake any construction beyond what is sanctioned or approved by the Corporation vide its revised permission dated 30/03/2019 bearing outward No: M.C./ T.P. / 7514/2018 and which is not subject matter of the said suit. The natural and obvious corollary that can be gathered from the above-mentioned facts is that Corporation is entitled to take appropriate action in respect of any illegal construction carried out over and above the construction as has been permitted or sanctioned by and under the revised permission dated 30/03/2019 bearing outward No: M.C./ T.P. / 7514/2018. It also appears that the said M/s Ravi Developers challenged and Order dated 17/06/2019 bearing outward No: M.C./ T.P. / 1335/2019/20 before the Ld. Urban Development Minister who allowed the said Appeal partially and thereby held that Order dated 17/06/2019 is set aside to the extent of Applicants / Developers who's lands are not mentioned in the said Order. The Ld. Urban Minister Developer further directed that in respect of the lands belonging to Applicants / Developers which are not mentioned in the said Order dated 17/06/2019, the Applicants / Developers should

Correspondence: Block No. 2 Yamuna Niwas, G.B. Road, Charai, Thane (W) 400 601.

Mayuresh S. Lagu

B.Com. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Office: 401, Cliff Richard Apartment, Opp. Jayanand Hospital (Dr. Kumbha), Near Dagadi Shala, Charai, Thane (w), 400601.
Contact :+91 98210 49290, Email :advmayureshlagu07@gmail.com

20th September, 2022

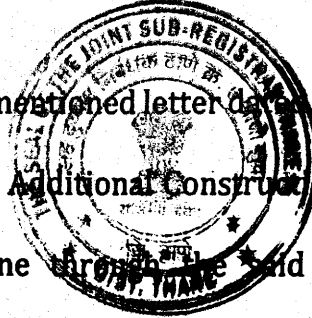
To,
The Law Officer,
Mira Bhayander Municipal Corporation,

Subject : Letter dated 29/08/2022

Querist : Law Officer Mira Bhayander Municipal Corporation.

Sir / Madam

ट न न ७	
दस्त क्र. ७७५/२०२३	
७४	९९५



I am in receipt of your above-mentioned letter dated 29/08/2022 calling upon me to give my opinion in respect of the Additional Construction if any carried out by M/s. Ravi Developers. After having gone through the said letter it appears that the Development permission granted to M/s. Ravi Developers bearing outward No: M.C./ T.P. / 7514/2018 dated 30/03/2019 was cancelled / revoked by the Corporation vide its Order bearing outward No: M.C./ T.P. / 1335/2019 - 20 dated 17/06/2019. It further appears that Shree Shailesh Shah has filed RCC No. 579 /2019 inter - alia challenging the above-mentioned Order dated 17/06/2019 wherein the Ld. Trial Court, on 17/07/2019, passed following interim Order which reads as under:

"Defendant hereby restrained for taking coercive or forcible steps in respect of the Suit property on the basis of Order dated 17/06/2019 of Commissioner of Corporation till filling of Say or next date which is later"

Correspondence: Block No. 2 Yamuna Niwas, G.B. Road, Charai, Thane (W) 400 601.

03

ट न न ७

दस्त क्र. ७७०५/२०२३

७५

११५

76/4532

Tuesday, March 16, 2021

2:24 PM



पावती क्र.: 5401

दिनांक: 16/03/2021

गावाचे नाव: थोडबंदर

दस्तऐवजाचा अनुक्रमांक: टनन4-4532-2021

दस्तऐवजाचा प्रकार: कुलमुखात्पत्र

सादर करणाऱ्याचे नाव: मेसर्स राजविप रियल्टर्स कंपनीचे संचालक श्री जयेश टी शाह --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त थंबनेल प्रिंट सूची-२ अंदाजे
2:42 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: By Cash रक्कम: रु. 300/-

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013222839202021E दिनांक: 16/03/2021

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

CHALLAN
MTR Form Number-6



GRN	MH013222839202021E	BARCODE	Date		16/03/2021-11:02:25	Form ID		
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Type of Payment			TAX ID / TAN (If Any)				
Registration Fee			PAN No.(If Applicable)					
Office Name	THANE THANE NO 4 JOINT SUB REGISTRAR			MS RAJDEEP REALTORS DIRECTOR SHRI				
Location	THANE			JAYESH T SHAH				
Year	2020-2021 One Time			SURVEY NO 105 HISSA NO 1 PART/ 2 PART				
दस्ता क्र. ७७७७/२०२३			Flat/Block		WISTERIA SQUARE			
Account Head Details			Amount in Rs.	जि. ठाणे				
0030046401	Stamp Duty	७०६	500.00	Road/Street	BUILDING NO XII XIII AND XIII A			
0030063301	Registration Fee		100.00	Area/Locality	VILLAGE GHODBUNDER TALUKA AND DIST			
				Town/City/District	RICT THANE			
				PIN	4 0 1 1 0 7			
				Remarks (if Any)	SecondPartyName=SHRI BHAVYA JAYESH SHAH-			
				Amount in	Six Hundred Rupees Only			
Total				600.00	Words			
Payment Details			STATE BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	Ref. No.	00040572021031653334	IK0BAPVNX5		
Cheque/DD No.			Bank Date	RBI Date	16/03/2021-11:24:03	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
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 offices only. Not valid for unregistered document.
सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्तासाठी लागू आहे. नोंदणी न करण्याच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9321123785
दस्ता क्रमांक २५३२ १२०२१
७ १९५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-76-4532	0006233584202021	16/03/2021-14:24:35	IGR116	100.00

GRN: MH013222839202021E Amount : 600.00

Bank: STATE BANK OF INDIA

Date: 16/03/2021-11:02:25

2	(IS)-76-4592	0008233584202021	16/03/2021-14:24:35	IGR116	500.00
Total Defacement Amount					600.00

ट न न ७	
दस्त क्र. ७७७५/२०२३	
७७	९९५



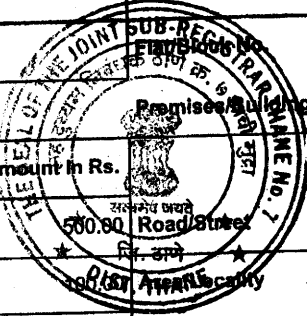
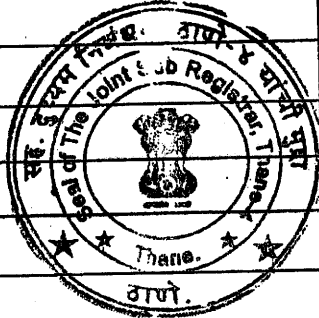
ट.न.न. - ४
दस्त क्रमांक ४५३२ १२०२१
२ १९५



CHALLAN
MTR Form Number-6



GRN	MH013222839202021E	BARCODE	Date		16/03/2021-11:02:25	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
			PAN No.(If Applicable)			
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name	MS RAJDEEP REALTORS DIRECTOR SHRI JAYESH T SHAH		
Location	THANE			SURVEY NO 105 HISSA NO 1 PART/ 2 PART WISTERIA SQUARE		
Year	2020-2021			BUILDING NO XII XIII AND XIII A		
	दस्तावेज क्रमांक १०१७०५/२०२३		Amount in Rs.	500.00		
0030046401	Stamp Duty			VILLAGE GHODBUNDER TALUKA AND DISTRICT THANE		
0030063301	Registration Fee			PIN 4 0 1 1 0 7		
Account Head Details			Remarks (If Any)			
			SecondPartyName=SHRI BHAVYA JAYESH SHAH-			
Total			Amount in Words	Six Hundred Rupees Only		
			600.00			
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572021031653334	IK0BAPVNX5
Cheque-DD Details			Bank Date	RBI Date	16/03/2021-11:24:03	Not Verified with RBI
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9321123786

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

[Signature]

[Signature]

ट.न.न. - ४
दस्तावेज क्रमांक १०१७०५/२०२३
५ / १५

85682210303

1

ट न न ७	
दस्त क्र. ७७७५/२०२३	
७७	९९५



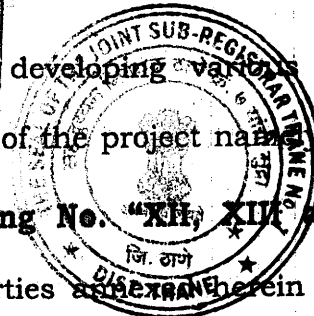
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, M/S. **RAJDEEP REALTORS**, a Company, registered under the Companies Act, 1956, through one of its Director **SHRI. JAYESH T. SHAH** of Mumbai, Indian Inhabitant having registered office at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai-400 067, **SEND GREETINGS:-**

ट.न.न. - ४
दस्त क्रमांक ७५३२ / २०२३
४ / ९५

WHEREAS we M/s. Rajdeep Realtors have purchased various properties from the various original owners and intermediate parties for consideration and on the terms and conditions contained therein, situated at revenue Village-Ghodbunder Taluka & District Thane, within the limits of Mira Bhayander Municipal Corporation.

ट न न ७
AND WHEREAS We are developing various properties situated at
Mira Bhayander, Thane. One of the project namely "WISTERIA SQUARE"
(The said Project) Building No. "XII, XIII and XIII A" are under
construction on the properties and ~~extra~~ herein as per the permissions
and sanctions granted by the Mira Bhayander Municipal Corporation
and other concerned authorities in respect of the aforesaid project.



AND WHEREAS in order to facilitate the business to be carried on smoothly We M/s. Rajdeep Realtors, are desirous of appointing some fit and proper person to represent us in respect of the said project and we hereby appoint SHRI. BHAVYA JAYESH SHAH, (hereinafter called the "Attorney") as our constituted attorney with full power and authority to do and execute all acts, deeds and things as hereinafter mentioned in the name of and on behalf of the Company.

NOW KNOW WE AND ALL MEN BY THESE PRESENTS WITNESSE THAT:-

We, M/S. RAJDEEP REALTORS, through our director SHRI. JAYESH T.

SHAH who for self and as the director of M/s. Rajdeep Realtors do hereby constitute and appoint SHRI. BHAVYA JAYESH SHAH, to be our true and lawful attorney to represented us and to act for in our name, on behalf of me and the said company as many be necessary to protect our interest in the said property and to execute and

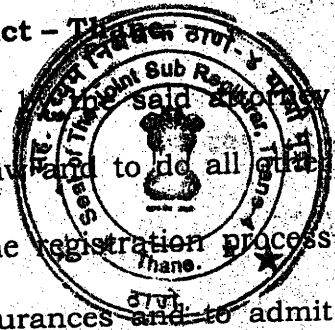
SHAH who for self and as the director of M/s. Rajdeep Realtors do hereby constitute and appoint SHRI. BHAVYA JAYESH SHAH, to be our true and lawful attorney to represented us and to act for in our name, on behalf of me and the said company as many be necessary to protect our interest in the said property and to execute and

perform all or any of the following acts, deeds, matters and
respect of the said project:

ट न न ७
दस्तावेज क्रमांक ६०६०५/२०२३
६१/११५



1. To sign agreement for sale of document/s, Deed of Rectification/s, Deed of Cancellation/s, Deeds, of Mortgage, deeds and documents and allotment letters or other papers required to be executed by our Company, in our Company's name in favour of prospective flat/shop/unit/Gala Parking space purchaser/s of the said projects namely "WISTERIA SQUARE" (The said Project) Building No. "XII, XIII and XIII A" on the portion of property bearing Survey No. 105 Hissa No. 1 (part) and Hissa No. 2 (part) of Village - Ghodbunder, Taluka and District - Thane.
2. To lodge for registration all deeds executed by said company and which require registration under the law and to do all legal acts and things required for completing the registration process before the concerned Sub-Registrar of Assurances and to admit execution thereof.
3. To substitute and appoint from time to time one or more attorney or attorneys under the said attorney or attorneys with same or limited powers and substitute at pleasure to remove and to appoint another or others.
4. I undertake to ratify and confirm whatsoever my said attorney shall lawfully do or caused to be done for me by virtue of the powers hereby given and for the purposes mentioned herein before.



ट न न ५
दस्तावेज क्रमांक ४५३२/२०२१
६/१५

IN WITNESS WHEREOF We have put our hand and seal as hereunder
subscribed on this...16th... day ofMAR..... in the Christian Two
Thousand Twenty One.

[Handwritten signature]

[Handwritten initials BB]

SIGNED AND DELIVERED BY THE)

Within named THE EXECUTOR)

Partner of M/S.RAJDEEP REALTORS)

Through its director)

SHRI. JAYESH T. SHAH)

In the presence of)

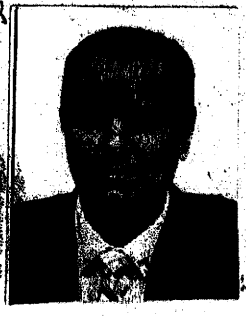
SIGNED AND ACCEPTED BY THE)

WITHIN NAMED ATTORNEY)

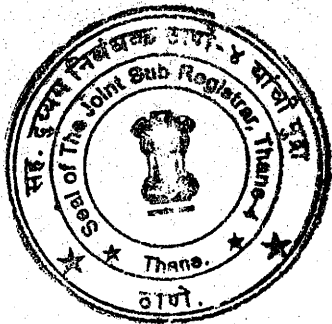
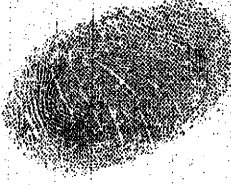
SHRI. BHAVYA JAYESH SHAH)

In acceptance of this POA

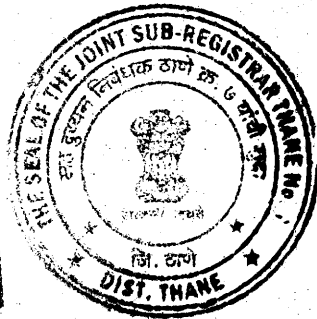
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Bhava



ट न न ७	
दस्त क्र. ७७७५/२०२३	
१२	१५

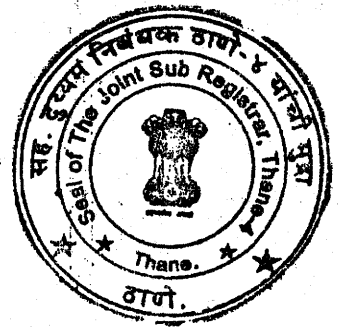


ट.न.न. - ४	
दस्त क्रमांक	४५३२ / २०२१
७	१५

ट न न ७	
दस्त क्र. ७७७/२०२३	
८३	११५



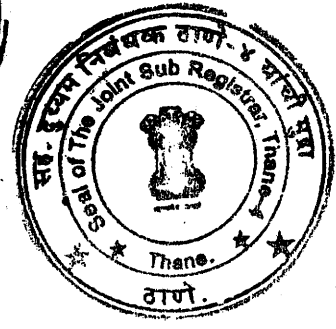
Handwritten signature or scribble



ट.न.न. - ४	
दस्त क्रमांक	४५२२ / २०२१
८	१५

जि. टाणे
INCOME TAX DEPARTMENT
GOVT. OF INDIA
JAYESH TOKERSHISHI
Signature

ट न न ७	
दस्त क्र. ७७७७/२०२३	
८४	११५



ट.न.न. - ४
दस्त क्रमांक ४५३२ १२०२१
९ / १५

ट न न ७

दस्त क्र. ७७७५/२०२३



BHAYAN JAYESH SHRI
JAYESH TOMERSHI SHAH
27/03/1982

Bshah

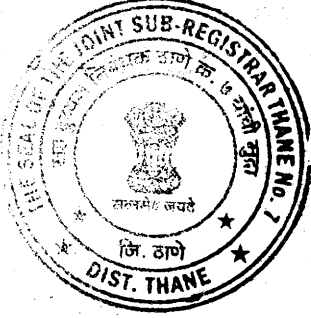


ट.न.न. - ४


दस्त क्रमांक ४५३२ / २०२१

१० / १५


ट न न ७	
दस्त क्र. ७७७७/२०२३	
८६	११५



ट.न.न. - ४	
दस्त क्रमांक	४५३२ / २०२१
७७	११५


ट.न.न. - ७
 सहायक न्यायाधीश
 Sanjay Keshav Sangekar
 DOB: 17/02/1969
 Gender: Male
 3999 6767 0084
 आधार - आम आदमी का अधिकार

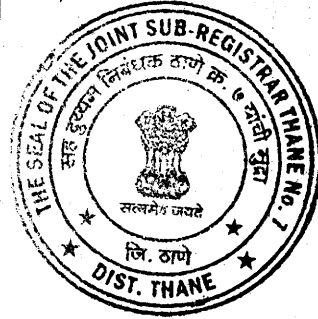



ट.न.न. - ४
 सहायक न्यायाधीश
 Anandhakrishnan Sarvagade
 DOB: 03/02/1960
 Gender: Male
 7609 8442 7052
 आधार - सामान्य माणसाचा अधिकार



ट.न.न. - ४
 दस्त क्रमांक ४५३२ / २०२१
 १२ / १५

ट न न ७	
दस्त क्र. ७७७५/२०२३	
८८	११५



ट.न.न. - ४:
दस्त क्रमांक २५३२ ॥२०२३
१३ / १५

76/4532

मंगळवार, 16 मार्च 2021 2:24 म.नं.

दस्त गोषवारा भाग-1

टनन4

दस्त क्रमांक: 4532/2021

दस्त क्रमांक: टनन4 /4532/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

टनन ७

दस्त क्र. ७७७७/२०२३

पावती: 5401

९९५

पावती दिनांक: 16/03/2021

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

अ. क्र. 4532 वर दि.16-03-2021

रोजी 2:21 म.नं. वा. हजर केला.



सादर करणाऱ्याचे नाव: मेसर्स सनसिप रियलटर्स कंपनी प्रा. लि. संचालक श्री जयेश टी शाह --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण: 400.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 4

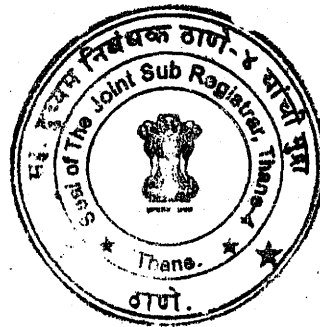
Joint Sub Registrar, Thane 4

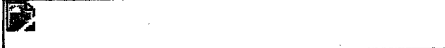
दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थापन असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 16 / 03 / 2021 02 : 21 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 03 / 2021 02 : 22 : 39 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

दनन4 9/3/21
दस्त क्रमांक:4532/2021

16/03/2021 2 57:21 PM

दस्त क्रमांक :दनन4/4532/2021

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

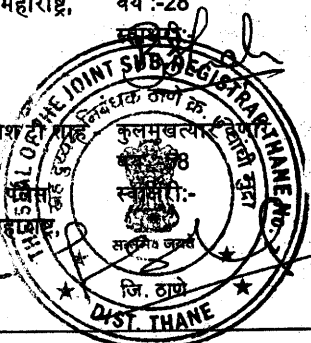
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भय्या जयेश शाह -- पत्ता:प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस, ब्लॉक नं: कांदिवली प मुंबई, रोड नं: मथुरादास रोड, महाराष्ट्र, मुंबई. पिन नंबर:GNPPS7999G	पॉवर ऑफ अटॉर्नी होल्डर वय :-28		
2	नाव:मेसर्स राजदिप रियल्टर्स कंपनीचे संचालक श्री जयेश शाह पत्ता:प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस, ब्लॉक नं: कांदिवली प मुंबई, रोड नं: मथुरादास रोड, महाराष्ट्र, मुंबई. पिन नंबर:AAHPS5844F	कुलमुखत्या होल्डर वय :-28		

दनन ७

पिन नंबर:GNPPS7999G

पिन नंबर:AAHPS5844F

994

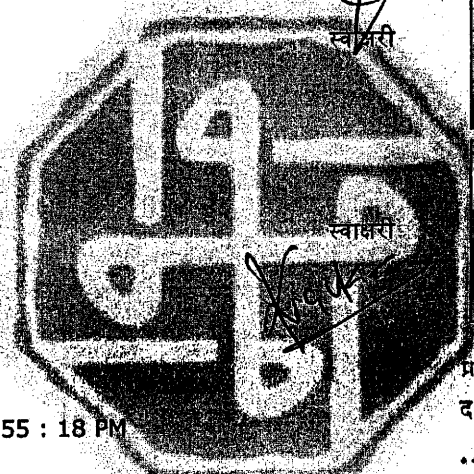


वरील दस्तऐवज कडून देणार तपासणीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचं कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 03 / 2021 02 : 54 : 15 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रभात सरवदे -- वय:40 पत्ता:भाईदर प ठाणे पिन कोड:401101		
2	नाव:संजय सांगेकर -- वय:45 पत्ता:भाईदर प ठाणे पिन कोड:401101		



शिक्का क्र.4 ची वेळ:16 / 03 / 2021 02 : 55 : 18 PM

शिक्का क्र.5 ची वेळ:16 / 03 / 2021 02 : 55 : 24 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की,
द. क्र. 9582 / 2021 मध्ये
.....पाने आहेत
सदर दस्तऐवज पुस्तक.....वर नोंदला

Joint Sub Registrar, Thane 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor Sub GRN/Ince	Amount	Used At	Deface Number	Deface Date
1	MS RAJDEEP REALTORS DIRECTOR SHRI JAYESH T SHAH	eChallan	00040572021031653334 - MH013222839202021E	500.00	SD	0006233584202021	16/03/2021
2		By Cash		300	RF		
3	MS RAJDEEP REALTORS DIRECTOR SHRI JAYESH T SHAH	eChallan	MH013222839202021E	100	RF	0006233584202021	16/03/2021

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

4532 /2021

Know Your Rights as Registrants

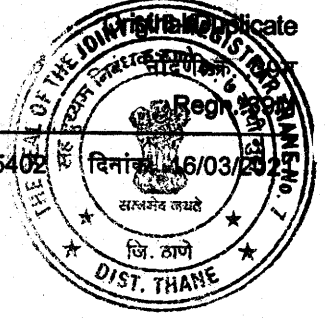
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

76/4533

Tuesday, March 16, 2021

2:27 PM

पावती ट न न ७	
दस्त क्र. ७७७७/२०२१	
5402	दिनांक 16/03/2021
e9	99y



गावाचे नाव: घोडबंदर

दस्तऐवजाचा अनुक्रमांक: टनन4-4533-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: भव्या जयेश शाह --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त यंत्रनेल प्रिंट सूची-२ अंदाजे
2:45 PM ह्या वेळेस मिळाले.

Joint Sub Registrar, Thane 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: By Cash रकम: रु 300/-

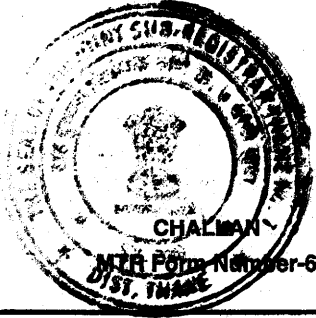
2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013223987202021E दिनांक: 16/03/2021

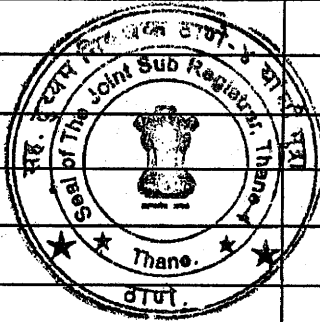
बँकेचे नाव व पत्ता:

Bshah
मूळ दस्तऐवज परत मिळाला

ट न न ७
दस्त क्र. ७०७५/२०२३
९२ ११५



GRN	MH013223987202021E	BARCODE			Date	16/03/2021-11:14:19	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)				
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			Full Name	SHRI BHAVYA JAYESH SHAH			
Location	THANE			Flat/Block No.	SURVEY NO 105 HISSA NO 1 PART/ 2 PART			
Year	2020-2021 One Time			Premises/Building	WISTERIA SQUARE			
Account Head Details		Amount In Rs.		Road/Street				
0030046401 Stamp Duty		500.00		BUILDING NO XII XIII AND XIII A				
0030063301 Registration Fee		100.00		Area/Locality				
				VILLAGE GHODBUNDER TALUKA AND DIST				
				Town/City/District				
				RICT THANE				
				PIN				
				4 0 1 1 0 7				
				Remarks (If Any)				
				SecondPartyName=MR CHANDAN BABAN MORE-				
				Amount In				
				Six Hundred Rupees Only				
				Words				
				Total				
				600.00				
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572021031655148	IK0BAPWGB9		
Cheque/DD No.			Bank Date	RBI Date	16/03/2021-11:24:15	Not Verified with RBI		
Name of Bank			Bank-Branch			STATE BANK OF INDIA		
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 registered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात मोदणी कार्यालयाच्या दस्तासाठी लागू आहे. मोदणी न कार्यालयाच्या दस्तासाठी सदर चलन लागू नाही.

दस्त क्रमांक ७५३३ १२०२३
१ / १५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	((S)-76-4533	0006233826202021	16/03/2021-14:27:04	IGR116	100.00

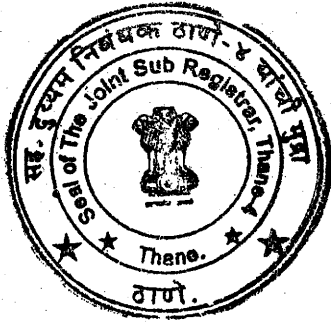
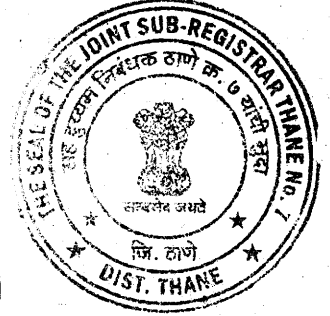
GRN : MH013223987202021E Amount : 600.00

Bank : STATE BANK OF INDIA

Date : 16/03/2021-11:14:19

2	(IS)-76-4533	0006233826202021	16/03/2021-14:27:04	IGR116	500.00
Total Defacement Amount					600.00

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दस्ता क्र. ७७७५ / २०२३	
e3	११५



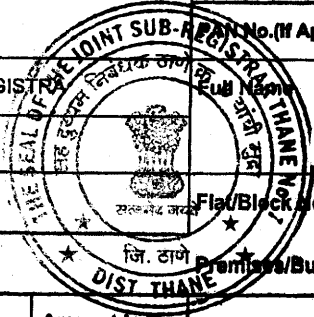
ट.न.न. - ४	
दस्ता क्रमांक	४५३३ / २०२१
२	११५



CHALLAN
MTR Form Number-6



GRN	MH013223987202021E	BARCODE	Date		16/03/2021-11:14:19	Form ID	48(f)
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				THANE THANE NO 4 JOINT SUB REGISTRAR		Payer Details	
Location				THANE		SHRI BHAVYA JAYESH SHAH	
Year				2020-2021 One Time		SURVEY NO 105 HISSA NO 1 PART/ 2 PART	
Account Head Details				Amount In Rs.		Premises/Building	
0030046401 Stamp Duty				500.00		WISTERIA SQUARE	
0030063301 Registration Fee				100.00		BUILDING NO XII XIII AND XIII A	
						Area/Locality	
						VILLAGE GHODBUNDER TALUKA AND DIST	
						Town/City/District	
						RICT THANE	
						PIN	
						4 0 1 1 0	
						Remarks (if Any)	
						SecondPartyName=MR CHANDAN BABAN MORE-	
						Amount In	
						Six Hundred Rupees Only	
Total				600.00		Words	
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021031655148		IK0BAPWGB9	
Cheque/DD No.				Bank Date		RBI Date	
				16/03/2021-11:24:15		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



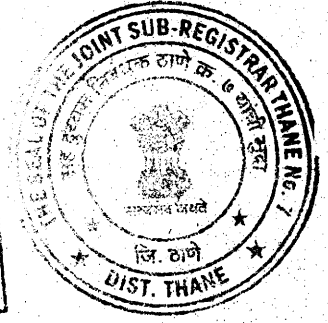
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9321123785
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Bshch

ट.न.न. - ४
दस्त क्रमांक ४५२२ / २०२१
३ / १५

27990210303

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दस्त क्र. ७७७५ / २०२३	
९५	११५



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दस्त क्रमांक ४५३३ / २०२१
<u>POWER OF ATTORNEY</u>

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **SHRI BHAVYA JAYESH SHAH**, adult. Indian Inhabitants, having address at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai-400 067, **SEND GREETINGS:**

BS

WHEREAS by and under a General Power of Attorney dated 16/03/2021 duly registered at Serial No. T.N.N.4-4532 dated 16/03/2021 with the Sub-Registrar of Assurances at _____,

executed by M/s. Rajdeep Realtors through its director **SHRI. JAYESH T. SHAH** in my favour to do all acts, Deeds, Matters and

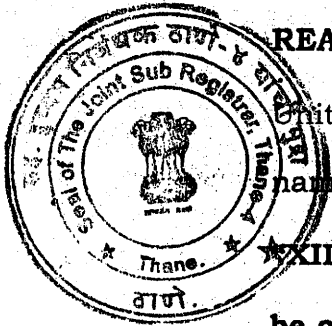
ट न न ७
दस्त क्र. ७७५/२०२२
९९



things in respect of Project, namely "WISTERIA SQUARE" (The said Project) Building No. **XII, XIII and XIII A** being constructed by the said M/s. Rajdeep Realtors and I have been appointed as Constituted Attorney to execute

Agreement for Sale, Deed of Rectification, Deed of Mortgage, Deed of Cancellation and other Deeds and documents and to lodge the same in the registration office of concerned Sub-Registrars of Assurances on behalf of **M/S. RAJDEEP**

REALTORS, in favour of prospective Purchaser/s of Flat/ Shop/



Flat/ Gala/Parking space in respect of the ongoing projects/ Building namely "WISTERIA SQUARE" (The said Project) i.e. Building No.

XII, XIII and XIII A, comprising of ground + 22 Upper Floors to be constructed on the portion of property bearing Survey No. 105

Hissa No. 1 (part) and Hissa No. 2 (part) of Village - Ghodbunder,

Taluka and District - Thane. proposed to be constructed on the properties annexed therein as per the permissions and sanctions granted by the Mira- Bhayander Municipal Corporation and other concerned authorities in respect of the aforesaid project.

AND WHEREAS I am unable to attend the concerned registration office due to my busy and hectic schedule and in order to facilitate the

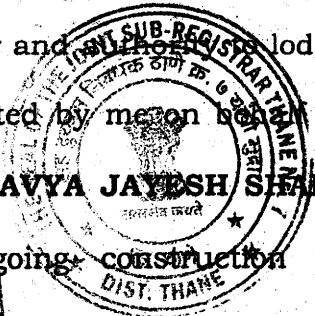
ट.न.न. ४
दस्त क्रमांक ४५२२
५

business to be carried on smoothly, I, **SHRI BHAVYA JAYESH SHAH**, propose to substitute for me **MR. CHANDAN BABAN MORE**, residing at Flat No.201/B-1, A-wing Ankur Society, Gen. A. K. Vaidya Marg, Near Maharaja Tower, Gokuldham Market, kanyachapada

BS

Goregaon(E) Mumbai-400 063, with full power and authority to lodge for registration all deeds & documents executed by me on behalf of **M/S. RAJDEEP REALTORS and/or MR. BHAVYA JAYESH SHAH**, by its Director/s in respect of the ongoing construction of project/building namely **"WISTERIA SQUARE"** (The said Project) **Building No. "XII, XIII and XIII A"** and which require registration under the Law to do all acts, deeds, matters and things required for completing of registration process before the concerned Sub-Registrar of Assurances and to admit execution thereof.

दस्तावेज
 दिनांक: ०६/११/१९९५



NOW KNOW WE AND ALL MEN BY THESE PRESENTS WITNESSETH THAT:-

I, **SHRI BHAVYA JAYESH SHAH**, who for self, do hereby nominate, constitute and appoint **MR. CHANDAN BABAN MORE** to be my true and lawful attorney to represent me before the concerned Sub-registrar of assurance in our name and on my behalf to execute and perform the following acts, deeds, matter and things in respect of the above mentioned project/Building as set out hereafter:-



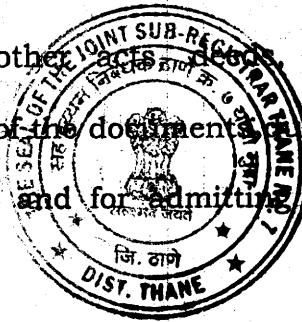
- 1) To lodge for registration all Agreement for Sale, Supplemental Agreements, Deed of Correction, Deed of Rectification, Deed of Mortgage, Leave & License Modification, Undertakings, Affidavits, Declarations, Deed of Cancellations, deeds/or and any other documents executed by me on behalf of **M/S. RAJDEEP REALTORS and/or MR. BHAVYA JAYESH SHAH**, which require registration under the Law and to do any other acts and things required for completion of registration process before the Sub-Registrar of Assurances at Mumbai, Bandra, Goregaon, Borivali, Kandivali, Thane, Bhayander, Mira road or at other Sub-Registrar of assurances as to be required and to

द.न.न. - ४
 दस्त क्रमांक ४५२२/१९९५
 ०६/११/९५

BS

admit execution thereof and take back the same after registration.

ट.न.न. ७	
IN GENERAL to do all other acts deeds matters and things connected with the lodging of the documents duly executed by me for the purpose of registration and for admitting execution thereof as provided hereinabove.	
दस्ता क्र. ७७७७ / २०२२	९९५



I undertake to ratify and confirm whatsoever my said attorney shall lawfully do or caused to be done for me by virtue of the powers hereby given and for the purposes mentioned herein before.

IN WITNESS WHEREOF we have hereunto set our respective hands and seal at Mumbai, aforesaid this 16th day of MAR, 2021.

SIGNED SEALED AND DELIVERED BY)

the withinnamed the Executor)

SHRI BHAVYA JAYESH SHAH,)

in the presence of)



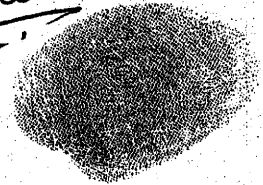
THE SPECIMEN SIGNATURE OF)

The Power Of Attorney,)

MR. CHANDAN BABAN MORE)

in the presence of)

Bhavya

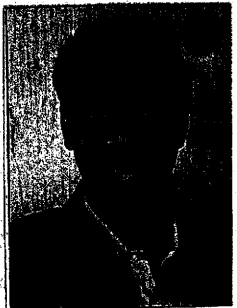


Chandan



Before me,

IDENTIFIED, EXPLAINED & INTERPRETED BY ME,



ट.न.न. - ४	
दस्ता क्रमांक	४५३३ / २०२१
७	१५

टनन ७
दस्त क्र ७७७५२०२३



भारतीय न्यायपालिका

JAYESH TOBERSHISHAH

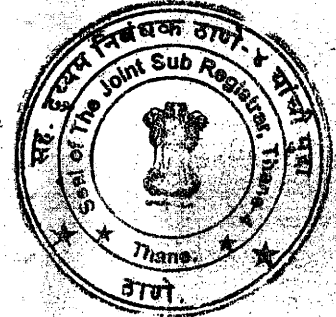
27/03/1992

Permanent Account Number

CNPRS7989C



Bhlah



ट.न.न. - ४
दस्त क्रमांक ४५३३ / २०२१
L / १५



सर्वकार

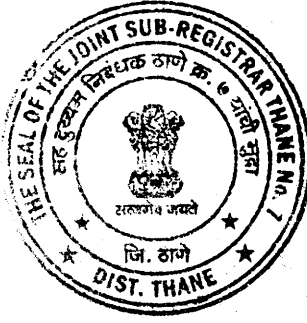


चंदन बबन मोरे
Chandan Baban More
जन्म तारीख / DOB: 17/11/1970
पुरुष / MALE
Mobile No.: 9324632118
7137 4557 7743
VID : 9169 0160 1795 8563

माझे आधार, माझी ओळख



ट न न ७	
दस्त क्र. ७७०५/२०२३	
१००	११५



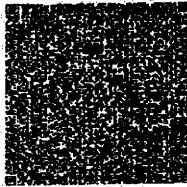
Handwritten signature



सर्वकार

पत्ता:
अंकुर सोसायटी, बी/३, ए-विंग, रूम नं-२०१, जन अरुण
कुमार वैद्य मार्ग, महाराजा टॉवर जवळ, गोकुळधाम मार्केट,
गोरेगाव पूर्व, मुंबई,
महाराष्ट्र - ४०००६३

QR Code with Photograph

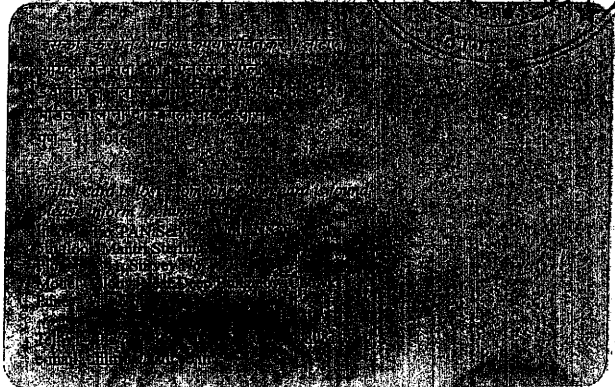


Generation Date: 01/02/2019


Address:
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Kumar Vaidya Marg, Near Maharaja Tower,
Gokuldharm Market, Goregaon (East), Mumbai,
Maharashtra - 400063

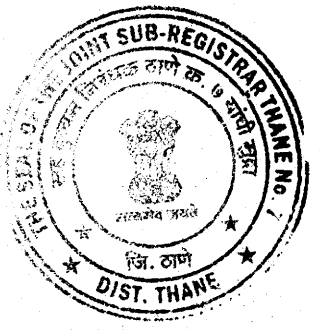
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VID : 9169 0160 1795 8563

1947 help@uldai.gov.in www.uldai.gov.in P.O. Box No. 1947, Bengaluru-560 001


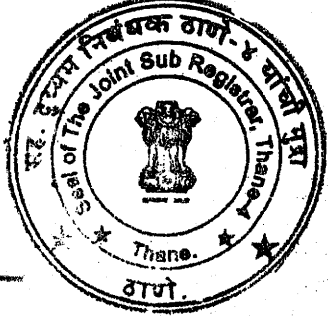



ट.न.न. - ४
दस्त क्रमांक ७५३३ / २०२१
९ / १५

	ट न न ७	
	Government of India	
	भव्य जयेश शाह Bhavya Jayesh Shah जन्म तारीख / DOB: 7/03/1992 पुरुष / Male	दस्तावेज क्र. ७७७५ / २०२३
909 [REDACTED] 994		
9232 7374 4320		

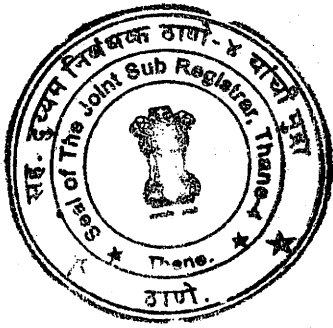
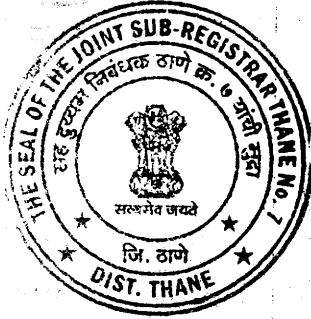


आधार - सामान्य माणसाचा अधिकार

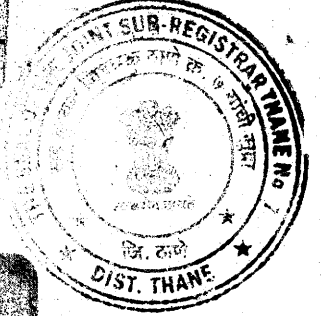
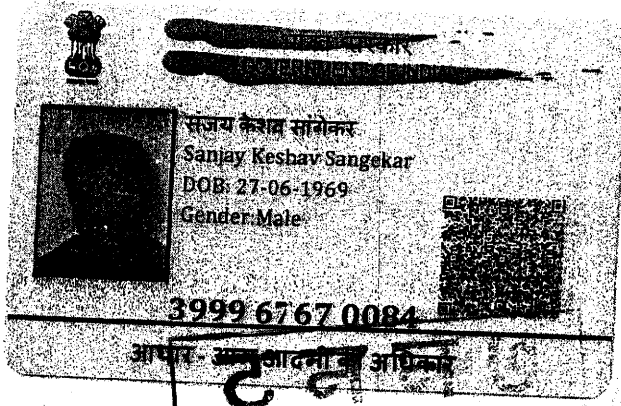
	भारतीय पहचान आयोग प्राधिकरण	
	Unique Identification Authority of India	
पत्ता 702, हेमलोक अपार्टमेंट, किलाचंद मार्ग, एस.वी. रोड, मुंबई, कान्दिवली वेस्ट, महाराष्ट्र, 400067	Address: 702, Hemlok Apartment, Kilaachand Marg, S.V. Road, Mumbai, Kandivali West, Maharashtra, 400067	
9232 7374 4320		
1847 1800 300 1847	 help@uidai.gov.in	

ट.न.न. - ४
दस्तावेज क्रमांक ४५३३ / २०२१
१० / १५

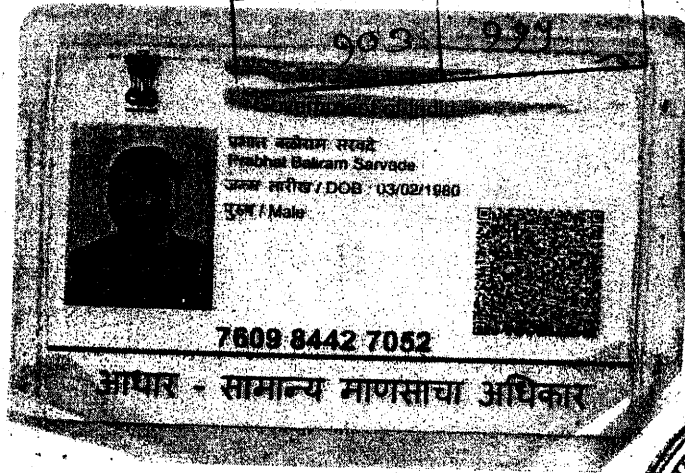
ट न न ७	
दस्त क्र. ७७७७ / २०२३	
१०२	११५



ट.न.न. - ४	
दस्त क्रमांक ४५३३ / २०२१	
११	१५

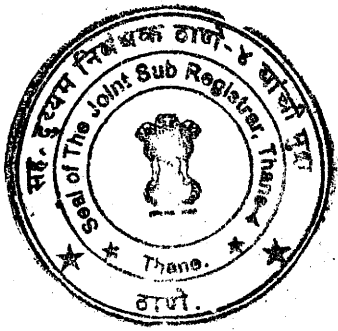
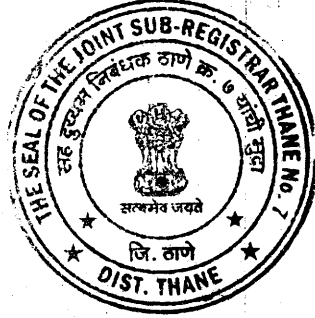


दस्त क्र. ७७७५ / २०२१



ट.न.न. - ४
दस्त क्रमांक ४५३३ / २०२१
१२ / १५

ट न न ७	
दस्त क्र. ७७७५ / २०२३	
१०४	११५



ट.न.न. - ४	
दस्त क्रमांक ४५३३ / २०२१	
१३	१५

76/4533


मंगळवार, 16 मार्च 2021 2:27 म.नं.

दस्त क्रमांक: टनन4 /4533/2021

बाजार मुल्य: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दस्त क्र. 6666y/2023	
मोहदला: रु. 00/-	90y 99y

टनन4	दस्त क्रमांक
	

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

अ. क्र. 4533 वर दि.16-03-2021

रोजी 2:24 म.नं. वा. हजर केला.

पावती:5402

पावती दिनांक: 16/03/2021

सादरकरणाराचे नाव: भव्या जयेश शाह --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

Bshah

दस्त हजर करणाऱ्याची सही:

एकूण: 400.00

Joint Sub Registrar, Thane 4

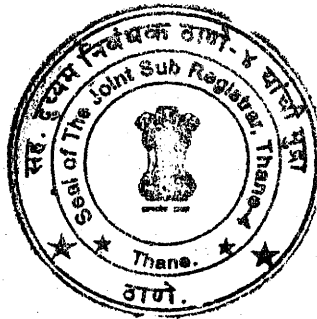
Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 16 / 03 / 2021 02 : 24 : 20 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 03 / 2021 02 : 25 : 08 PM ची वेळ: (फी)

Bshah



16/03/2021 2 59:24 PM

दस्त गोपबारा भाग-2

टनन4

दस्त क्रमांक:4533/2021

दस्त क्रमांक :टनन4/4533/2021

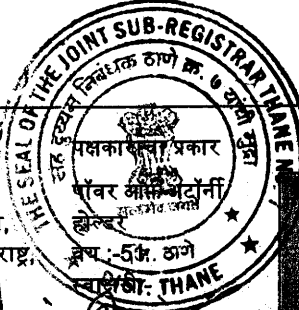
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

टनन ७

पक्षकाराचे नाव व पत्ता

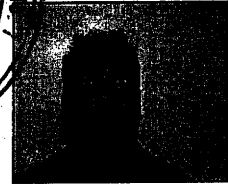
1 नाव:चंवन बबन मोटे
पत्ता:प्लॉट नं. 76, इमारतीचे नाव: लक्ष्मी पॅलेस,
ब्लॉक नं: कांदिवली प मुंबई, रोड नं: मथुरादास रोड, महाराष्ट्र,
मुंबई.
पिन नंबर: AHKPM 9986

2 नाव:भव्या जयेश शाह --
पत्ता:प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस,
ब्लॉक नं: कांदिवली प मुंबई, रोड नं: मथुरादास रोड, महाराष्ट्र,
मुंबई.
पिन नंबर: CNPPS7999G



छायाचित्र

अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:16 / 03 / 2021 02 : 56 : 25 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

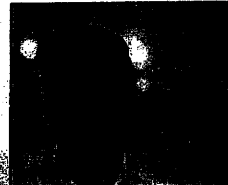
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:संजय सांगेकर --
वय:45
पत्ता:भाईदर प ठाणे
पिन कोड:401101

2 नाव:प्रभात सरवडे --
वय:40
पत्ता:भाईदर प ठाणे
पिन कोड:401101

छायाचित्र

अंगठ्याचा ठसा



शिक्षा क्र.4 ची वेळ:16 / 03 / 2021 02 : 57 : 23 PM

शिक्षा क्र.5 ची वेळ:16 / 03 / 2021 02 : 57 : 28 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,
द. क्र...../२०२१ मध्ये
.....पाने आहेत
सदर दस्त पुस्तक.....वर नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Verification Licence	Amount	Used/At	Deface Number	Deface Date
1	SHRI BHAVYA JAYESH SHAH	eChallan	00040572021031655148 MH013223987202021E	500.00	SD	0006233826202021	16/03/2021
2		By Cash		300	RF		
3	SHRI BHAVYA JAYESH SHAH	eChallan	MH013223987202021E	100	RF	0006233826202021	16/03/2021

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

4533 /2021 .

Know Your Rights as Registrants

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2. Get print immediately after registration.

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घोषणापत्र

मी... ~~चैदन बबन मोडे~~ ...याद्वारे घोषित करतो कि
दुय्यम निबंधक ~~ठोणे~~ यांचे कार्यालयात ~~कराईनामा~~

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ~~म. शं. डि. प. रि. प्र. अ. प्र.~~ प्रा. वि. चे

भागिदार ~~अन्य बाब~~ व इ. यांनी दि. १६/०३/२१ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे।

/ निष्पापित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार

यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार


व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध

असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे

आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी

पात्र राहिन याची मला जाणीव आहे.


कुलमुखत्यारपत्रधारकांचे नाव व सही

ट न न ७	
दस्त क्र. ७७७५/२०२३	
१०७	११५



ट न न ७

महाराष्ट्र शासन महसूल व वनविभाग शासन परिपत्रक क्रमांक मुद्रांक 2015/प.क.11/19/11 दिनांक 12/11/2015

दस्ता क्र. ७७७७ / २०१३

प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही/आम्हीला सही करणारा प्रतिज्ञापत्राबद्दारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दिनांक 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. व त्यातील सर्व अटी शर्ती आम्हाला कबुल आहेत. मी/आम्ही सादर दस्तातील मीळकतीबाबत अभिलेखात शोध घेतलेला आहे. नोंदणीसाठी सादर केलेल्या दस्तऐवजागधील मिळकत हि फसवणूकबद्दारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार / घेणार / कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हक्कात आहोत व सादर दस्तातील सद्दा, अंगठे, फोटो माझे/आमचे [आहेत याची कबुली/ देतो व छात्री करून देण्यासाठी या दस्तासोबत आम्हाला चांगल्याप्रकारे ओळखणारे दोन इसम/व्यक्ती कबुलीजवाब व स्वाक्षरीसाठी घेऊन आलो आहे. सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही. याची मी / आम्ही कबुली देत आहोत. सादरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकिय, निमशासकिय, खाजगी कर्ज, बँक बोजे, हक्क, हितसंबंध, विकासन बोजे, नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही, देणार, घेणार जबाबदार राहू, याची जाणिव आहे. दस्तातील मिळकतीबाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादीत केलेला आहे. हे कबुल करतो.

नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकिय कार्यालयाचा मनाई हुकुम नाही. तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी/आम्ही कबुली देत आहोत. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/कमी पडली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबुल आहे. व ती त्वरीत जमा करू.

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपुर यांनी गोपाल व्दारकादास पांडे विरुद्ध जिल्हाधिकारी मंडारा व इतर रिट पिटीशन क्रं 29/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) देणार/विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिका-याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपर्टी ॲक्ट, 1882 कलम 55 नुसार संवधीत व्यवहार करणा-या उभय पक्षांकरांची असते याची भला/आम्हास पूर्ण जाणिव आहे. कबुल करतो.

स्वावर मिळकतीविषयी होत असलेली फसवणूक/वनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 तरतुदीचे अधिन राहून मी/आम्ही प्रतिज्ञापत्र / घोषणापत्र लिहून देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक पक्षांकर व ओळख देणारे जबाबदार राहू, हे कबुल आहे. नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या तरतुदीनुसार 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र सादर दस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार

लिहून घेणार

साक्षीदार

1) B.M. Desai

2) X

Desai



भारत सरकार

Download Date: 02/01/2021



शराफत अब्दुल गफूर देसाई
Sharafat Abdul Gafur Desai
जन्म तारीख / DOB: 01/06/1976
पुरुष / MALE
Mobile No.: 9819752457

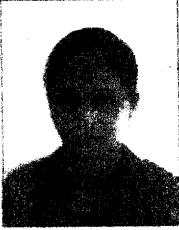
Issue Date: 23/09/2013

3028 9668 5425
VID : 9167 1512 6911 5731

माझे आधार, माझी ओळख



भारत सरकार

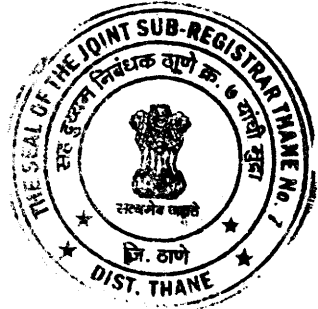


कुलसूबी शराफत देसाई
Kulsumbi Sharafat Desai
जन्म तारीख / DOB: 02/06/1987
महिला / FEMALE
Mobile No.: 9920936407

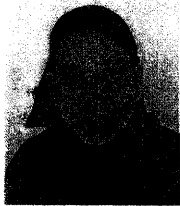
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दस्त क्र. ७७७७ / २०२३	
१०९	११५

3989 2544 6861

माझे आधार, माझी ओळख



भारत सरकार
Government of India



बशिरा मुश्ताक देसाई
Bashira Mushtaq Desai
जन्म तारीख / DOB : 15/07/1974
स्त्री / Female



8824 9035 8619

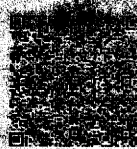
आधार - सामान्य माणसाचा अधिकार



भारत सरकार



संजय केशव सांगेकर
Sanjay Keshav Sangekar
DOB: 27-06-1969
Gender: Male



3999 6767 0084

आधार - आम आदमी का अधिकार

आयकर विभाग
TAX DEPARTMENT
GOVT OF INDIA
अधीनस्थ अधिकारी
KIPALDUTH SANGAPATI PURSOTT
पुस्तक
[Signature]

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

21 April 2023,03:13:30 PM

Valuation ID 202304216492

टनन7

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 8/34-यु-2) भु-विभाग घोडबंदर गावातील भु-भाग यु-1 वगळता गावातील सर्व मिळकती सर्व्हे क्रमांक
क्षेत्राचे नांव Mira Bhandar Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#105

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	27700	101400	103100	126800	103100	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचे वय -	मजला -	मिळकतीचा प्रकार-	बांधकामाचा दर-	कार्पेट क्षेत्र-	बांधीव
	35.937चौ. मीटर	1-आर सी सी	आहे		निवासी सदनिका	0 TO 2वर्षे	11th to 20th Floor				
											Rs.26620/-
											32.67चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.109005/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((109005-27700) * (100 / 100)) + 27700)
= Rs.109005/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 109005 * 35.937
= Rs.3917312.685/-

F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 9.62चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 9.62 * (109005 * 40/100)
= Rs.419451.24/-

Applicable Rules = 3, 9, 18, 19, 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन 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
= 3917312.685 + 0 + 0 + 0 + 0 + 419451.24 + 0 + 0 + 0 + 0 + 0
=Rs.4336764/-
= ₹ त्रेचाळीस लाख छत्तीस हजार सात शो चौसष्ठ/-

Home

Print

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दस्त क्र. ७७७७/२०२३

९९०

९९५



Data of Bank Receipt for GRN MH000427383202324R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn id : 110423M366675 **Simple Receipt**
 Pmt DtTime : 11/04/2023 11:26:32 **Print DtTime** :
 ChallanIdNo : 03006172023041050233 **GRAS GRN** : MH000427383202324R
 District : 1201 / THANE **GRN Date** : 11/04/2023 12:32:12
 Office Name : IGR116 / THN4_THANE NO 4 JOINT SUB REGISTRA

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 3,33,200.00/- (Rs Three Lakh Thirty Three Thousand Two Hundred Rupees Only)

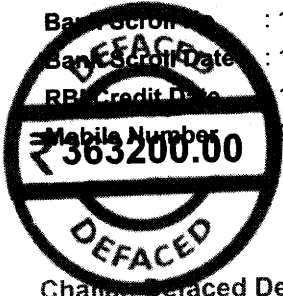
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable **Consideration** : 47,60,000.00/-
Prop Descr : FLAT NO 1104,11th FLOOR,WISTERIA SQUARE,BUILDING NO 13 , MIRA ROAD EAST
 : THANE,Maharashtra
 : 401107

Duty Payer : PAN-AHCPD2990H SHARAFAT ABDUL GAFUR DESAI
Other Party : PAN-AADCR2486D RAJDEEP REALTORS PRIVATE LIMITED

Bank Branch : 1
Bank Branch Date : 12/04/2023
RRM Credit Date : 12/04/2023
Mobile Number : 9869023785



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-337-7775	0000515661202324	21/04/2023-15:26:13	IGR119	30000.00
2	(IS)-337-7775	0000515661202324	21/04/2023-15:26:13	IGR119	333200.00
Total Defacement Amount					3,63,200.00

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337/7775

शुक्रवार, 21 एप्रिल 2023 3:26 म.नं.

दस्त गोषवारा भाग-1

टनन7

दस्त क्रमांक: 7775/2023

दस्त क्रमांक: टनन7 /7775/2023

बाजार मुल्य: रु. 43,36,764/-

मोबदला: रु. 47,60,000/-

भरलेले मुद्रांक शुल्क: रु.3,33,200/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

पावती:8419

पावती दिनांक: 21/04/2023

अ. क्र. 7775 वर दि.21-04-2023

सादरकरणाराचे नाव: शराफत अब्दुल गफूर देसाई - -

रोजी 3:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकुण: 32300.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

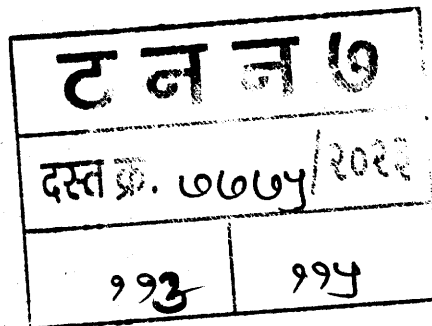
Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 21 / 04 / 2023 03 : 17 : 45 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 04 / 2023 03 : 18 : 52 PM ची वेळ: (फी)



दस्त गोषवारा भाग-2

टनन7

दस्त क्रमांक:7775/2023

21/04/2023 3 33:57 PM

दस्त क्रमांक :टनन7/7775/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शराफत अब्दुल गफूर देसाई - - पत्ता:प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. पॅन नंबर:AHCPD2990H	लिहून घेणार वय :-46 स्वाक्षरी:-		
2	नाव:कुलसुंबी देसाई - - पत्ता:प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. पॅन नंबर:AQFPD4831K	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

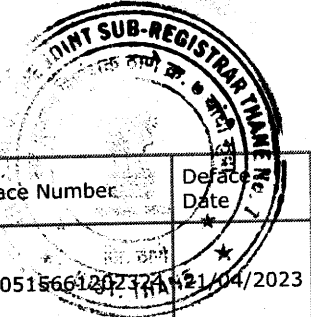
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बशिरा मुश्ताक देसाई - - वय:48 पत्ता:दापोली रत्नागिरी पिन कोड:415712	 स्वाक्षरी B.M Desai	
2	नाव:संजय सांगेकर - - वय:45 पत्ता:भाईदर पश्चिम पिन कोड:401101	 स्वाक्षरी K. Sangekar	

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मे. राजदीप रियलटर्स प्रा ली चे भागीदार जयेश टी शाह यांच्या तर्फे भव्य जयेश शाह यांच्या तर्फे कु मु म्हणून चंदन बबन मोरे :- प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस, ब्लॉक नं: मधुरादास रोड, कादिवली पश्चिम मुंबई, , रोड नं: -, महाराष्ट्र, मुंबई. AADCR2486D

Joint Sub-Registrar Thane 7

ट न न ७



Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/L	Amount	Used At	Deface Number	Deface Date
1	SHARAFAT ABDUL GAFUR DESAI	eSBTR/Simple Receipt	03006172023041050233	MH00042738202324R	33390000	SD	0000515661202324	21/04/2023
2		DHC		2104202309633	300	RF	2104202309633D	21/04/2023
3		DHC		2104202309514	2000	RF	2104202309514D	21/04/2023
4	SHARAFAT ABDUL GAFUR DESAI	eSBTR/SimpleReceipt		MH000427383202324R	30000	RF	0000515661202324	21/04/2023

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

7775 /2023

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दस्त गोषवारा भाग-2

टनन7

दस्त क्रमांक:7775/2023

02/05/2023 2 47:33 PM

दस्त क्रमांक :टनन7/7775/2023

दस्ताचा प्रकार :-कारारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. राजदीप रियलटर्स प्रा ली चे भागीदार जयेश टी शाह यांच्या तर्फे भव्य जयेश शाह यांच्या तर्फे कु मु म्हणून चंदन बबन मोरे - पत्ता:प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पेलेस, ब्लॉक नं: मथुरादास रोड, कांदिवली पश्चिम मुंबई, , रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AADCR2486D	लिहून देणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:02 / 05 / 2023 02 : 45 : 29 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अश्विनी पालकर - - वय:40 पत्ता:दापोली रत्नागिरी पिन कोड:415712		
2	नाव:संजय सांगेकर - - वय:45 पत्ता:भाईदर पश्चिम पिन कोड:401101		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	शराफत अब्दुल गफूर देसाई - :- प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे , रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. AHCPCD2990H
2	कुलसूबी देसाई - :- प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे , रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. AQFPD4831K

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	शराफत अब्दुल गफूर देसाई - :- प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे , रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. AHCPCD2990H
2	कुलसूबी देसाई - :- प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे , रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. AQFPD4831K

शिवका क्र.4 ची वेळ:02 / 05 / 2023 02 : 46 : 25 PM

शिवका क्र.5 ची वेळ:02 / 05 / 2023 02 : 46 : 40 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 7

टनन ७
दस्त क्र. ७७७५/२०२३
९९५
९९५



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHARAFAT ABDUL GAFUR DESAI	eSBTR/Simple Receipt	03006172023041050233	MH000427383202324R	333200.00	SD	0000515661202324	21/04/2023
2		DHC		2104202309633	300	RF	2104202309633D	21/04/2023
3		DHC		2104202309514	2000	RF	2104202309514D	21/04/2023
4	SHARAFAT ABDUL GAFUR DESAI	eSBTR/SimpleReceipt		MH000427383202324R	30000	RF	0000515661202324	21/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] दस्त पुस्तक क्र. १

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आर. एच. वरिख
सह. दुय्यम निबंधक, वर्ग-२ ठाणे क्र.७

दि. ०२/०५/२०२३

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 7775/2023

नोंदणी :

Regn:63m

02/05/2023

गावाचे नाव : घोडबंदर

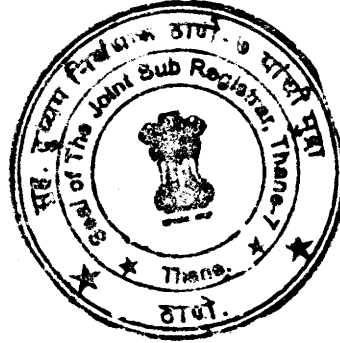
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4760000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4336763.925
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे - घोडबंदर, वार्ड - यु2, विभाग - 8/34 नवीन सर्वे क्र.105, हिस्सा क्र. 1/2, मधील सदनिका क्र. 1104, 11 वा मजला, बिल्डींग नं. 13, विस्तेरिया स्केअर, मीरा रोड पूर्व. (32.67 चौ मी कारपेट क्षेत्र + खुली बालकनी क्षेत्र - 3.63 चौ मी व 5.89 चौ मी डक क्षेत्र) एकूण क्षेत्रफळ 42.19 चौ मी कारपेट. सदर दस्तात नमुद केल्याप्रमाणे. ((Survey Number : 105 /1,2 ;))
(5) क्षेत्रफळ	1) 32.67 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. राजदीप रियलटर्स प्रा ली चे भागीदार जयेश टी शाह याच्या तर्फे भव्य जयेश शाह यांच्या तर्फे कु मु म्हणून चंदन बबन मोरे - वय:-52; पत्ता:-प्लॉट नं: 76, माळा नं: -, इमारतीचे नाव: लक्ष्मी पेलेस, ब्लॉक नं: मथुरादास रोड, कादिवली पश्चिम मुंबई, , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AADCR2486D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शराफत अब्दुल गफूर देसाई - - वय:-46; पत्ता:-प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, , रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHCPD2990H 2): नाव:-कुलसुबी देसाई - - वय:-35; पत्ता:-प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: एक्कोर्ड, छेडा कॉम्प्लेक्स, ब्लॉक नं: मीरा रोड पूर्व ठाणे, , रोड नं: नया नगर, गीता नगर च्या पाठी फेस 5, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AQFPD4831K
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7775/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	333200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

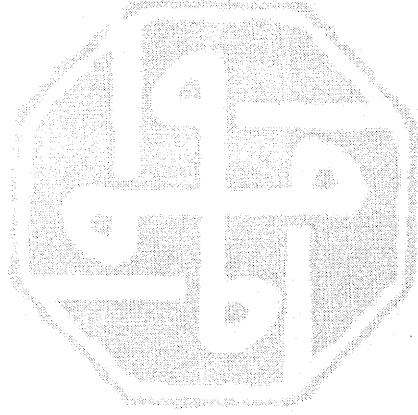
सह दुय्यम निबंधक (वर्ग-२)
ठाणे क्र. ७

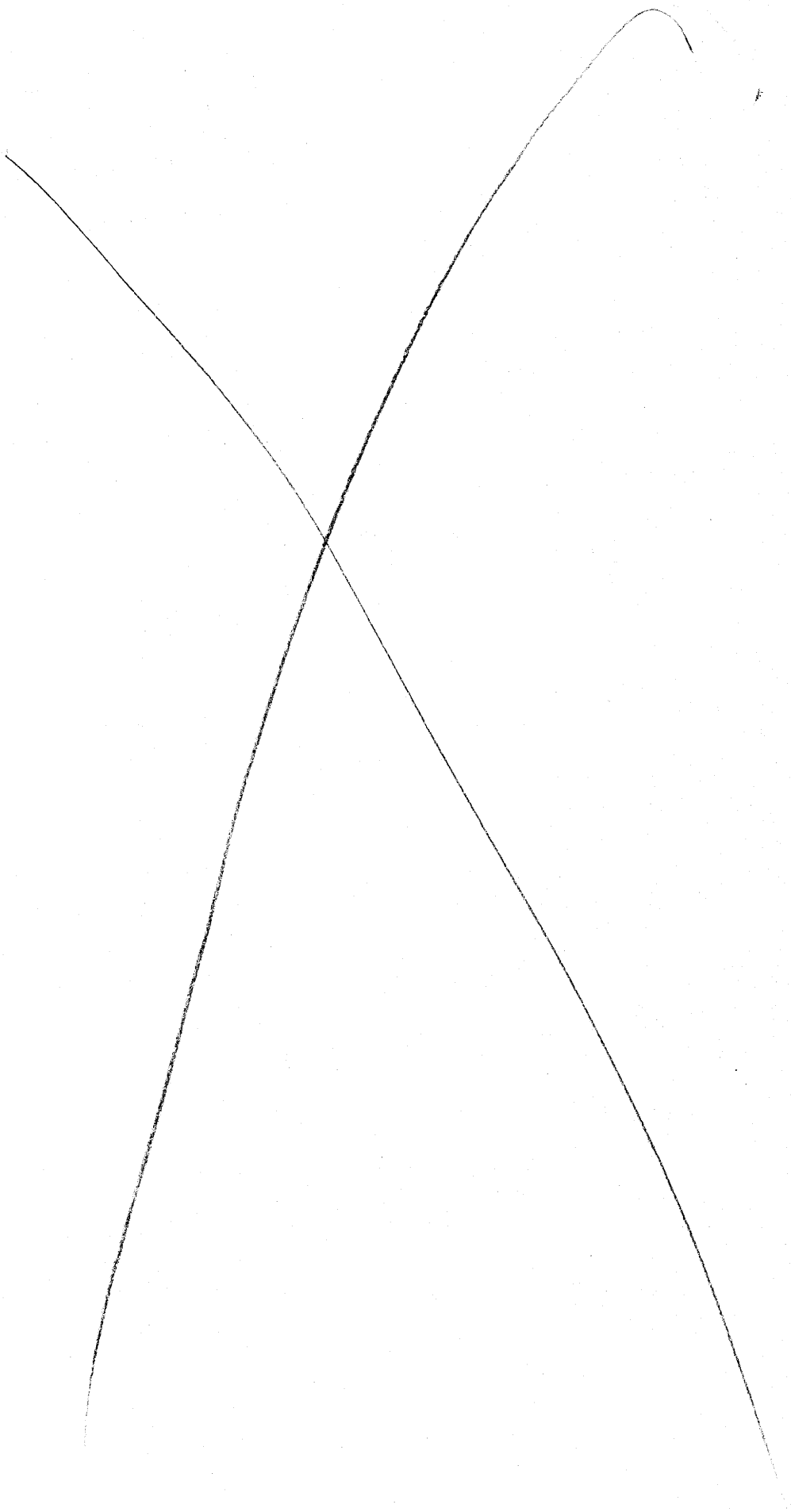


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHARAFAT ABDUL GAFUR DESAI	eSBTR/Simple Receipt	03006172023041050233	MH000427383202324R	333200.00	SD	0000515661202324	21/04/2023
2		DHC		2104202309633	300	RF	2104202309633D	21/04/2023
3		DHC		2104202309514	2000	RF	2104202309514D	21/04/2023
4	SHARAFAT ABDUL GAFUR DESAI	eSBTR/SimpleReceipt		MH000427383202324R	30000	RF	0000515661202324	21/04/2023

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





Dated This _____ Day of, _____,

RAJDEEP REALTORS PVT LTD

... "THE PROMOTER"

AND

SHRI/SMT/M/S. _____

... "ALLOTTEE/S"

AGREEMENT FOR SALE