

534/1193

पावती

Original/Duplicate

Tuesday, February 18, 2020

नोंदणी क्र. :39म

3:29 PM

Regn.:39M

पावती क्र.: 1404 दिनांक: 18/02/2020

गावाचे नाव: डोंगरे

दस्तऐवजाचा अनुक्रमांक: वसई5-1193-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुरज राजेंद्र वाघमारे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 31700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:49 PM ह्या वेळेस मिळेल.

Joint S (S) Vasai-5

बाजार मुल्य: रु.4254000 /-

मोबदला रु.6402500/-

भरलेले मुद्रांक शुल्क : रु. 384200/-

सह दुय्यम निबधक वर्ग-२
वसई क्र. ५

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012086527201920M दिनांक: 18/02/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1802202004956 दिनांक: 18/02/2020

बँकेचे नाव व पत्ता:

Swagman

मूल्यांकन पत्रक (शहरी क्षेत्र - बाधाव)						
Valuation ID	202002184031	18 February 2020,03:13:37 PM				
वसई5						
मूल्यांकनाचे वर्ष	2019					
जिल्हा	पालघर					
मूल्य विभाग	तालुका : वसई मौजे [गांव] नारिंगी क्रमांक 19 अ,ब,क,ड,ई,फ,ग,ह (वसई विरार शहर महानगरपालिका)					
उप मूल्य विभाग	5-डोंगरी क्रमांक 2 मूल्यदर विभाग ई					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#5			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
14000	47900	55800	55800	55800		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	80.553चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.47900/-	
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	73.23चौ. मीटर	
प्रकल्पाचे क्षेत्र -	2 to 10 hector					
Sale Type -	First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	=(47900 * (100 / 100)) * 105 / 100					
	= Rs.50295/-					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	=((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %).					
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करिता प्रती चौ. मीटर दर = Rs.52810/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 52810 * 80.553					
	= Rs.4254003.93/-					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी					
	= A + B + C + D + E + F + G + H + I					
	= 4254003.93 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.4254003.93/-					

Home

Print

वसई-५
दस्त क्र. 99९3/२०२०
१ / ८५

प्रसह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



वसई-५
दस्त क्र. ११९३/२०२०
२ / ८५

घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. रा. पुणे यांचे ३०. ११. २०१३ राजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तमधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मालक / वारस हक्कदार / कब्जेदार हितसंबंधित व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे बँक बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तांसोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनमय १९८० चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायदानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

Pli

लिहून देणार



Snagham

लिहून घेणार



CHALLAN
MTR Form Number-6



RN MH012086527201920M BARCODE  Date 14/02/2020-12:07:36 Form ID 25.2

Department Inspector General Of Registration Payer Details

Stamp Duty TAX ID (If Any)
Type of Payment Registration Fee PAN No.(If Applicable) ABOPW3868P

Office Name VSI5_VASAI NO 5 JOINT SUB REGISTRAR Full Name SURAJ RAJENDRA WAGHMARE

Location PALGHAR Flat/Block No. BLDG NO.1 FLAT NO. B7703 AGARWAL

Year 2019-2020 One Time Premises/Bulding PARAMOUNT IN AVENUE Q

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN
030046401 Stamp Duty	384200.00	73.23 SQ.MTR. CARPET AREA	IN GLOBAL CITY DONGARE VIRAR WEST		4 0 1 3 0 3
030063301 Registration Fee	30000.00				

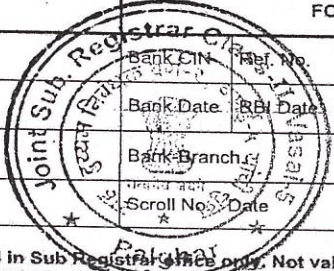
वसई-५
रजि. क्र. ११९३/२०२०
३ / ४

Remarks (If Any)
PAN2=AAPFA7627Q~SecondPartyName=AGARWAL
REALTORS~CA=6402500

Total 4,14,200.00 Amount In Words Four Lakh Fourteen Thousand Two Hundred Rupees Only

Payment Details BANK OF MAHARASHTRA FOR USE IN RECEIVING BANK

Cheque-DD Details		Bank CIN	Bank No.
Cheque/DD No.		02300042020021592664	200464363506
Name of Bank		Bank Date	RBI Date
Name of Branch		15/02/2020-17:31:35	Not Verified with RBI
		Bank Branch	BANK OF MAHARASHTRA
		Scroll No.	Date
			Not Verified with Scroll



Department ID : Mobile No. : 9822962200
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी आहे. नोंदणी न करावयाच्या दस्तऐवजांसाठी सदर चलन लागू नाही.

Surajm





CHALLAN
MTR Form Number-6



GRN	MH012086527201920M	BARCODE	Date		14/02/2020-12:07:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	VSI5_VASAI NO 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ABOPW3868P			
Location	PALGHAR		Full Name	SURAJ RAJENDRA WAGHMARE			
Year	2019-2020 One Time		Flat/Block No.	BLDG NO.1 FLAT NO. B/703 AGARWAL			
			Premises/Building	PARAMOUNT IN AVENUE Q			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	384200.00	73.23 SQ.MTR. CARPET AREA	IN GLOBAL CITY DONGARE VIRAR WEST		4 0 1 3 0 3	
0030063301 Registration Fee	30000.00					
						PAN2=AAPFA7627Q-SecondPartyName=AGARWAL REALTORS=CA=6402500
						दस्ता क्र. 9923/2020 8/1/20
Total	4,14,200.00	Amount In Words	Four Lakh Fourteen Thousand Two Hundred Rupees Onl y			



वसुधै कुरुते
दस्ता क्र. 9923/2020
8/1/20

Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042020021592664	200464363506
Cheque/DD No.		Bank Date	RBI Date	15/02/2020-17:31:35	17/02/2020	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No., Date	217, 17/02/2020			

Department ID :
NOTE:- This challan is valid only if it is registered in Sub Registrar Office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालय नोंदणी कचवयाच्या दस्त्यासाठी वैध आहे. नोंदणी न कचवयाच्या दस्त्यासाठी सदर चलान लागू नाही.
Digitally signed by VIRTUAL TREASURY
MUMBAI 02
Date: 2020.02.18 15:32:22
Reason: Signature Document
Location: India



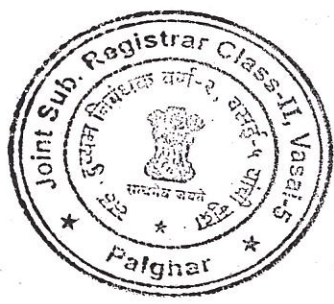
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-534-1193	0006320954201920	18/02/2020-15:26:34	IGR545	30000.00

MR. SURAJ RAJENDRA WAGHMARE

BLDG NO. 1/1/1/103

6402500/-
ment Value :
unt of Franking (in Fig) :
Words :

वसई-५
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६ / ५



Sr. No. 136

AGREEMENT FOR SALE

Agreement For Sale made at VIRAR on this 18th day of FEBRUARY in the year Two Thousand And TWENTY ;

BETWEEN

M/S. AGARWAL REALTORS, a partnership firm as per Indian Partnership Act, 1932, having its office / principal place of business at Shop no. 9, Gokul Annexe Bldg., Agarwal Gardens, Phase- II, Gokul Township, Bolinj, Virar (West), Taluka : Vasai, District : Palghar - 401 303, (PAN No. AAPFA7627Q), through its authorized partner/s 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 its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **ONE PART**.

Pl

1
Waghmare

Waghmare

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AND

Mr./Mrs. SURAT RAJENDRA WAGHMARE

adults, Indian Inhabitants / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited company registered under the provisions of the Companies Act, 1956 having their address for the purpose of these present

D/301 BLDG NO 6, VINAY UNIQUE RESIDENCY
NEAR MULJHIBHATE INT SCHOOL,
CHOKUL TOWNSHIP, VIRAR WEST - 401303

hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the

OTHER PART:

The Promoters and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party", and collectively referred as "Parties".

WHEREAS:

(i) Keystone Realtors Private Limited (formerly known as Enigma Constructions Private Limited prior to the amalgamation/merger vide order dated 7th November, 2014 passed by the Hon'ble High Court, Bombay in the Company Scheme Petition No. 403 of 2014 along with Company Summons For direction No. 437 of 2014), a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 702, Natraj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069 (hereinafter referred to as "Keystone") and Evershine (hereinafter collectively referred to as the "Co-Owners"), are jointly seized and possessed of, or otherwise well and sufficiently entitled, in equal shares to all the contiguous pieces or parcels of freehold non-agricultural land, allocated New Survey Nos. 5, 5B, 5D, 5F and 5G admeasuring approximately 8,79,581 square meters situate at Village Dongare (Dongar Pada) also known as Village Narangi, within the Registration of Sub-Registrar of Vasai, District-Palghar.

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(ii) Certain Portions of the Entire **Land** are reserved/earmarked under the approved Development Plan of the Virar - Vasai Sub-Region, i.e., for D. P. Roads, D. P. Reservations for Playground Schools, College, Recreation Ground, CFC, Market, Parking Areas, etc. The aforesaid reserved portions are hereinafter collectively referred to as the "**Amenity Plots**".

(iii) The Land Owners intend to identify and earmark any or all parts/portions of the Land as sectors, and develop the same in a phased manner over a period of time, by, inter alia, constructing upon each such sector, multiple projects, for any objects or purposes, and having one or more building/s, and/or a building with two or more wings by utilization of such part of the entire current, enhanced, future and estimated/projected/envisaged, FSI, Premium FSI, FAR, Development Rights, Development Rights Certificate/s, Transferable Development Rights, and other development potential, benefits, potential, yield, and/or advantages, and/or as may be available on any account whatsoever, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, available, or acquired, under any applicable Law, or otherwise howsoever, including by way of hand over and/or transfer, to any governmental authority or persons, of any or all of the Amenity Plots or any part/s of the Entire Land (hereinafter referred to as the "**Aggregate Development Potential**");

(iv) The Land Owners have agreed to undertake the development of the Entire Land on a joint venture basis on terms and conditions as set out in a Joint Venture Agreement dated 20th March, 2009 executed by the Land Owners;

(v) The Land owners by a Development Agreement have granted Development Rights in respect of the part envisaged in the scheme of development. The Development Agreement inter alia involves the project land to be developed in phases in the following manner:-

(vi) By registered Development Agreement dated **11/04/2016**, and registered in the office of Sub-Registrar **Vasai - II**, at Serial No. **2281/2016**, registered on **11/04/2016**, entered into by and between **1] M/S. EVERSINE DEVELOPERS & 2] M/S. KEYSTONE REALTORS PVT. LTD.** [therein called "The Owners"] and **M/S. AGARWAL REALTORS, a Partnership firm** [therein called "The Developers"] and herein called "the Promoters", the said Owners have granted development rights to Promoters in respect of Avenue "Q" on which the 2 residential building comprising of 13 wings, each wing being Ground / Stilt + 14 upper floors



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is to be constructed through utilization of Developer's built-up area of 35,097.49 square meters, to be constructed on land admeasuring 12,364.80 sq.mtrs, being a part of land bearing New S.No. 5, 5B, 5D, 5F and 5G lying and being a village Dongare (Dongar Pada) also known as "**Village Narangi**" within the Registration Sub-District of **Vasai**, District-**Palghar** and more particularly described in the **FIRST SCHEDULE** herein written, hereinafter referred to as "**THE SAID PROJECT LAND**".

(vii) The Promoter has obtained the Certificate of Title dated **27th February 2017** issued by M/s. M. T. Miskita and Company, Advocates and Solicitors certifying the title of the Land Owners to the Project Land (including the rights to develop the same).

(viii) The Promoter are in the process of applying for registration of Said Building as referred above, as a "Project" as defined in RERA.

(ix) The Owners have obtained Commencement Certificate No. **VVCMC/TP/RDP/VP-453/262/2015-2016**, dated **7th November, 2015** (hereinafter referred to as the "**2015 Commencement Certificate**") for construction of above two Residential Buildings with Shopping lines on Avenue 'Q' through utilization of the Built-up Area as sanctioned under such 2015 Commencement Certificate as annexed hereto and marked as **Annexure "A"**.

(x) The Developers applied to Vasai Virar City Municipal Corporation for Revised Development Permission through their Project Architect vide letter dated 19th July, 2017 for the amendment of the Residential / Residential with Shopline Building No. 1 (Wing A, B, C, D, E, F, G) & Building No. 2 (Wing A, B, C, D, E, F) (Stilt / Gr + 14) in Avenue Q for approval on land bearing New Survey No. 5, 5B, 5D, 5F, and 5G situated, lying and being at Village Dongare, Taluka Vasai, District Palghar which has been duly sanctioned by the VVCMC vide Revised Development Permission No. VVCMC/TP/RDP/VP-453/091/2017-18 dated 13th October, 2017, enclosed hereto and marked as **Annexure "B"**.

a) The Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinafter;

b) The Promoter has entered into a Standard Agreement with an Architect & structural Engineer M/s. Shah Gattani Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects & for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

c) By virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said



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building/s to be constructed by the Promoter on the Said Project Land and to enter into Agreement/s with the allottee/s of the Apartments to receive the sale consideration in respect thereof;

d) That on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Said Project Land such as plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as **THE SAID ACT**) and the Rules and Regulations made there under;

e) The authenticated copies of Certificate of Title issued by the Advocate of the Promoter, copies of 7/12 extract showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'C' and 'D', respectively.**

f) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate and Occupancy Certificate of the said Building.

g) That while sanctioning the said plans 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 land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority

h) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

i) The Allottee has applied to the promoter for allotment of apartment in the Said Project. Pursuant to which allottee is offered an Apartment more particularly described in Clause 1(a) (1) in the Complex known as **"AGARWAL PARAMOUNT"** (hereinafter referred to as the "said building") being constructed in by the Promoter.

j) We hereby inform you that we had received Notice dtd. 8th November, 2017 from Gajria & Co., Advocates and solicitors disputing our use of building name Agarwal Altamonte (being old Proposed name) claiming similarity with their clients building name 'Omkar Altamonte'.

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k) The Parties ~~relying on~~ the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

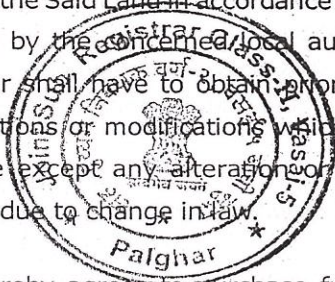
l) The Promoter is in Process of registering under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority.

m) The Promoter under section 13 of the said Act is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

n) 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 hereby agrees to purchase the Flat/ Shop in said Building.

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

1. The Promoter shall construct the said building/s consisting of a Ground / Stilt and 14 upper floors on the Said Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



1.(a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s, one Flat/Shop bearing No. 703 admeasuring 73.23 Square meters (Carpet area) as per RERA on 7th Floor in B wing in the Building No. 1, as shown in red Colour line in the floor plan thereof hereto annexed and marked **Annexure 'E'**, in the Complex known as "AGARWAL PARAMOUNT" and more particularly described in the **SECOND SCHEDULE** (HEREINAFTER REFERRED TO AS "The Flat/Shop") for the price of Rs. 64,02,500 /- (Rupees SIXTY FOUR LAKHS TWO THOUSAND FIVE HUNDRED ONLY X only).

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(ii) The carpet area of the said Flat/Shop as defined under the provisions of RERA is 73.23 square meters. *Pl*

(iii) The said Flat also has attached balcony/ies aggregately admeasuring square meters ("Balcony"). All balcony/ies attached to respective Flat in the Project known as "**AGARWAL PARAMOUNT**" shall be for the exclusive use of the occupants /owners of such Flat and are being given without any consideration.

(iv)(a) ~~The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee One Stilt parking space bearing No _____ Situated at stilt level being constructed in the said building for the consideration of Rs. _____/- (Rupees _____ Only)~~

(iv)(b) The Allottee hereby declares that he is not desirous of purchasing stilt parking space. *Pl*

1(b) ~~The total aggregate consideration amount for the apartment including covered stilt parking space is thus Rs. _____/- (Rupees _____ Only)~~

1(c) (i) The Allottee has paid on or before execution of this agreement a sum of Rs 51000/- /- (Rupees FIFTY ONE THOUSAND ONLY X only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 63,51,500/- /- (Rupees SIXTY THREE LAKHS FIFTY ONE THOUSAND FIVE HUNDRED ONLY X only) in the following manner :-

The said consideration of Rs. 64,02,500/- /- (Rupees SIXTY FOUR LAKHS TWO THOUSAND FIVE HUNDRED ONLY X X only) shall be payable by the Allottee/s in the following manner:-

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- a) Rs. 51,000 /- on booking of Flat/ Shop
- b) Rs. 15,49,625 /- on or before completion of plinth / or
on or before _____, whichever is earlier.
- c) Rs. 2,56,100 /- on or before completion of 1st Slab / or
on or before _____, whichever is earlier.
- d) Rs. 2,56,100 /- on or before completion of 2nd Slab / or
on or before _____, whichever is earlier.
- e) Rs. 2,56,100 /- on or before completion of 3rd Slab / or
on or before _____, whichever is earlier.
- f) Rs. 2,56,100 /- on or before completion of 4th Slab / or
on or before _____, whichever is earlier.
- g) Rs. 2,56,100 /- on or before completion of 5th Slab / or
on or before _____, whichever is earlier.
- h) Rs. 2,56,100 /- on or before completion of 6th Slab / or
on or before _____, whichever is earlier.
- i) Rs. 2,56,100 /- on or before completion of 7th Slab / or
on or before _____, whichever is earlier.
- j) Rs. 2,56,100 /- on or before completion of 8th Slab / or
on or before _____, whichever is earlier.
- k) Rs. 2,56,100 /- on or before completion of 9th Slab / or
on or before _____, whichever is earlier.
- l) Rs. 2,56,100 /- on or before completion of 10th Slab / or
on or before _____, whichever is earlier.
- m) Rs. 2,56,100 /- on or before completion of 11th Slab / or
on or before _____, whichever is earlier.
- n) Rs. 2,56,100 /- on or before completion of 12th Slab / or
on or before _____, whichever is earlier.
- o) Rs. 2,56,100 /- on or before completion of 13th Slab / or
on or before _____, whichever is earlier.
- p) Rs. 2,56,100 /- on or before completion of 14th Slab / or
on or before _____, whichever is earlier.
- q) Rs. 2,56,100 /- on or before completion of 15th Slab / or
on or before _____, whichever is earlier.
- r) Rs. 1,28,050 /- on or before completion of brick work/ or
on or before _____, whichever is earlier
- s) Rs. 1,92,075 /- on or before completion of plaster (Internal & External)
/or on or before _____, whichever is earlier.
- t) Rs. 3,20,125 /- on or before completion of flooring and plumbing / or
on or before _____, whichever is earlier.
- u) Rs. 3,20,125 /- before the possession of the said Flat/ Shop.

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Each of such installments shall be paid by the Allottee within a period of 15 days from the date of intimation by the Promoter. Time for payment of each installment is the essence of the contract.

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1c (ii) The Allottee/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Allottee/s for non-payment of any amount or amounts.

1c(iii) It is clarified that Sale Consideration shall be payable by the Allottee/s in the Account No 60287343884 maintained with Bank :-**Bank of Maharashtra**, Branch-**Virar [West]**, with IFSC Code:-**MAHB0000094** ("the said Account"). In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Consideration due and payable to the Promoter through an account payee cheque /demand draft / wire transfer / any other instrument drawn in favour of the said Account immediately upon the relevant stage of construction being completed. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 30 (thirty) days from the date of such termination of the Agreement.

1(d) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other taxes, indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Flat/ Shop and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become

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applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions fines, interest & penalty on impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies (including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

- 1 (e) The Total Price is escalation-free, save and except escalations / increases, 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 from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1 (f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three 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 Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meters as agreed in Clause 1(a) of this Agreement.
- 1 (g) The Allottee authorizes the Promoter to adjust / appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if

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any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The promoter may make such minor additions or alterations as may be required by the allottee or such minor changes or alterations as may be necessary due to the architectural and structural reason duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Society.

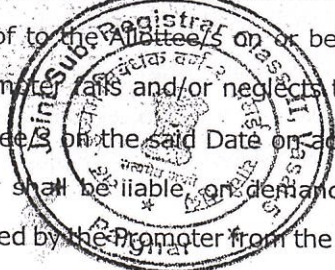
2.2 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.3 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Flat / Shop to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

2.4 A Copy of List of Amenities for Flats & Shops is annexed as per Annexure "F".

3. POSSESSION DATE, DELAY AND TERMINATION

3.1 The Promoter shall complete the construction of the said Flat/ Shop and offer possession thereof to the Allottee/s on or before 31/12/2022 ("the said Date"). If the Promoter fails and/or neglects to offer possession of the said Flat/ Shop to the Allottee/s on the said Date on account of reasons beyond their control, then Promoter shall be liable on demand, refund to the Allottee/s the amounts already received by the Promoter from the Allottee/s in respect of the said



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Flat/ Shop Premises with interest at the Interest Rate calculated from the date the Promoter received such amounts and till such amount is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for offering possession of the said Flat/ Shop to the Allottee/s, if the completion of the said Building is delayed on account of;

- (i) War, Civil Commotion or act of God;
- (ii) Any force majeure events;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- (iv) Any stay order / injunction order issued by any Court of Law, competent authority, VVCMC, statutory authority;
- (v) Any other circumstances that may be deemed reasonable by the Authority.
- (vi) Any delay in procurement/grant of any permission, certificate, Occupation Certificate consent and/or sanction from the concerned authority;

3.2 The Allottee/s shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned herein below. The Promoter, upon receipt of Occupation Certificate of the said Flat/ Shop from the competent authority, and subject to the Allottee/s observing and performing all the terms and conditions of this Agreement (including timely payment of all amounts due and payable under these presents) shall send a written notice ("Possession Notice") to the Allottee/s to occupy the said Flat/ Shop.

3.3 In the event the Allottee/s fail and/or neglect/s to take possession within the specified period, it shall be deemed that the Allottee/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to said Flat/ Shop after taking possession thereof shall be deemed to be effective from the Date of Possession.



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3.4 If the Promoter fail(s) to offer the possession of the said Flat/ Shop to the Allottee/s on or before Possession Date, (save and except for the reasons as stated in Clause 3.1), then the Allottee/s shall be entitled to either of the following:

(i) Call upon the Promoter by giving a written notice ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottees. The interest shall be paid by the Promoter to the Allottees till the date of offering the possession of the said Flat/ Shop by the Promoter to the Allottees; OR

(ii) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter ("Termination Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter. On the receipt of the Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause) the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Flat/ Shop and the Promoter shall be entitled to deal with and/or dispose off the said Flat/ Shop in the manner they may deems fit and proper Cancellation of Flat/ Shop Agreement. In such case Allottee shall bear all incidental expenses like Stamp Duty, Registration fees, Service Tax, VAT, GST, Brokerage, Legal Charges and any other expenses / taxes paid or payable on this Agreement . This amount shall be deducted from the amount received by the Promoter from the Allottee (s) till the time of such cancellation.

3.5 In case if the Allottee/s elects his/her/their remedy under sub-clause 3.4 (i) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause 3.4 (ii) above.

4. EVENT OF DEFAULT AND CONSEQUENCES

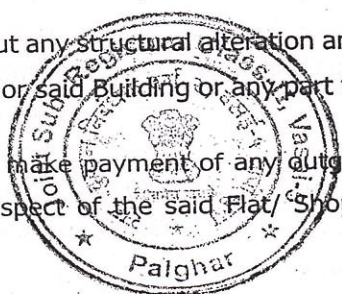
4.1 The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):

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- (i) If the Allottee/s delays or commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
- (ii) If the Allottee/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;
- (iii) If the representation, declarations and/or warranties etc. made by the Allottee/s in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Allottee/s is untrue or false;
- (iv) If the Allottee is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- (v) If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- (vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s.
- (vii) If the Allottee/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Allottee/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them.
- (viii) If the Allottee/s carries out any structural alteration and/or addition in respect of the said Flat/ Shop or said Building or any part thereof;
- (ix) If the Allottee/s fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Flat/ Shop or any part thereof;



4.2 On happening or occurring of any of the Event of Default in payment or otherwise by Allottee, the Promoter shall without prejudice to all other rights that

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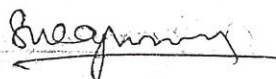
the Promoter may have against the Allottee/s either under this Agreement, or in law or otherwise, the Promoter shall give 30 (thirty) days notice to the Allottee/s to rectify/remedy such breach and during the notice period, the Allottee/s shall be liable to bear and pay interest at the Interest at the prevailing rate of State Bank of India Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due on the due and payable amount. In the event Allottee/s fail/s to rectify/remedy the breach within notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement ("Termination Date") and (ii) forfeit the amounts equivalent to 10% (ten per cent) of the Sale Consideration and balance if any, shall be refunded to the Allottee/s without any interest within 30 (thirty) days from the Termination Date. It is further clarified that any profit arising from sale of the said Premises to the new Allottee/s shall be of the Promoter and the Allottee/s shall have no claim against the same. In such case Allottee shall bear all incidental expenses like Stamp Duty, Registration fees, Service Tax, VAT, GST, Brokerage, Legal Charges and any other expenses / taxes paid or payable on this Agreement. This amount shall be deducted from the amount received by the Promoter from the Allottee(s).

4.3 Voluntary Cancellation By ALLOTTEE/S :

In the event, the Allottee/s desire/s to cancel the allotment of said Flat for any reason whatsoever, then Promoter shall be entitled to forfeit the amounts equivalent to 10% (ten per cent) of the Sale Consideration and the Allottee/s shall not be entitled to such amount paid by him/her/them/it to the Promoter. The Allottee (s) shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat/Shop is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker for sale of the said Flat to the Allottee/s. The Promoter shall not be liable to refund Service Tax, VAT, GST and all other taxes paid or payable on this Agreement and/or on the Sale Consideration and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due and payable by the Allottee/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Allottee (s) till the time of such cancellation. The Promoter shall return the balance amount from the Sale Consideration (if any) to the Allottee(s) within 30 (thirty) days from the date of such cancellation.

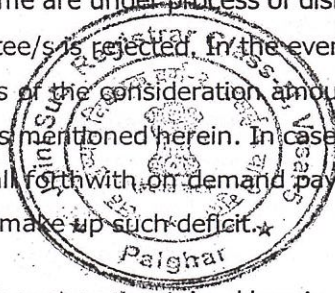
4.4 If for making payment of the Sale Consideration the Allottee/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Premises then the same shall be subject to the consent and approval of

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the Promoter. In the event of the Allottee/s committing default of the payment of the installments of the Sale Consideration or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the Allottee/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Allottee/s, at his/her/their own cost and expenses, shall obtain necessary letter / no due certificate from such financial institution, banks etc. stating that the Allottee/s has/have cleared the mortgage/debt/charge within 15 (fifteen) days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Allottee/s shall be entitled to the refund of the amount (if any). However, the Promoter shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Allottee/s from the balance amount standing to the credit of the Allottee/s with the owner (if any) towards the said Premises and (paid by him/her/them to the Promoter towards the Sale Consideration) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Allottee/s shall be entitled to the refund of the balance amount standing credited to the account of the Allottee/s (if any) with the Promoter towards the said Premises. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Allottee/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Allottee/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Allottee/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Allottee/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Allottee/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Allottee/s is rejected. In the event of the failure of the Allottee/s to pay the installments of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Allottee/s shall forthwith, on demand pay to the Promoter his/her/their proportionate share to make up such deficit.*



4.5 Notwithstanding anything contrary contained herein, in case the Allottee/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the

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Promoter, then the Promoter shall without prejudice to any other rights or remedies that it may have against the Allottee/s, including the right to terminate and forfeit 10% from the Sale Consideration and put an end to this Agreement as mentioned herein, or charge interest from the due date till the date of realization thereof.

4.6 All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

4.7 **PROJECT :**

The name of Complex comprising of. Building No. 1 Wing "A,B,C,D,E,F & G" & Building No. 2 Wing "A,B,C,D,E & F" to be constructed on portion of said Land shall always be known as "**AGARWAL PARAMOUNT**" or such other name as may be confirmed by the Promoter and this name shall not be changed without the written permission of the Promoter.

5. **PROCEDURE FOR TAKING POSSESSION:-**

5.1 Upon obtainment of the Occupancy Certificate from the VVCMC or such other competent authority and upon payment by the Allottee of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Flat/ Shop to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be before taking the possession of the said Flat / Shop. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project.

5.2 The Allottee shall take possession of the said Flat/ Shop within 15 days of the Possession Notice.

5.3 Upon receiving the Possession Notice from the Promoter as provided for hereinabove, the Allottee shall take possession of the said Flat/ Shop from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Flat/ Shop to the Allottee irrespective of whether the Allottee takes or fails to take possession of the said Flat/ Shop within the time provided herein above, such Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Flat/ Shop, as applicable and as shall be decided by the Promoter.

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The Allottee/s shall pay to the Promoters initially Provisional monthly contribution of Rs. 3500/- /- per month towards the outgoings, which shall be revised by the promoters from time to time and payment of such increase in initial contribution shall not be withheld by the Allottee/s for any reason whatsoever. The Allottee/s undertakes to pay such provisional monthly contribution and such share of outgoings in advance for 36 months before the possession of the said Flat/ Shop and thereafter regularly on the 5th day of every month in advance and shall not withhold the same for any reason whatsoever.

5.4 Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share of outgoings in respect of the Real Estate Project and said Land including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the VVCMC or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Land. Until the Society is formed and the Society Conveyance (defined hereinafter) is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion.

5.5 The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall, after completion of initial period of 36 months, pay to the Promoter amounts towards monthly maintenance charges as may be applicable. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance (defined hereinafter) is duly executed and registered.

5.6 If within a period of 5 (five) years from the date of handing over the said Flat/ Shop to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Flat/ Shop or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project.

5.7 The Allottee shall use the said Flat/ Shop or any part thereof or permit the same to be used only for purpose of residential / commercial purpose respectively. The Allottee shall use the vehicle parking space only for purpose of parking vehicle and Balcony Area for lawful purpose.

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5.8 It is agreed and clarified that Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Flat/Shop, vehicle parking, etc. separately and independently and the Purchasers / Allottees of all the Flat/ Shop, vehicle parking, etc. in said building shall be admitted to the Society.

6. FORMATION OF SOCIETY AND OTHER SOCIETIES:-

6.1 The Promoter shall, as per RERA Act and RERA Rules, submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of Flats / Shops in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made there under, read with RERA and the RERA Rules.

6.2 The Allottee shall, along with other allottees of Flats/ Shops in the said Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules there under and in accordance with the provisions of the RERA and RERA Rules,

6.3 For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

6.4 The name of the Society shall be ~~solely~~ decided by the Promoter.

6.5 The Society shall admit all Allottees of Flat/ Shop in the said Project as members, in accordance with its bye-laws.

6.6 The Promoter shall be entitled, but not obliged to join as a member of the Society in respect of unsold Flat/ Shop in the said Project, if any & shall not be liable to pay any maintenance charges or other levies to society/ Organization on unsold Flat / Shop till the period they are sold.

6.7 The cost, charges, expenses, levies, fees, taxes, duties, fines, penalties, interest including stamp duty and registration charges, with respect to the formation

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of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Society/ and their members/ including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

6.8 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold Flat/ Shop, vehicle parking spaces etc. in the said Building/ shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the Society in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Society shall object to or dispute the same. On Promoter intimating to the Society, the name or names of the Allottee/s or acquirer/s of such unsold Flat/ Shop, premises, etc., the Society shall forthwith accept and admit such Allottee/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by Promoter from such Allottees as mentioned in Clause 6.9 below. It is further clarified that for sale of such premises, Promoter shall not be liable to take any permission/consent of the Society. Further Promoter shall not be liable to pay any maintenance charges or other levies to society/ Organization on unsold Flats / Shops.

6.9 The Allottee/s shall pay to the Promoter/Society the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Flat/ Shop immediately before taking possession thereof.

6.10 The Apex Body shall be formed of Entities & Organizations formed in respect of the Project and the Other Projects on the Entire Land, as its members and registered under the provisions of the MOFA (as applicable) and RERA, inter alia, for the purpose of repair and maintenance of the Common Areas & Amenities and for the management of the Corpus Fund. Accordingly, it is agreed and recorded as follows:-

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- (i) The Land owners shall open a Bank Account in the name of the Apex Body for the limited purpose of depositing therein contributions towards a Corpus Fund and making disbursements towards such repair and maintenance of the Common Areas & Amenities;
- (ii) The Land owners/ Apex Body (as the case may be) shall be entitled to appoint a Property Management Company/Agency having know how and experience in maintenance of Common Areas & Amenities and shall have the authority and discretion to negotiate with such Property Management Company/Agency and to enter unto and execute a formal Agreement/s for maintenance and management of Common Areas & Amenities with it/them. The Apex Body may enter into other related Agreements with any other company or organization as may be necessary for effective, full and efficient management of the Common Areas & Amenities Infrastructure (hereinafter referred to as the " Common Areas & Amenities Maintenance Agreements");
- (iii) The Land Owners/Apex Body (as the case may be) shall be entitled to invest the Corpus Fund less the aggregate of the payments to be made to the Property Management Company/Agency or any other organizations towards the repair and maintenance of the Common Areas & Amenities in accordance with the Common Areas & Amenities Agreements made with them, in Fixed Deposit/s with Bank/s for an appropriate term as may be determined by the Land Owners/ Apex Body and or its nominees / assigns;
- (iv) It is clarified that the Apex Body and/or the respective Entities & Organizations formed in respect of the Project and Other Projects shall not be competent and it shall not be within the power, authority and/or jurisdiction of Apex Body and/or the respective Entity/ies & Organizations formed in respect of the Project and the Other Projects to deal with any matter relating to the development of the Larger Land or any part thereof or the transfer or the sale or utilization of any part of the Aggregate Development Potential . The Apex Body and/or the respective Entity/ies & Organizations formed in respect of the Project and Other Projects shall strictly function within the frame work of its constitution as framed by the Land Owners. All the development potential of the Entire Land including in the form of the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the Land Owners and the Land Owners shall always be entitled to utilize and exploit the

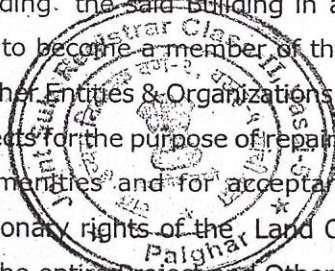
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same on the Entire Land or any part thereof and/or upon the buildings constructed thereupon in such manner as it deems fit except on the Project Land;

(v) The freely assignable and transferable lease in perpetuity to be executed by the Land Owners in favour of the Entity & Organization formed in respect of the Project of the land underneath the said Buildings No.1 & 2 together with land appurtenant thereto not less than 6 meters in width thereon at a nominal lease rent of Re 1/- (Rupee One Only) per annum shall, inter alia, contain covenants to be observed and performed by the Entity & Organization formed in respect of the Project viz: (a) to pay the Co-operative Society's share of taxes in respect of all taxes assessment, dues, cesses and outgoings, in respect of the Project Land and the Buildings thereon, (b) to bear and pay the nominal lease rent as stipulated in the Lease, (c) to bear and pay any contribution of costs, charges and expenses as may be levied by the Promoter or the Apex Body, (d) not be entitled to any part or portion of the Aggregate Development Potential which shall always stand vested in the Land Owners and the Land Owners shall always be entitled to utilize and exploit the same on the Project Land Avenue 'Q' and/or the said Avenues in such manner as it deems fit and the Entities & Organizations formed in respect of the Project shall not have any objection in this regard, (e) to do all other acts, deeds, matters and things as may be necessary to enable the Promoter and/or Co-Owners to continue / resume the development of the remaining phases in respect of the Project and the Other Projects on the remaining portion of the Entire Land and the Common Areas & Amenities without any obstruction, hindrance or interference from the Entity & Organization formed in respect of the Project or any of its members it being agreed that breach of any of these covenants will entitle the Land Owners to terminate the Lease and to re-enter the Project Land or any portion thereof including the said Building in accordance with the provisions of the law, (f) to become a member of the Apex Body as and when formed along with other Entities & Organizations formed in respect of the Project and Other Projects for the purpose of repair and maintenance of the Common Areas & Amenities and for acceptance of the Deed of Conveyance of the reversionary rights of the Land Owners in the Entire Land upon completion of the entire Project and Other Projects. The entire development of the Entire Land shall deemed to be completed upon the development of the Entire Land by utilization of the entire Aggregate



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Development Potential in accordance with any scheme introduced by the Government, CIDCO/VVCMC/Planning Authority, MMRDA or any other statutory bodies/authorities and on completion of the Common Areas and Amenities including Amenity Plots and buildable reservations by construction of all buildings thereon and completion of the Common Areas & Amenities and the sale of built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and / or let-out made with purchasers and / or lessees, licensees, etc. and formation of all Entities & Organizations formed in respect of the Project and Other Projects and execution of Leases in favour of the Entities & Organizations formed in respect of the Project and Other Projects and the transfer and conveyance of the buildings in favour of the Entities & Organizations formed in respect of the Project and Other Projects and, formation of the Apex Body and transfer of the reversionary rights of the Land Owners in the Entire Land to the Apex Body. The Allottee/s shall not raise any objection and/or claim any compensation if the area of the Project Land to be leased is less or more than the area shown in the **Second Schedule** hereunder written;

7. The Allottee shall, before delivery of possession of the said Flat/ Shop as mentioned above, deposit the following amounts with the Promoter,-

- a. Rs. _____/- for share money of the Society
- b. Rs. _____/- Proportionate share of taxes and other charges/levies in respect of the Society and Apex Body (as and when applicable) ;
- c. Rs. _____/- towards Application money, Entrance fee of Society/ Apex Body, Development Charges, water, electricity, and other utility and services connection charges.
- d. Rs. 84000/- towards 24 months of adhoc advance maintenance charges.

The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts paid by the Allottee with the Promoter.

8. **RIGHTS IN THE SAID FLAT AND COMMON AREA :-**

It is expressly agreed that the right of the Allottee/s under this Agreement or otherwise shall always be restricted to the said Flat only, and such right will

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accrue to the Allottee/s only on the Allottee/s making payment of all the amounts including the Sale Consideration to the Promoter strictly in accordance with this Agreement and only on the Allottee/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof.

9. The Allottee shall pay to the Promoter a sum of Rs. _____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Transfer Documents and other deeds, documents and writings.

10. At the time of registration of conveyance the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

(i) The Promoter has lawful rights and requisite approvals from the competent authorities to carryout development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building and if and when necessary;

(ii) The Promoter has clear and marketable title and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the Land for the implementation of the said project.

(iii) There are no encumbrances/litigations of the Promoters pending before any Court of Law with respect to the said building.

(iv) All approvals, licenses and permits issued by the competent authorities with respect to the said Building, are valid and subsisting and have been

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obtained by following ~~due process of law~~. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Building, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building and common areas;

(v) The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoter are restricted to enter into these presents;

(vi) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Flat/ Shop, which will, in any manner, affect the rights of Allottee under this Agreement;

(vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/ Shop to the Allottee in the manner contemplated in this Agreement;

(viii) The Promoter/land owners shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society;

(ix) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Promoter obtains Occupation Certificate and there upon the same shall be borne by the Society;

(x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

12. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the

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Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store anything in the refuge floor nor store any goods in the said Flat/ Shop which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building and in case any damage is caused to the said Building on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.

iii. To carry out at his/her/their own cost all internal repairs to the said Flat/ Shop and maintain the said Flat/ Shop in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Flat/ Shop is situated or the said Flat/ Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the said Flat/ Shop committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the said Flat/ Shop 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 said Flat/ Shop or any part thereof nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Flat/ Shop is situated and shall keep the portion, sewers, drains and pipes in the said Flat/ Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Flat/ Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or

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other structural members in the said Flat/ Shop without the 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 Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

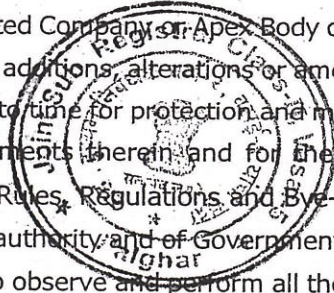
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/ Shop into the compound or the refuge floor or any portion of the said Property / said Building. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately rectify the same at his/her/their own costs and expenses.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. 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 other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is Sold.

ix. The Allottee shall not let, sub-let, transfer, assign, sell lease, give on leave & licence or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments 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 Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall



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pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till the Larger Land is conveyed/leased in favour of the Apex Body , the Allottee 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, the buildings/towers/units thereon, or any part thereof, to view and examine the state and condition thereof.

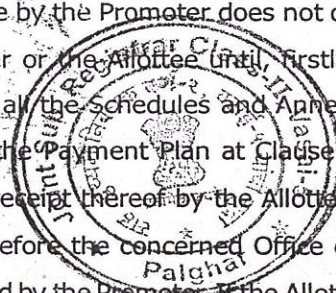
13. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

14. MORTGAGE :-

Promoter shall not Mortgage or create a charge after the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Flat/ Shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Flat/ Shop.

15. BINDING EFFECT:-

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Payment Plan at Clause 1 (c) above, within 30 (thirty) days from the date of receipt thereof by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve



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a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever after deducting all incidental expenses like Stamp Duty, Registration fees, Service Tax, VAT, GST, Brokerage, Legal Charges and any other expenses / taxes paid or payable on this Agreement.

16. ENTIRE AGREEMENT:-

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/ Shop, as the case may be.

17. RIGHT TO AMMEND:-

This Agreement may only be amended through written consent of the Parties.

18. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S AND SUBSEQUENT ALLOTTEE(S):-

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 said Building shall equally be applicable to and enforceable against any subsequent allottee(s) of the said Flat/ Shop, in case of a transfer, as the said obligations go along with the said Flat/ Shop, for all intents and purposes.

19. SEVERABILITY:-

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made there under or under other applicable laws, such Provisions of this 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 RERA or the Rules and Regulations made there under or the applicable law, 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.



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20. METHOD OF CALCULATION OF PROPORTIONATE SHARE:-

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in, the same shall be in proportion to the carpet area of the said Flat/ Shop to the total carpet area of all the other premises in the said building.

21. FURTHER ASSURANCES:-

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

22. PLACE OF REGISTRATION:-

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

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22.2. The Allottee/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Allottee/s or their agents will attend such office and admit execution thereof.

22.3 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges, taxes, GST, other levies and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat/ Shop including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.



23. NOTICE:-

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

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Name of Allottee : MR. SURAJ RABENDRA WAGHMARE
Allottee's Address : D/301 BLDG NO.6, VINAYUNIQUE RES
NR MULJHIBHAI MEHTA INT SCHOOL, VIRAR W-401303
Allottee's Notified Email ID: suraj.waghmare@sbi.co.in

Suraj Waghmare

Promoter Name : M/s **AGARWAL REALTORS**

Promoter's Address : 9, GOKUL ANNEXE, OPP. MEHTA SCHOOL, GOKUL TOWNSHIP,
BOLINJ, VIRAR (WEST), DIST. PALGHAR - 401 303.

Promoter's Notified E-mail ID : agarwalgrouprrera@gmail.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement, in the above address by Registered Post A.D. failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

24. JOINT ALLOTTEES:-

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to considered as properly served on all the Allottees.

25. Stamp Duty and Registration Charges:-

The charges towards stamp duty fees, registration charges and all other charges of this Agreement shall be borne by the Allottee alone.

26. Dispute Resolution:-

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, there under.

27. Governing Law:-

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.



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Suraj Waghmare

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३४ / ८५

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Larger Land)

All that pieces or parcels of non-agricultural admeasuring **12,364.80 sq.mtrs** bearing New Survey Nos. **5, 5B, 5D, 5F, and 5G** to be constructed through utilization of Developer's built-up area of **35,097.49** sq. meters, situate lying and being at Village Dongare (Dongar Pada) also known as "**Village Narangi**" within the Registration Sub-District of **Vasai**, District - **Palghar**.

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Said Flat / Shop)

Flat/Shop bearing No. 703, on the 7th Floor in Wing B admeasuring 73.23 Square meters (Carpet area) as per RERA in the Building No: 1, in the Complex Known as "**AGARWAL PARAMOUNT**" situated in "**Avenue "Q"**", being a part of land bearing Survey Nos. **5, 5B, 5D, 5F, and 5G** and situate lying and being at Village Dongare (Dongar Pada) also known as "**Village Narangi**" within the Registration Sub-District of **Vasai**, District - **Palghar**.

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३८ / ८५

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE
YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the]

Within named "THE PROMOTERS"]

M/S. AGARWAL REALTORS]

For M/S. AGARWAL REALTORS

Through its Partner]

MR. PANKAJ L. AGARWAL]

1.]



P.L.A.

PARTNER

In the presence of]

1. *P.R.W.*

2. P. R. W.



SIGNED AND DELIVERED by the]

Within named "THE ALLOTTEE/S"]

SURAJ RAJENDRA WAGHMARE]



Swaghamare



in the presence of]

1. *P.R.W.*

2. P. R. W.



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३०/५

RECEIPT

RECEIVED the day and the year first)
 Hereinabove written of and from the)
 Within named **ALLOTTEE/S**, the sum of)
Rupees FIFTY ONE THOUSAND)
ONLY ————— X —————)
 as and by way of part consideration money (Part))
 paid by him/her/them to us.)
 vide Cheque / ~~DD~~ / ~~PO~~ / ~~RTGS~~ / ~~NEFT~~ No.)
 " 675338 " dated 22/12/2019)
 drawn on STATE BANK OF INDIA)
 ————— X ————— X —————)
 Branch:- NALLASOPARA-WEST)

Rs. 51,000/- /-

WE SAY WE HAVE RECEIVED

For **M/S. AGARWAL REALTORS**

PR


PARTNER

Witnesses :-

1. *PR*
2. *P.R.W.*

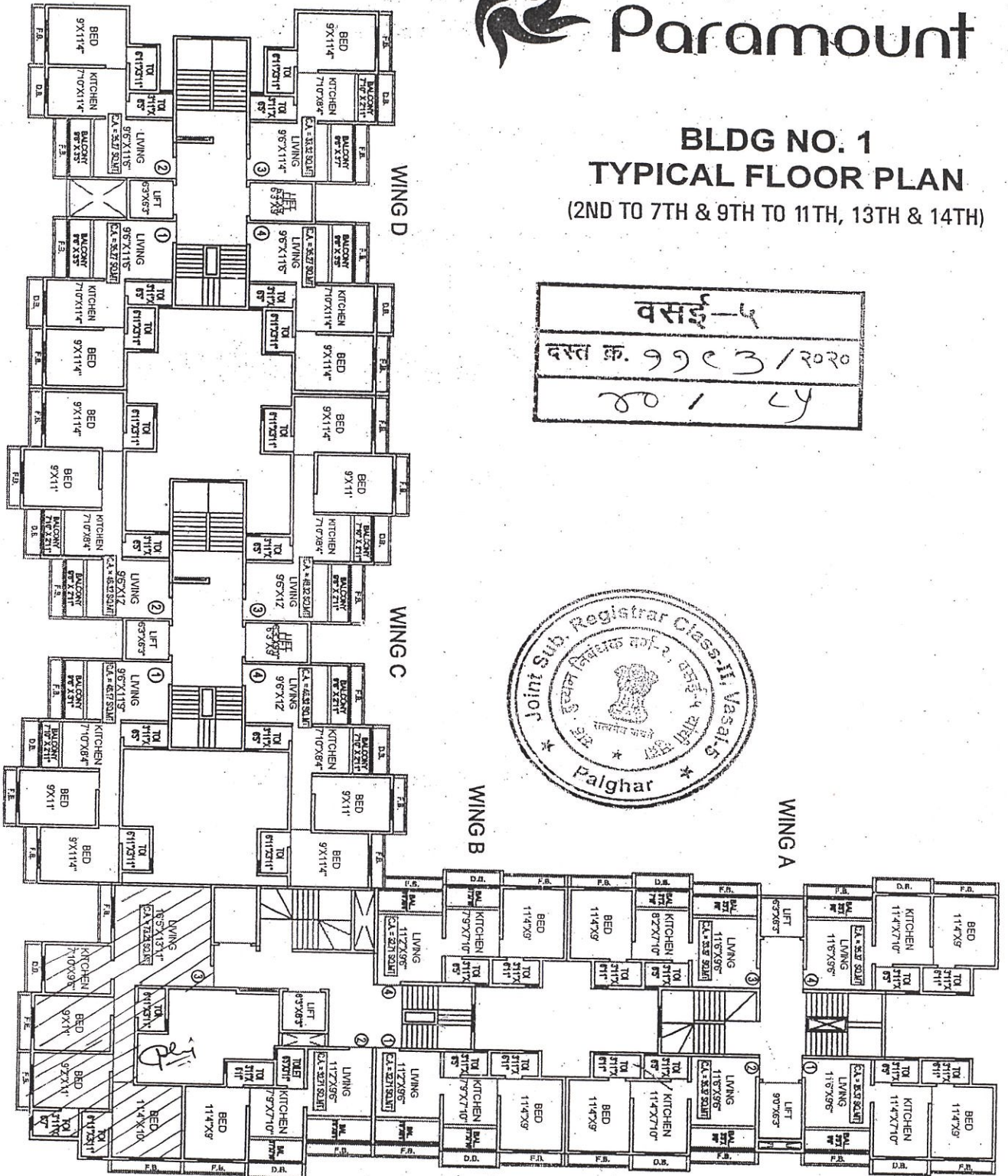


ANNEXURE - E



AGARWAL Paramount

BLDG NO. 1
TYPICAL FLOOR PLAN
(2ND TO 7TH & 9TH TO 11TH, 13TH & 14TH)



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२०/१५



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FLAT NO. 703 ON 7th FLOOR IN B WING
IN THE BUILDING NO.1 KNOWN AS "AGARWAL PARAMOUNT."
CARPET AREA OF THE FLAT 73.23 SQ. MTRS.

For M/s. AGARWAL REALTORS

Pei

PARTNER

Pei

Swagman

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दस्त क्र. ११८३ / २०२०
४९ / ८५

ANNEXURE "F"

LIST OF AMENITIES (Only For Flats)

1. Designer Kitchen trolley.
2. Flooring in full Flat.
3. POP Finish in Living Room and Bed Room.
4. Concealed Plumbing.
5. One Water Tank.
6. Single Phase Electricity meter in each Flat.
7. Wash Basin.
8. Flush Tank in W.C.
9. Dado tiles in Bath / W.C. / Toilets.
10. Electric wiring with sufficient points.
11. Attractive main door.
12. Aluminium sliding windows with Marble frame.
13. Granite kitchen platform with 4' dado tiles above kitchen platform wall.
14. Acrylic Distemper paint in all rooms.
15. Decorative Curtains.
16. Cooktop gas and Chimney.
17. Geyser.
18. Intercom
19. Video Door Phone

LIST OF AMENITIES (Only For Shop)

1. Flooring in Full Shop.
2. Electric wiring with Sufficient points.
3. Acrylic distemper paint inside the shop.
4. One Rolling Shutter.

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ANNEXURE 'A'

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२२ / ४

मुलक कार्यालय, वसई
वसई (पूर्व),
क्र. सर्व, वि. शासक - ५११३०५



वसई विकास प्राधिकरण
जिल्हा कार्यालय, वसई
दिनांक : ०७/०९/२०१५

- 5) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/0347/2011-12 dated 13/06/2012.
- 6) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/23/07/2011-12 dated 31/03/2012.
- 7) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/07/12/2012-13 dated 13/06/2012.
- 8) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/07/23/2012-13 dated 13/06/2012.
- 9) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/07/29/2012-13 dated 14/03/2013.
- 10) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/07/29/2013-14 dated 26/10/2013.
- 11) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/07/29/2014-15 dated 02/07/2014.
- 12) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/25/29/2014-15 dated 09/06/2014.
- 13) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/02/29/2014-15 dated 17/01/2015.
- 14) Competent Authority Order of VVCHC as per MRTP Act. Dated 02/06/2012.
- 15) Your Architects letter dated 25/05/2015.

Sir / Madam,
The Development Plan of Vasai Vihar Sub Region is sanctioned by Government of Maharashtra vide Notification no. TFS-2205/1545/CR-239/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in tandem. Further 5 EPS were approved vide Notification No. TFS-1208/19/27/CR-65/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TFS-1208/19/17/CR-65/09/UD-12 dtd. 19/05/2009, Notification No. TFS-1208/19/17/CR-89/08/UD-12 dtd. 05/11/2009, 11 EPS were approved vide Notification No. TFS-1208/19/17/CR-89/08/UD-12 dtd. 04 April 2012 and 1 EP was approved vide notification no. TFS-2214/07/5/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Vihar City Municipal Corporation vide Notification no. TFS-1208/24/25/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Vihar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages namely, Arnaba Killa, Potipadar, Mukker, Temb, Kalkapur, Chandrapada, Tekri, Kheirpada, Sasabi, Rangoo, Dohi, Khadi, Phochwask, Fall, Turli, Octera, Terhad, Hajjpada, Saspu, Kalamb, notification no. TFS-1214/08/54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCHC is functioning as per MRTP Act 1966. The details of permission are as under:-

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VSR/CC/SP-3519/W/2617 dated. 27/12/05 & CIDCO/VSR/CC/SP-3519/W/151, dated. 29/01/2008.

The details of the layout is given below :-

Sl. No.	Name of assessee / Owner	M/s. Evershine Developers P.A. Holder.	Location	Residential/Restaurant with shopping
1.			Dangre	532440.00 sqm.
2.			Land Used (Predominant)	46309.07 sqm.
3.			Gross Plot Area	5950.00 sqm.
4.			Area deleted from layout	128634.40 sqm.
5.			Net Area(4-5+6)	63448.63 sqm.
6.			Less D. F. Reservation	212103.23 sqm.
7.			Total Area (5+6)	42234.77 sqm.
8.			Balance Area (7-10)	

मुलक कार्यालय, वसई
वसई (पूर्व),
क्र. सर्व, वि. शासक - ५११३०५



वसई विकास प्राधिकरण
जिल्हा कार्यालय, वसई
दिनांक : ०७/०९/२०१५

- 1) Commitment Certificate No. CIDCO/VSR/CC/SP-3519/W/2617 Dated. 27/12/05.
- 2) Commitment Certificate No. CIDCO/VSR/CC/SP-3519/W/151 Dated. 29/01/2008.
- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009.
- 4) Revised Development Permission granted vide letter no. VVCHC/TP/AN/VP-0453/0347/2011-12 dated 13/06/2012.

Sir / Madam,
The Development Plan of Vasai Vihar Sub Region is sanctioned by Government of Maharashtra vide Notification no. TFS-2205/1545/CR-239/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in tandem. Further 5 EPS were approved vide Notification No. TFS-1208/19/27/CR-65/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TFS-1208/19/17/CR-65/09/UD-12 dtd. 19/05/2009, Notification No. TFS-1208/19/17/CR-89/08/UD-12 dtd. 05/11/2009, 11 EPS were approved vide Notification No. TFS-1208/19/17/CR-89/08/UD-12 dtd. 04 April 2012 and 1 EP was approved vide notification no. TFS-2214/07/5/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Vihar City Municipal Corporation vide Notification no. TFS-1208/24/25/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Vihar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages namely, Arnaba Killa, Potipadar, Mukker, Temb, Kalkapur, Chandrapada, Tekri, Kheirpada, Sasabi, Rangoo, Dohi, Khadi, Phochwask, Fall, Turli, Octera, Terhad, Hajjpada, Saspu, Kalamb, notification no. TFS-1214/08/54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCHC is functioning as per MRTP Act 1966. The details of permission are as under:-

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4.			Area deleted from layout	128634.40 sqm.
5.			Net Area(4-5+6)	63448.63 sqm.
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7.			Total Area (5+6)	42234.77 sqm.
8.			Balance Area (7-10)	



मुख्य कार्यालय, विरार
 विरार (पश्चिम)
 मा. बार्दा, वि. वासा- ४०१३०५

जयक. क्र. : व. वि. मा. म.
 दिनांक : ०७/०९/२०१५

VVMC/CTP/RDP/NP-453/ 2-6-2 / 2015-16

पत्र क्र. ९९२३/२०२०
 ४३ / ८५

मुख्य कार्यालय, विरार
 विरार (पश्चिम)
 मा. बार्दा, वि. वासा- ४०१३०५

जयक. क्र. : व. वि. मा. म.
 दिनांक : ०७/०९/२०१५

VVMC/CTP/RDP/NP-453/ 2-6-2 / 2015-16

14. Net Plot Area 65% of (11) 567356.04 sq.m.
15. Add Land proposed 9.5% 53895.82 sq.m.
16. Add 75% D. P. Road Area 94990.80 sq.m.
17. Permissible Built-up Area 716245.66 sq.m.
18. Total Built-up Area Proposed 714846.29 sq.m.

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1956 and Clause 2.4.2 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 10583500/- (Rupees One Crore Five Lakh Sixty Three Thousand Five Hundred Only) deposited vide Challan No. 4025 Dated 02/12/2005, Challan No. 14613 Dated 21/01/2008, Challan No. 20513 Dated 11/05/2009, Challan No. 23574 Dated 07/10/2009, Challan No. 27527 Dated 07/07/2013 with CI/CO & Receipt No. 91454 Dated 07/05/2011, Receipt No. 150528 & 150529 dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012 with VVMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions stipulated in the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial steps of the Municipal Corporation.

The details of buildings is given below:
 AREA SUMMARY (NOW PROPOSED)
 (AVENUE D1, L1, L2, L3, L4, L5 & L6)

AMENDED BUILDING IN AVENUE D1							
Sr. No.	Predominant Use	Bldg. Ave./wing	No. of Floors	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)	
1.	Residential/ with Shopline	D1 (A&B)	S+14	01	164	0	6220.40
2.	Residential/ with Shopline	D1 (C)	S/G+14	01	82	08	3915.23
3.	Residential/ with Shopline	D1 (D)	S/G+14	01	96	13	4634.37
4.	Residential/ with Shopline	D1 (E)	S/G+14	01	82	09	3928.63
Total				4	424	30	18698.83

AMENDED BUILDING IN AVENUE L1 & L2							
Sr. No.	Predominant Use	Bldg. Ave./wing	No. of Floors	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)	
1.	Residential/ with Shopline	L1 (A,B,C)	S/G+14	01	218	31	10008.04
2.	Residential/ with Shopline	L1 (D,E,F)	S/G+14	01	218	17.	9571.61
Total				2	436	48	19579.65

AMENDED BUILDING IN AVENUE L3							
Sr. No.	Predominant Use	Bldg. Ave./wing	No. of Floors	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L3 (A&B)	S/G+14	01	164	13	7224.05
2.	Residential/ with Shopline	L3 (C&D)	S/G+14	01	224	24	9700.66
3.	Residential/ with Shopline	L3 (E&F)	S/G+14	01	164	13	7220.24
Total				3	552	50	24154.96

AMENDED BUILDING IN AVENUE L4							
Sr. No.	Predominant Use	Bldg. Ave./wing	No. of Floors	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L4 (A,B,C)	S/G+14	01	218	20	9590.29
2.	Residential/ with Shopline	L4 (D,E,F)	S/G+14	01	218	21	9590.85
Total				2	436	41	19381.23

AMENDED BUILDING IN AVENUE L5 & L6							
Sr. No.	Predominant Use	Bldg. Ave./wing	No. of Floors	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L5&L6 (A)	S/G+14	01	76	14+2 Office	4427.74
2.	Residential/ with Shopline	L5&L6 (B)	S/G+14	01	68	09	3260.74
3.	Residential/ with Shopline	L5&L6 (C)	S/G+14	01	82	14	4136.65
4.	Residential/ with Shopline	L5&L6 (D)	S/G+14	01	82	0	2859.90
5.	Residential/ with Shopline	L5&L6 (E)	S/G+14	01	82	0	3356.42
6.	Residential/ with Shopline	L5&L6 (F)	S/G+14	01	82	09	4259.38
7.	Residential/ with Shopline	L5&L6 (G)	S/G+14	01	95	12	4220.53
8.	Residential/ with Shopline	L5&L6 (H)	S/G+14	01	78	14+2 office	4374.11
9.	Residential/ with Shopline	L5&L6 (I)	S/G+14	01	62	10	4178.41
Total				9	730	82+4 office	35303.97



वसई-५
 वसई क्र. ११९३ / २०२०
 ४४ / ८५

मुख्य कार्यालय, विहार
 विहार (पूर्व),
 न. वार्ड, वि. वावरा - ४०१ ३०५.



संचालक : व. वि. अ. अ.

दिनांक : ०७/०९/२०१५

VCHC/TP/RDP/VP-453/ 2.6.2. 2.0.15-16
 28/10/2013 Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15. Dated 02/07/2014 Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15. Dated 09/10/2014 Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/02/26/2014-15. Dated 13/01/2015. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revocation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CU.M. 1.33 CU.M. Capacity for every 50 tenements or part thereof for non-bio degradable & Bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the Certificate, if applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporation. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VCHC before applying for occupancy certificate regarding compliance to governing tree act also.



मुख्य कार्यालय, विहार
 विहार (पूर्व),
 न. वार्ड, वि. वावरा - ४०१ ३०५.

मुख्य कार्यालय, विहार
 विहार (पूर्व),
 न. वार्ड, वि. वावरा - ४०१ ३०५.



संचालक : व. वि. अ. अ.

दिनांक : ०७/०९/२०१५

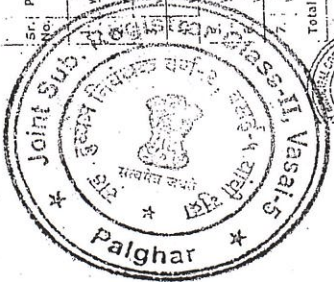
VCHC/TP/RDP/VP-453/ 2.6.2. 2.0.15-16
 AMENDED BUILDING IN AVENUE Q - Bldg. 1

Sr. No.	Predominant Use	Bldg. Ave./Wing	No. of Floors	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
	Residential/ with Shopline (A)	Q- Bldg.1	S/G+14	01	54	05	2159.68
	Residential/ with Shopline (B)	Q- Bldg.1	S/G+14	01	54	11	2804.45
	Residential/ with Shopline (C)	Q- Bldg.1	S/G+14	01	54	08	3002.22
	Residential/ with Shopline (D)	Q- Bldg.1	S/G+14	01	54	06	2227.21
	Residential/ with Shopline (E)	Q- Bldg.1	S/G+14	01	54	06	2659.24
	Residential/ with Shopline (F)	Q- Bldg.1	S/G+14	01	82	15	4230.39
	Residential/ with Shopline (G)	Q- Bldg.1	S/G+14	01	54	06	2163.52
Total				07	406	58	19446.71

AMENDED BUILDING IN AVENUE Q - Bldg. 2

Sr. No.	Predominant Use	Bldg. Ave./Wing	No. of Floors	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline (A)	Q- Bldg.2	S/G+15	01	54	05	2835.80
2.	Residential (B)	Q- Bldg.2	S/G+14	01	54	0	2061.18
3.	Residential (C)	Q- Bldg.2	S/G+14	01	54	0	2061.18
4.	Residential (D)	Q- Bldg.2	S/G+14	01	54	0	2051.18
5.	Residential/ with Shopline (E)	Q- Bldg.2	S/C+14	01	82	07	4100.49
6.	Residential/ with Shopline (F)	Q- Bldg.2	S/G+14	01	54	07	2530.55
Total				06	352	19	15650.78

The revised plan duly approved is for the above mentioned building only. The conditions of Commencement Certificate granted vide Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15 dated 02/07/2014. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/02/26/2014-15 dated 09/10/2014. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15 dated 13/01/2015. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15 dated 28/10/2013. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15 dated 02/07/2014. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/02/26/2014-15 dated 09/10/2014. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15 dated 13/01/2015. Revised Development Permission granted vide letter no. VCHC/TP/RDP/VP-0453/07/2014-15 dated 28/10/2013.



वसई-५

दस्ता क्र. ११२३ / २०२०

४५ / ५



मुख्य कार्यालय, विरा
विरा (पुर्वी),
म. बार्ड, वि. पालका - ४०१ ३०५.

दूरध्वनी : २१५० - २६२६९१ / २६२६९२/२६२६९३
फैक्स : २१५० - २६२६९३
ई-मेल : vasai@vvcmc.org

आवक क्र. : व.वि.प्र.म.
दिनांक : ०७/०९/२०१५

VVCNC/TP/RDPNP-453/ 2.62. 1-6) 5-16

13) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P., Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sites etc) before applying for Plinth Completion Certificate.

15) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all the steps including Hon'ble Court Orders.

Yours faithfully,
[Signature]
Director of Town Planning
Vasai-Virar City Municipal Corporation



c.c. to:
1. Asst. Commissioner, UO,
Vasai-Virar City Municipal Corporation,
Ward office, A.....
M/s. Shah Gattani Consultants, Architects,
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar.



मुख्य कार्यालय, विरा
विरा (पुर्वी),
म. बार्ड, वि. पालका - ४०१ ३०५.

दूरध्वनी : २१५० - २६२६९१ / २६२६९२/२६२६९३
फैक्स : २१५० - २६२६९३
ई-मेल : vasai@vvcmc.org

आवक क्र. : व.वि.प्र.म.
दिनांक : ०७/०९/२०१५

VVCNC/TP/RDPNP-453/ 2.62. 2015-16

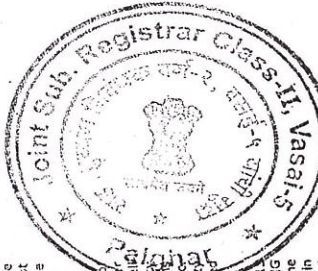
13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TE-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCNC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCNC.

14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD HCC, NOC from Highway Authority, NOC from Railway, HOC from MSEP, MOEF, CRZ/Wetlands etc., as may be applicable and N.A. Title as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept./Act/s/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCNC is not responsible for the lapses from your side.

15) You are responsible for complying with all conditions of N.A. order/s/ permission other, permissions of other authorities including MOEF/CRZ/Wetlands etc. in case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may be reported for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order/s/ etc. Only you are liable for any actions as may be contemplated by the said authorities notwithstanding the permission granted by VVCNC as the same need to be ensured by Concerned Authority.

16) As per notification no. TPB-4312/CR-45/2012/(V)/UD-11 dtd. 8th November 2012 from GOM U/s. 37 (1A) (C) of MR & TP Act, 1956, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of areasq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkani Housing and Area Development Board, MHADA, Room No.169A, Merzakhine Floor, Giriharinan Bhavan, Bandra (E), Mumbai-403 051 contact No. 022656405018.

17) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs, you are responsible for the same and VVCNC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.



ANNEXURE "B"



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसाई, जि. पालघर, पिन ४०१ ३०५.

वसाई-५
दस्त क्र. ११९३ / २०२०
४६ / ५

दूरधनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८९०
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-453/091/2017-18

13 / 10 / 2017

To,
M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Development Permission for proposed Residential/ Residential with shopline building 1 (wing A,B,C,D,E,F,G) & Building 2(wing A,B,C,D,E,F) (Stilt/Gr+14) in Avenue O & Residential/ Residential with shopline building 1,2,2A,3,4 in Avenue K2 (Stilt/ Gr + Podium+ 14) Plan approval on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasal, Dist: Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dtd. 2/12/2005.
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dtd. 29/01/2008.
- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
- 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
- 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
- 6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
- 7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
- 8) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
- 9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
- 10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0279/2013-14. Dtd. 28/10/2013.
- 11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/077/2014-15. Dtd. 02/07/2014.
- 12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dtd. 09/10/2014
- 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0276/2014-15. Dtd. 17/01/2015
- 14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16. Dtd. 07/11/2015
- 15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/026/2017-18. Dated 26/05/2017
- 16) Competant Authority Order of VVCMC as per MRTP Act. Dated 02/06/2012.
- 17) Your Architects letter dated 06/12/2016 & 19/07/2017.



Sir/ Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर, पिन ४०१ ३०४.

फ़ोन : ०१९०-२११११०
ई-मेल : vasalincorporation@yahoo.co

जातक क्र. : ब.दि.भा.म.
दिनांक : ३ बुले २००९

13/10/2017
WVCMC/TP/RDP/NP-453/09/12/01/7-18
Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPs were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt. Maharashtra as SPA for 21 villages Amala, Amala Killa, Patlipada, Mukkam, Temb, Kolhapur, Chandrapada, Toki, Khatirpada, Vasalai, Rangao, Dolvi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Mallipada, Saipala & Kalamb, notification no. TPS-1214/UDR-54/CR-47/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WVCMC is functioning as per MRTP Act 1966. The details of permission are as under:-

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/WVSR/CC/BP-3519/W/2617.Dated. 29/01/2008 & CIDCO/WVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The detail of the Layout are given below:

Name of assessee / Owner	M/s Evershine Developers
Location Used (Predominant)	Residential/Residential with shopline
AREA OF PLOT(as per 7/12)	879581.01 Sq.mt
AREA DELETED FROM LAYOUT	800.00 Sq.mt
S.NO 1A (46/7) H.No 1-1-9(P)	678781.01 Sq.mt
NET PLOT AREA	126654.40Sq.mt
LESS PROPOSED 30M. & 20M. D.P. ROAD (127052.07 - 397.67)	85448.835Sq.mt
LESS D.P. RESERVATION	212103.235Sq.mt
TOTAL AREA (7+8)	666677.785Sq.mt
NET PLOT AREA (6-9)	100001.675Sq.mt
R.G 15% OF (10)	33333.89 Sq.mt
5% C.F.C. OF (10)	56667.115Sq.mt
BUILDABLE AREA 85 % OF (10)	53834.23 Sq.mt
ADD 9.5% LAND POOLING AREA (13)	94990.80 Sq.mt
ADD. 7.5% D.P. ROAD AREA	715501.14 Sq.mt
PERMISSIBLE BUILT UP AREA	715227.36 Sq.mt
TOTAL BUILTUP AREA PROPOSED	273.78 Sq.mt
BALANCE AREA	

The commencement certificate shall remain valid for a period of one year for of MR particular building under reference from the date of its issue (As per Section 44 of MR TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 10573466/- (Rupees One Crore Five Lakh Seventy three Thousand Four Hundred Sixty-Six Only) deposited vide Challan No. 4025 Dated 02/12/2005 Challan No. 14613 Dated 21/01/2008, Challan No. 20613 Dated 11/06/2009, Challan No. 23574 Dated 07/10/2009, Challan No. 27527 Dated 07/07/2010 with CIDCO Receipt No. 91454 Dated 07/05/2011, Receipt No. 150528 & 150529 Dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012 & Receipt No. 60008 Dtd.28/09/2017 with WVCMC as interest from security deposit shall be forfeited either whole or in part at the absolute discretion of the Municipal Corporation for breach of an other Building Control Conditions. Such forfeiture shall be without prejudice to any other Building Control Conditions.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर, पिन ४०१ ३०४.

फ़ोन : ०१९०-२११११०
ई-मेल : vasalincorporation@yahoo.com

जातक क्र. : ब.दि.भा.म.
दिनांक : ३ बुले २००९

13/10/2017
WVCMC/TP/RDP/NP-453/09/12/01/7-18

Please find enclosed herewith the approved Revised Development Permission for Proposed Residential/ Residential with shopline building 1 (wing A,B,C,D,E,F,G) & Building 2(wing A,B,C,D,E,F) (Silt/Gr+14) In Avenue Q & Residential/ Residential with shopline building 3,2,2A,3,4 In Avenue K2 (Silt/ Gr + Podium+ 14) Plan approval on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasal, Dist. Palghar. The details of buildings is given below:

AREA SUMMARY (AVENUE Q)

Sr. No.	Predominant Use	Bldg. No	No. of Floors	No. of Bldg.	No. of Shop	No. of Shop	Total B.U.A. (In sq.m.)
1	Res./Residential with shopline (wing A to G)	No1 Silt/Gr+14	7	58	406	19421.35	
2	Res./Residential with shopline (wing A to F)	No 2 Silt/Gr+14	6	19	352	15676.14	

AREA SUMMARY (AVENUE K2)

Sr. No.	Predominant Use	Bldg. No	No. of Floors	No. of Bldg.	No. of Shop	No. of Mail	Total B.U.A. (In sq.m.)
1	Res./Residential with shopline (2A, 4, 14)	1,2,3, 2A, 4, 14	(Silt/ Gr + Podium+ 14)	5	26	2	17616.16 sq.mt

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide Commencement Certificate No. CIDCO/WVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010. Revised Development Permission granted vide letter no. WVCMC/TP/AM/NP 0453/010/2011-12 dated 13/05/2011.Revised Development Permission granted vide letter no. WVCMC/TP/AM/NP-0453/08/2011-12 dated 13/09/2011.Revised Development Permission granted vide letter no. WVCMC/TP/AM/NP-0453/296/2011-12 dated 31/03/2012.Revised Development Permission granted vide letter no. WVCMC/TP/AM/NP-0453/071/2012-13 dated 3/06/2012.Revised Development Permission granted vide letter no. WVCMC/TP/AM/NP-0453/073/2012-13 dated 13/06/2012. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/NP-0453/0229/2012-13 dated 02/07/2014. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/NP-0453/2759/2014-15. Dated 09/10/2014 Revised Development Permission granted vide letter no. WVCMC/TP/RDP/NP-0453/0276/2014-15. Dated 17/01/2015. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/NP-0453/262/2015-16. Dated 07/11/2015. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/NP-0453/028/2017-18. Dated 20/05/2017. Stands applicable to this approval of amended plans along with the following conditions:

- This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

प्रस्ता क्र. ११९३ /२०१०
२०/१५

Receipt No. 227974 Dated 30/07/2017
 23/08/2017, Receipt No. 227974 as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of an other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other



सुखा कार्यालय, विहार
 विहार (पूर्व),
 ता. वरळी, जि. पालघर, पिन ४०१ ३०५.
 रूफोफोन: ०२२-२२२११०५
 फॅक्स: ०२२-२२२११०५
 ई-मेल: vasai@vircorporation@yahoo.com

जातक क्र.: व.वि.श.म.
 दिनांक: ३ जुलै २०१७

WVCMC/TP/RDP/VP-453/091/2017-12
 13/10/2017

3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM, 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.

5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of Infrastructure facilities during reasonable hours of the day and with prior notice.

6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.

8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.

9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.

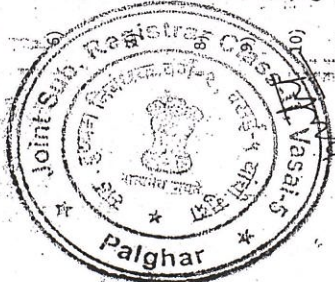
10) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.

11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.

12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.

13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/JUD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/JUD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEP, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TLR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side. You are responsible for complying with all conditions of N.A. order/sale permission and other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters.



certificate for each adjoining building section 48 of MRTP Act, distinctively for each building.



सुखा कार्यालय, विहार
 विहार (पूर्व),
 ता. वरळी, जि. पालघर, पिन ४०१ ३०५.
 रूफोफोन: ०२२-२२२११०५
 फॅक्स: ०२२-२२२११०५
 ई-मेल: vasai@vircorporation@yahoo.com

जातक क्र.: व.वि.श.म.
 दिनांक: ३ जुलै २०१७

WVCMC/TP/RDP/VP-453/091/2017-12
 13/10/2017

However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

16) Super notification No: TPB-4312/CR-45/2012/(T)/JUD-11 dtd. 8th November 2013 from GOVT/MS, 37/1(AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of areasq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkam Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Gihaniman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.

17) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.

18) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

19) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.

20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.

(Issued as per approved by the Commissioner)

Dy. Director of Town Planning
 Vasai-Virar City Municipal Corporation



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

2. Mr. Divyesh Shah, Architects.,
 103, Lucky Palace, Station Road,
 Vasal (W), Taluka : Vasal,
 Dist: Palghar.

दस्त क्र. ११८३/२०२०
 २२/१५

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. सर्दी, जि. पालघर, पिन ४०१ ३०५.



दस्तावेज क्र. : ०११०-११११०/०६/११११११११/११११११०
फॅक्स : ०११०-११११०
ई-मेल : vasai@vrcorporation@yahoo.com

भाबक क्र. : द.वि.भा.अ.
दिनांक :

WVCMC/TP/RDP/VP-453/01237/2-17-18

Corriaendum

To,
M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub:- Revised Development Permission Proposed Residential / Residential with
shopline Building 1 (Wing-A,B,C,D,E,F,G) & Building 2 (Wing-A,B,C,D,E,F)
(Stilt/Gr.+14) in Avenue-Q & Residential / Residential with shopline building
1,2,2A,3,4 in Avenue-K2 (Stilt/Gr.+Podium+14 on land bearing New S.No.5, 5B
,5D, 5F, 5G of Village: Dongre, Tal : Vasai, Dist:Palghar.

Reg:- 1) Revised Development Permission Vide No. WVCMC/WVS/RDP/VP-
453/091/2017-18 dated 13.10.2017
2) Your Architect letter dated 20/11/2017



Sp/In-charge,

Revised Development Permission was issued to Residential / Residential with shopline
Building 1 (Wing-A,B,C,D,E,F,G) & Building 2 (Wing-A,B,C,D,E,F) (Stilt/Gr.+14) in
Avenue-Q & Residential / Residential with shopline building 1,2,2A,3,4 in Avenue-K2
(Stilt/Gr.+Podium+14) Plan approval on land bearing New S.No.5, 5B, 5D, 5F, 5G of
Village: Dongre, Tal : Vasai, Dist:Palghar. Vide No.WVCMC / TP / RDP / VP-0453 / 091
2017-18 Dated-13/10/2017. In the said order due to typographical error no of shops &
ats were wrongly mentioned for Avenue Q & Avenue K2 as per the table given below.

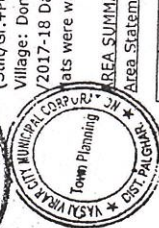
AREA SUMMARY (AVENUE-Q)
Area Statement As Per Order

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Shops Bldg.	No. of Shops Mall	No. of Shops	Total B.U.A. (in sq.m.)
1	Resi./ Residential with shopline	Bldg. No.1 (Wing-A to G)	7	58	2	406	19421.35
2	Resi./ Residential with shopline	Bldg. No.2 (Wing-A to F)	6	19	2	352	15676.14

AREA SUMMARY (AVENUE-K2)
Area Statement As Per Order

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Shops Bldg.	No. of Shops Mall	No. of Shops	Total B.U.A. (in sq.m.)
1	Resi./ Residential with shopline	1, 2, 3, 2A, 4	5 + Podium +14	26	2	354	17616.16

COLOUR XEROX



COLOUR XEROX

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. सर्दी, जि. पालघर, पिन ४०१ ३०५.



दस्तावेज क्र. : ०११०-११११०/०६/११११११११/११११११०
फॅक्स : ०११०-११११०
ई-मेल : vasai@vrcorporation@yahoo.com

भाबक क्र. : द.वि.भा.अ.
दिनांक :

WVCMC/TP/RDP/VP-453/01237/2-17-18

So in the said order no of shops & flats for Avenue Q & Avenue K2 shall be read as under.
Rest of the conditions mentioned in the said order shall remains the same.
AREA SUMMARY (AVENUE-Q)
Area Statement As Per Approved Plan

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Shops Bldg.	No. of Shops Mall	No. of Shops	Total B.U.A. (in sq.m.)
1	Resi./ Residential with shopline	Bldg. No.1 (Wing-A to G)	7	58	2	406	19421.35
2	Resi./ Residential with shopline	Bldg. No.2 (Wing-A to F)	6	19	2	352	15676.14

AREA SUMMARY (AVENUE-K2)
Area Statement As Per Approved Plan

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Shops Bldg.	No. of Shops Mall	No. of Shops	Total B.U.A. (in sq.m.)
1	Resi./ Residential with shopline	1, 2, 3, 2A, 4	5 + Podium +14	26	2	354	17616.16



COLOUR XEROX
Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

C. C. to:

- Asst. Commissioner, UCD
Vasai-Virar city Municipal Corporation.
Ward officeA.....
- Mr.Divyesh Shah Architects.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai, Dist: Palghar.

वसई-५
दस्ता क्र. ११२३ / २०२०
४२ / ०५

M. T. MISKITA & CO.
ADVOCATES & SOLICITORS

M. M. MISKITA
VIREN MISKITA

YUSUF BUILDING, 4TH FLOOR,
VEER NARIMAN ROAD, FORT,
MUMBAI 400 001, INDIA.
TELEPHONE: (91-22) 2204-4238
2283-2122
6631-8671
FACSIMILE: (91-22) 2282-2456
E-mail: admin@miskita.com

Certificate of Title

Re: Avenue 'C' being part of Larger Land
admeasuring 8,79,581 Square Meters
at Village Dongare, also known as
"Village Narangli" Taluka Vasai, District
Thane.

We have in accordance with the instructions of our clients Messrs. Evershine Developers a partnership firm registered under the Indian Partnership Act, 1932, having its place of business at Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai 400 050 and Keystone Realtors Pvt. Ltd. (being successors-in-title of Enigma Constructions Private Limited, a company incorporated under the Companies Act, 1956, ("Enigma") a company incorporated under the Companies Act, 1956, having its registered office at 702, Natraj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069 (respectively "Evershine" and "Keystone") investigated their title to the Larger Land admeasuring 8,79,581 Square Meters situate at Village Dongare (Dongar Pada) within the Registration Sub-District of Vasai, District Thane more particularly described in the First Schedule hereunder written (the "Larger Land") and had earlier investigated the title of Messrs. Palghar Land Development Corporation ("PLDC") to the Larger Land, inter alia, taking searches since the year 1971 at the Office of the Sub-Registrar of Assurances at Vasai, Virar and Nala Sopara publishing the usual Public Notices in the local newspapers and perusing the photocopies of several title deeds, the Search Reports and Record of Rights. PLDC also made appropriate Declarations on their title to the Larger Land. We give below a brief devolution of title of the Co-owners to the Larger Land.

ANNEXURE - "C"

वसई-५
दस्त क्र. ११९३/२०२०
५०/५

1. The Larger Land was acquired by PLDC under several Deeds of Conveyance executed by the Original Owners in favour of PLDC and duly registered with the Sub-Registrar of Assurances at Vasai. The Larger Land was pursuant to such Deeds of Conveyance transferred to the name of PLDC in the Record of Rights. The said Deeds of Conveyance were executed after certain permissions were obtained for the transfer and development of the Larger Land including the Order No. Revenue/K-17T-9/ANAPI/ASR-11/2004 dated 27th February, 2004 passed by the Collector, Thane for conversion of the Larger Land to Non-agricultural use.
2. Evershine became seized and possessed of or otherwise well and sufficiently entitled to the Larger Land by virtue of the 5 (Five) Deeds of Conveyance namely, the Deed of Conveyance dated 9th August, 2005 (as rectified by the duly registered Deeds of Rectification dated, 8th February, 2006 and 11th May, 2009), the Deed of Conveyance dated 8th February, 2006, the Deed of Conveyance dated 21st August, 2006, the Deed of Conveyance dated 27th February 2007 and, the final Deedth of Conveyance dated 11th May, 2007 made by and between PLDC as Vendors of the First Part, the Erstwhile Partners of PLDC as Confirming Parties of the Second Part and Evershine as Purchaser of the Third Part all duly adjudicated under the Bombay Stamp Act 1958 and registered with the Sub-Registrar of Assurances at Vasai. The Larger Land was transferred first to the name of PLDC and thereafter to Evershine's name in the Record of Rights. Extracts from Index II of the Deeds of Conveyance have been obtained.
3. Pursuant to the Group Housing Scheme evolved for development and construction of buildings on the Larger Land, a Lay-Out Plan and

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[Handwritten Signature]

Building Proposal were submitted to the City Industrial Development Corporation of Maharashtra Ltd. ("CIDCO") through Messrs Shah Gattani Consultants, Architects and Consultants, (the "Project Architects"). CIDCO issued its Commencement Certificate No. CIDCO/VSR/CC/BP-3519W/2515 dated 2nd December, 2005 in respect of the hereinbefore recited Lay-out Plan and Building Proposal, for construction of buildings on the non-reserved portions of the Larger Land (hereinafter referred to as the "2005 Commencement Certificate"). Certain portions of the Larger Land have been reserved under the Development Plan, approved for the Virar - Vasai Sub-Region for D.P. Roads and D.P. Reservations as reflected in the sanctioned Lay-out Plan.

Based on the Environmental Clearance Certificate bearing No. 21-544/2006-PA-III dated 13th March, 2007 of the Union Ministry of Environment and Forests, Government of India, for the development of the Larger Land in accordance with Environment Impact Assessment Notification O. (E) dated 27th January, 1994 read with the Amendment notified on 7th July, 2004 vide Notification S. C. 801(E), CIDCO issued its Commencement Certificate No. CIDCO/VSR/CC/BP-3519W/2515 dated 2nd December, 2005 in respect of the hereinbefore recited Lay-out Plan and Building Proposal, for construction of buildings on the non-reserved portions of the Larger Land (hereinafter referred to as the "2005 Commencement Certificate").

5. By a Joint Venture Agreement dated the 20th March, 2009 ("J. V. Agreement") executed by the Owners (as defined hereunder) and registered with the Sub-Registrar of Assurances at Vasai under Serial No. 1996 of 2009, Evershine and Enigma (being predecessors-in-title of Keystone) agreed to jointly develop the Larger Land and pursuant to

the J. V. Agreement and the consideration mentioned therein Evershine conveyed to Enigma its one-half undivided share in the Larger Land by the Deed of Conveyance dated 20th March, 2009 duly registered with the Sub-Registrar of Assurances at Vasai under Serial No. 1995 of 2009.

6. Evershine and Enigma have further agreed and acknowledged to execute transferable and assignable leases in perpetuity at a nominal annual rent of Re. 1/- in favour of the two Co-operative societies to be formed of purchasers of flats, shops and other premises in the two Residential Buildings to be constructed on Avenue 'Q'.

7. The Larger Land being un-subdivided, has been notionally sub-divided into Residential Sector, Retail Sector and Commercial Sector and the Residential Sector has been further notionally divided into 15 (fifteen) or more Avenues.

8. Based on the Revised Building Proposal submitted through the Project Architect, the Vasai-Virar City Municipal Corporation issued further Commencement Certificate No. VVC/MC/TP/AMMP-0463/084/2011-12 dated 13th September, 2011 ("2011 Commencement Certificate") as modified by the Commencement Certificate No. VVC/MC/TP/AMMP-0453/296/2011-12 dated 31st March, 2012 ("2012 Commencement Certificate") for construction of the Residential Buildings with shopping lines on the avenues stated therein.

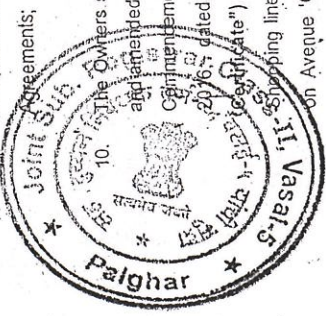
9. By virtue of an Order dated the 7th day of November, 2014 passed by Justice S. J. Kathawalla in Company Scheme Petition No. 403 of 2014 filed under Sections 391 to 394 read with Sections 100 to 103

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of the Companies Act, 1956 and the Order dated the 26th day of July, 2013 passed by Justice N. M. Jamdar in Company Scheme Petition No. 444 of 2013 and 445 of 2013 filed under the said Sections of the Companies Act, 1956, Keystone became the owners inter alia of Enigma's 50% right, title and interest in the Larger Land and 50% share in the F.S.I. thereof in respect of the Larger Land. In the circumstances, Evershine and Keystone have become the Owners of the Larger Land in equal shares subject to the Development Agreements/Joint Venture



10. The Owners submitted through the Project Architect a further revised and amended Building Proposal. The VVCMC was pleased to issue the Commencement Certificate No. VVCMC/TP/RDP/VP-453/262/2015-2016 dated 7th November, 2015 (the "2015 Commencement Certificate") for construction of the Residential Buildings with shopping lines including the construction of two Residential Buildings on Avenue 'Q' through utilisation of the Built-up Area of 35,097.49 square meters;

11. By a duly registered Development Agreement dated 11th April, 2016 (hereinafter referred to as "Development Agreement") made by and between Owners as Owner of the One Part and Messrs. Agarwal Realtors, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at Shop No. 9, Gokul Annexe Bldg, Agarwal Gardens Phase - II, Gokul Township, Bolinj, Virar-W, Paigdar - 401 303, as Developer of the Other Part (the "Developer") ("Development Agreement") and registered in the Office of the Sub-Registrar at Vasal-2 under Serial no. 2281 of 2016 dtd. 11th April,

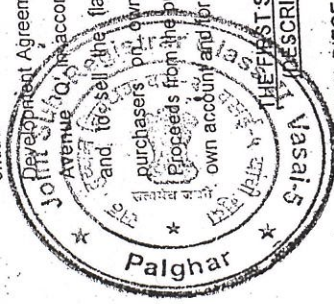
2016, the Owners granted irrevocable development rights of Avenue 'Q' more particularly described in the Second Schedule hereunder written, in consideration of the Developer paying to the Owners the agreed lumpsum consideration of Rs. 47,70,00,000/- and the Owners delivered irrevocable vacant and peaceful possession of the Avenue 'Q' to the Developer. The Developer shall, in exercise of the irrevocable development rights construct the two Residential Buildings on Avenue 'Q' i.e. one Residential Building with A to G wings each having ground and fourteen upper floors with shopping lines and the second Residential Building with A to F wings each having ground and fourteen upper floors with shopping lines in accordance with 2015 Commencement Certificate. The Developer has been empowered under the Development Agreement to sell flats, shops and other premises on an 'ownership basis' under the Maharashtra Ownership Flats Act, 1963 and to form a two co-operative societies of purchasers of flats, and shops in each of the two Residential Buildings under the Maharashtra Co-operative Societies Act, 1960. The Developer have paid to the Owners the said full agreed lumpsum consideration. The Owners shall execute a transferable, assignable Lease in perpetuity (999 years) of a portion of the Avenue 'Q' together with the Residential Building constructed thereon with appurtenant areas in accordance with the Development Agreement.

12. There is no mortgage, charge, third party rights, or other encumbrance or proceedings or order of injunction or attachment affecting Avenue 'Q' or any part thereof as confirmed by the Owners letter dated 7th June, 2016 addressed to us. The Developer has by its letter dated 25th May, 2016, inter alia, also confirmed that it has not created any mortgage or

पत्रांक - ५
दिनांक. ११/०४/२०१६
५२ / ८५

charge or third party rights on the Avenue 'Q' or the said Built-up Area to be utilized on Avenue 'Q' after Development Agreement;

13. In our opinion based on our investigation, the declarations/writings executed by PLDC, the letter dated 7th June, 2016, addressed by the Owners to us and the letter dated 25th May, 2016 addressed by the Developer to us, the title of Owners to Avenue 'Q' and the Built-up Area of 35,097.49 square meters to be utilized thereon is good and marketable and free from all encumbrances subject to Avenue 'Q' not being subdivided from the Larger Land. The Developer is irrevocably entitled in exercise of the rights and powers contained in the Development Agreement, to construct the two Residential Buildings on Avenue 'Q' in accordance with the 2015 Commencement Certificate and to sell the flats, shops and other premises to prospective purchasers on ownership basis and to receive the Gross Sale Proceeds from the purchasers of flats, shops and other premises on its own account and for its own benefit.



**THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE LARGER LAND**

ALL THAT PIECE AND PARCEL of non-agricultural vacant Land bearing New Survey Nos. 5, 5B, 5D, 5F, and 5G as per latest Record of Rights admeasuring in the aggregating 8,79,581 square meters situate, lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District - Thane.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(Avenue "Q")**

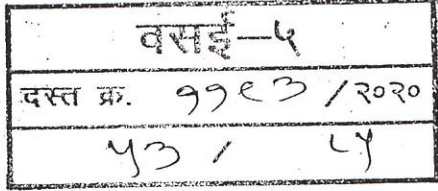
The designated Avenue 'Q' being a land area admeasuring 12,364.80 square meters on which the two Residential Buildings i.e. one Residential Building with A to G wings each having ground and fourteen upper floors and the second Residential Building with A to F wings each having ground and fourteen upper floors with shopping lines will be constructed by the Developer through utilization of Built-up area of 35,097.49 square meters. Avenue 'Q' being a part of the Larger Land more particularly described in the First Schedule herein is shown delineated by a red coloured boundary line on the plan annexed thereto and bounded as follows:-

- On or towards North :- 20 mtr. wide realigned D. P. Road widening to 24 mtr.
- On or towards South :- 20 mtr. wide realigned D. P. Road widening to 24 mtr.
- On or towards East :- 20 mtr. wide existing D.P. Road (Virar-Chickal Dongre Road,
- On or towards West :- Vacant plot of the scheme Global City.

Dated this 27th day of February, 2017.

M. T. Miskita and Company

Partner



ANNEXURE "D"

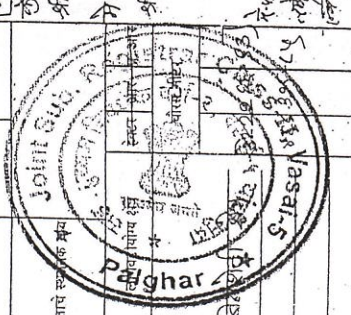
वसई-५
दस्त क्र. ११८३/२०२०
५४ / ८५

गाव नमुना बारा (पिकाची नोंदवही) 000342 169

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (नगर कलणे व सुविद्यती वेळेचे) नियम, १९७१ यातील नियम २१)

वर्ग	गाव	निकाश्यातील क्षेत्राचा वर्गीकरण						अन्य निकाशाचे नाव						
		निम्न निकाश्यातील क्षेत्र			उच्च निकाश्यातील क्षेत्र									
		पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			१००/१०											

भोगवटदातारचे नाव	उद्योग	वसई
<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>	म्हा. पाळघर लॅण्ड डेव्हलपमेंट कॉर्पोरेशन यांचे आगिदार श्री. चिंतामणराव (डी. वधावाच) (२२६)	इच्छेचे गाव उत्तर डारिफार
<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>	म्हा. टॅकरशाहीर डेव्हलपर्स नर्फे श्री. संतोष आर. कुशाठी (५५१) (२०८)	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
<input type="radio"/>	म्हा. पाळघर लॅण्ड डेव्हलपमेंट कॉर्पोरेशन यांचे आगिदार श्री. चिंतामणराव (डी. वधावाच) (२२६)	म्हा. टॅकरशाहीर डेव्हलपर्स नर्फे श्री. संतोष आर. कुशाठी (५५१) (२०८)



गाव गाव नमुना बारा तालुका वसई

मूल्यांकन क्रमांक ५ मूल्यांकन क्रमांकाचा पत्ता

एवढ्याचे वसई अधिकारी

म्हा. पाळघर लॅण्ड डेव्हलपमेंट कॉर्पोरेशन यांचे आगिदार श्री. चिंतामणराव (डी. वधावाच) (२२६)

म्हा. टॅकरशाहीर डेव्हलपर्स नर्फे श्री. संतोष आर. कुशाठी (५५१) (२०८)

म्हा. पाळघर लॅण्ड डेव्हलपमेंट कॉर्पोरेशन यांचे आगिदार श्री. चिंतामणराव (डी. वधावाच) (२२६)

म्हा. टॅकरशाहीर डेव्हलपर्स नर्फे श्री. संतोष आर. कुशाठी (५५१) (२०८)

म्हा. पाळघर लॅण्ड डेव्हलपमेंट कॉर्पोरेशन यांचे आगिदार श्री. चिंतामणराव (डी. वधावाच) (२२६)

म्हा. टॅकरशाहीर डेव्हलपर्स नर्फे श्री. संतोष आर. कुशाठी (५५१) (२०८)

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175

८४६-२७७१११ वाई-३ (५४६१११ नॉ.३६६)

(महाराष्ट्र, जमीन महसूल अधिकार अभिलेख आणि नोंदव्यथा (संगणक काल व सुविधायीत ठेका) नियम, १९७३ यातील नियम २०)

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		मि. सं.	नि. सं.	वि. सं.	मि. सं.	नि. सं.	वि. सं.					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३
२०१८	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९	२०१९

दस्त क्र. ११८३/२०२०
५८-८५

नाम नव्युत्पत्ती सात
(अधिकार अभिलेख पत्रक)
(महाराष्ट्र, जमीन महसूल अधिकार अभिलेख आणि नोंदव्यथा (संगणक काल व सुविधायीत ठेका) नियम, १९७३ यातील नियम २, ३, ६ आणि ७)

गाव: डोणखे तालुका: वसई

भोणवटदातारचे नाव: श्री. सु. वि. शि. शि. शि. शि. शि.

भू-धारणा पध्ती: ५ अ.

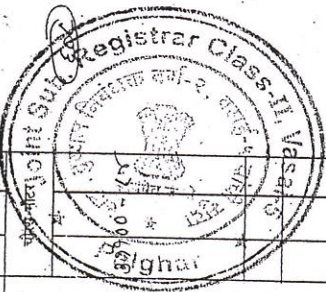
माते इमांक: १५९

पुस्तके नाव: ६२६

इतर अधिकार: शि. सु. वि. शि. शि. शि. शि.

रीमा आणि भूमापन विद्ये: ३१ मार्च २०१७

०००३५१



वसई-५
दस्त क्र. ११९३ / २०२०
APPROVAL OF PLANS

The amended plan duly approved
isewith Supercedes all the earlier
approved plans

[Issued As per Approved
by Commissioner]

THIS PLAN SHALL NOT BE CONSIDERED
AS PROOF OF OWNERSHIP FOR ANY
DISPUTES IN ANY COURT ON LAW

Approved as amended in Subject to the
Conditions mentioned in this Office Letter
No. VVCMCIAMEND/BP.....
VP. 0453/091/2017-18.....
DATED. 13/10/2017

Deputy Director Town Planning
Vasai-Virar City Municipal Corporation
Vasai - Virar (E)



CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-12-2015 AND THAT THE
DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND
AREA SO WORKED OUT IS 878781.01 SQUARE METRES
AND TALLIES WITH THE AREA STATED IN THE DOCUMENT
OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT:-

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED GROUP HOUSING SCHEME KNOWN AS " GLOBAL CITY "
ON NEW S. NO. 5,5B,5F,5G,5D AT
VILL. DONGRE ,VIRAR (W) ,TAL. VASAI ,DIST. PALGHAR.

NAME OF OWNER


M/S. EVERSINE DEVELOPERS .

For Evershine Developers

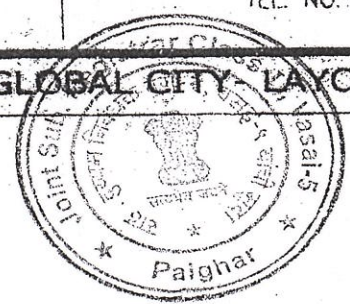
[Signature]

Partner

DATE	JOB NO.	DRG NO	SCALE	DRAWN BY	AMFD NO.
21/08/2017			AS-SHOWN	RETHEESH	2/2017

NORTH LINE	SIGNATURE NAME AND ADDRESS OF ARCHITECT:-	
	<p>DIVYESH SHAH ARCHITECT</p> <p><i>[Signature]</i></p>	
	MUMBAI OFFICE: 1/13, ZAVERI BLDG, 305/309, RAJA RAMMOHAN ROY ROAD, MUMBAI-400 004.	VASAI OFFICE: 103, LUCKY PALACE, STATION ROAD, VASAI (W), DIST: PALGHAR- 401202, TEL. NO. 0250-2350001/2350002.

GLOBAL CITY LAYOUT -K2,Q &C.F.C-8



वसाई-५
दस्त क्र. ११९३/२०२०
६० / ८५



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 :
P99000002207

Project: Agarwal Paramount, Plot Bearing / CTS / Survey / Final Plot No.: NEW SURVEY NO. 5, 5B, 5D, 5F, 5G AT VILLAGE DONGARE, TALUKA VASAI, DISTRICT PALGHAR at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

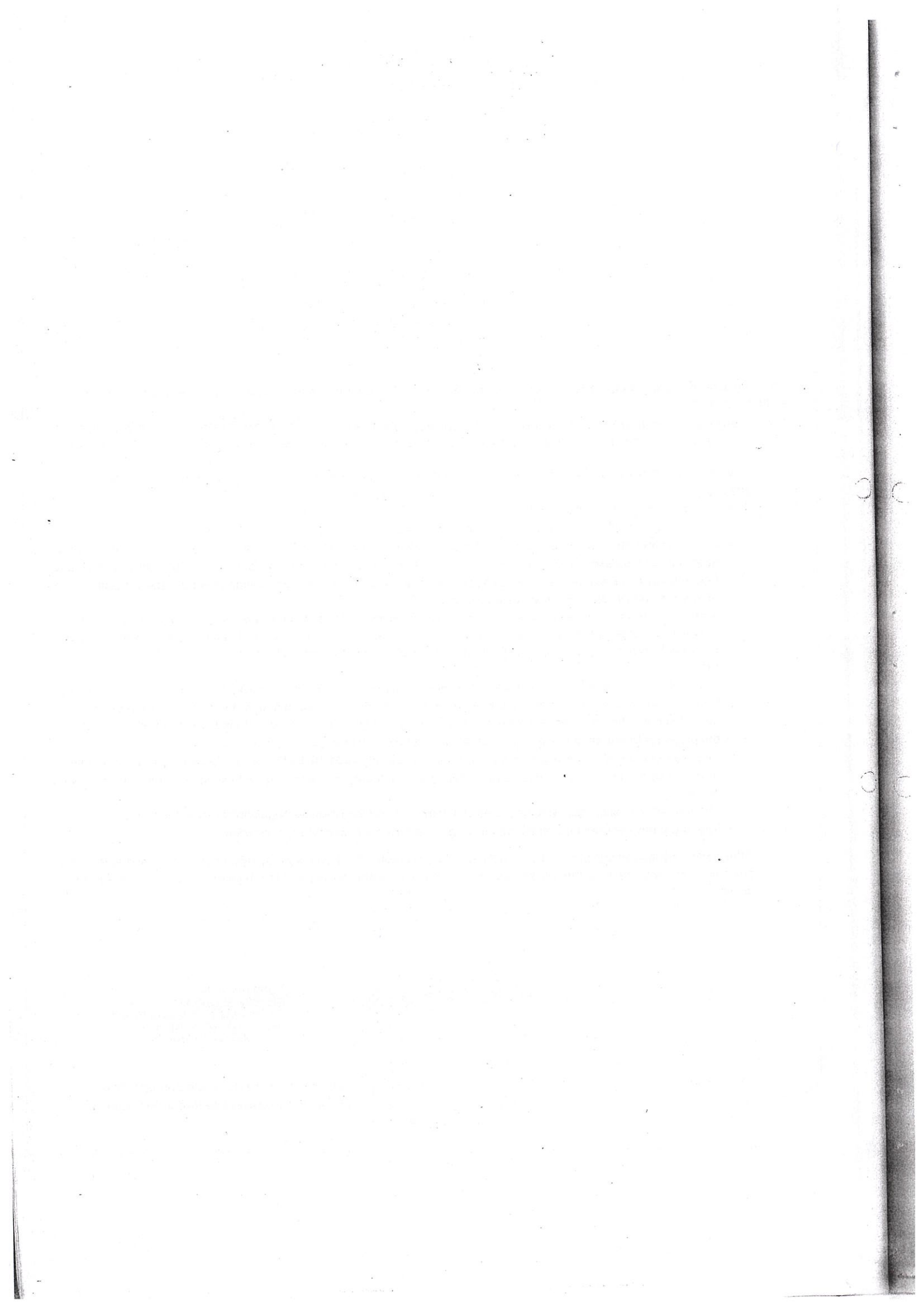
1. **Agarwal Realtors** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin: 401303.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter 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 **31/07/2017** and ending with **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 3/26/2018 1:08:56 PM

Dated: 31/07/2017
Place: Mumbai

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



वसई-५
दस्ता क्र. ११९३/२०२०
६१ / ८५

Date: 18/02/2020

From,
M/s. Agarwal Realtors,
9, Gokul Annexe Bldg.,
Agarwal Gardens, Phase-II,
Gokul Township, Bolinj,
Virar [West], 401303.

To,
SURAT RAJENDRA WAGHMARE
D/301 BLDG NO 6 VINAY
UNIQUE RES GOKUL
TOWNSHIP, VIRAR WEST

Dear Sir / Madam,

Sub:- Consent for change of Open Space of Bldg No.1 (Wing A,B,C,D,E,F,G) & Building No.2 (Wing A,B,C,D,E,F) in Avenue Q, Village - Dongre, District- Palghar.

We hereby inform you that Open Space adjoining to Bldg No. 2 on North West Side as per approved plan dated 13.10.2017 is not layout open space as required by DCR and is not counted in 15% required open space.

We hereby inform you that we are changing use of said area from open space to Parking Space and you do not have any objection for the same.

Thanking You,
Yours Truly,
For M/s. Agarwal Realtors

Partner

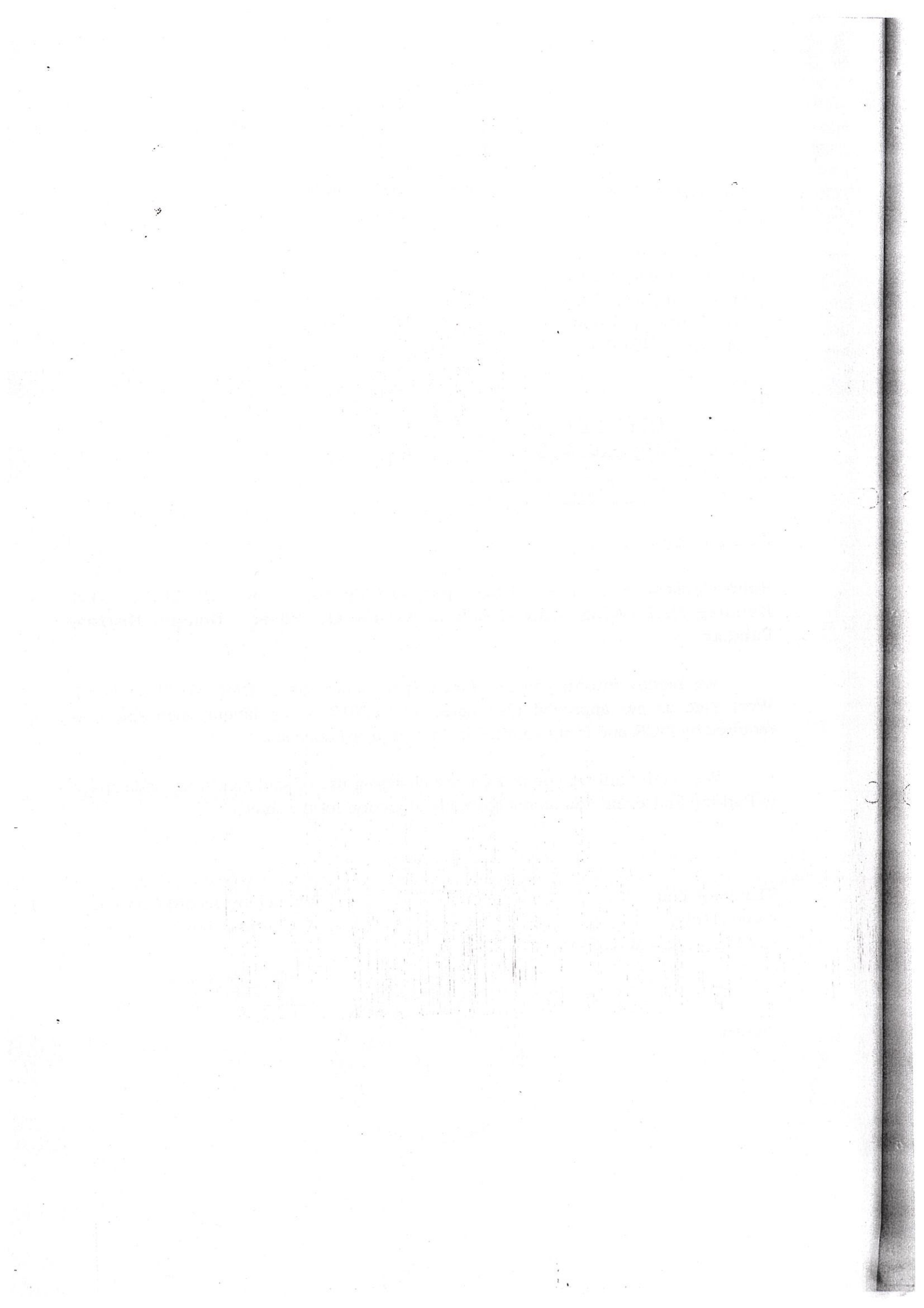
Pei



We hereby accord Consent
& Confirm above

Singhmani

()



वसई-५
दस्ता क्र. ११९३/२०२०
९२/८५

From,

MR. SURAJ RAJENDRA WAGHMARE
 D/301 BLDG NO 6,
 Vinay UNIQUE RES
 GOKUL TOWNSHIP VIRAR WEST

To,

M/S. AGARWAL REALTORS

9, Gokul Annexe Bldg.,
 Agarwal Gardens, Phase-II,
 Gokul Township, Bolinj,
 Virar [West], 401303.

Date: 18/02/2020

Dear Sir,

Sub:- Irrevocable consent for amendment of plans of Residential with Shopline Bldg. No.1 (wing A,B,C,D,E,F,G) (Stilt/G+14) & Building No.2 (Wing A,E,F) (Stilt /G+14) & Residential Building (Wing B,C,D) (Stilt + 14) in Avenue Q, Village-Dongare, District- Palghar.

I/we hereby irrevocably grant my consent to following amendments carried out by you through your project Architect M/S. Shah Gattani Consultants letter dtd-19/07/2017 in aforesaid Bldg. No. 1 & 2.

	Avenue	Bldg. No.	Wing / Flat No.	Amendment
1.	Q	1	E/104	Two Bedroom Hall Kitchen Flat converted to 1 Room Kitchen Flat
2.	Q	2	A/101,201,301,401,501, A/601,701,801,901,1001, A/1101,1201,1301,1401, A/104,204,304,404,504, A/604,704,804,904,1004, A/1104,1204,1304,1404	Two Bed Room facing the road side sizes are revised
3.	Q	1 & 2	All wings.	The ground floor height is increased to 3.80 Mtrs.
4.	Q	2		Refuge Flat Charged from F/801 to F/802 and F/1201 to F/1202.

We irrevocably confirm the aforesaid amendments & approve the same.

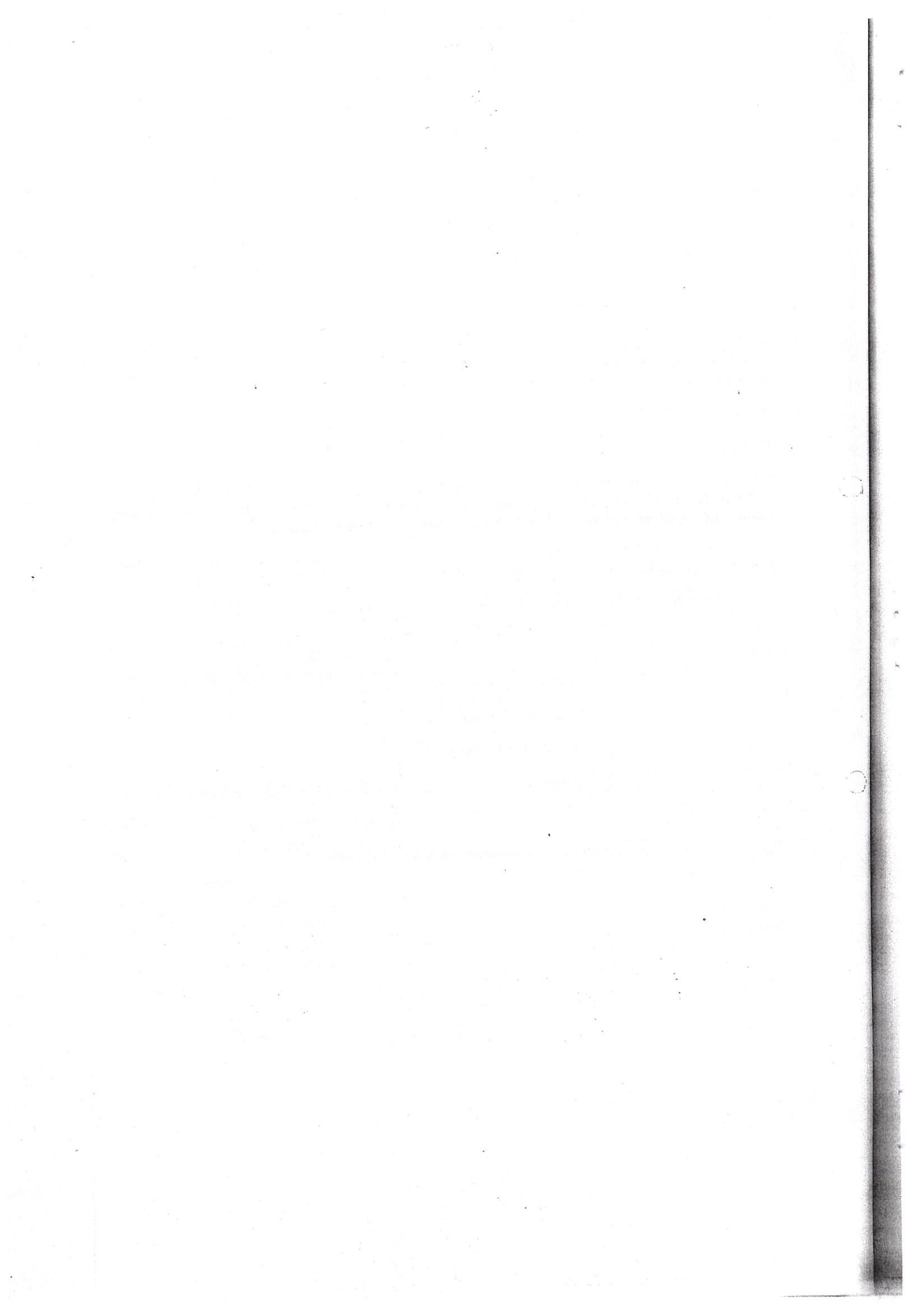
Thanking You,

Yours Truly,

Swaghaman

MR/MRS. SURAJ RAJENDRA WAGHMARE





वसई-५
दस्त क्र. ११९३/२०२०
९३/५

घोषणापत्र

मी चेतन किशोर चौधरी याद्वारे घोषित करतो की, दुय्यम निबंधक वसई 5 यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. अगरवाल रिअलटर्स चे भागीदार पंकज एल अगरवाल व इ. यानी दि. 05/04/2018 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी. सादर दस्त नोंदणीसाठी सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्याक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जणीव आहे.

दिनांक :- 18/02/2020

(Signature)

कुलमुखत्यारपत्र धारकाची सही



वसई-५
दस्त क्र. ११९३/२०२०
६४ / ८५

534/2778
Thursday, April 05, 2018
2:57 PM

पावती

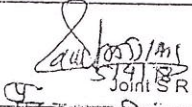
Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 3271 दिनांक: 05/04/2018

गावाचे नाव: डोंगरे
दस्तऐवजाचा अनुक्रमांक: वसई-5-2778-2018
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: चेतन किशोर चौधरी

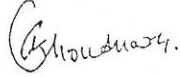
नोंदणी फी	र. 100.00
दस्त हाताळणी फी	र. 340.00
पृष्ठांची संख्या: 17	
एकूण:	र. 440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:07 PM ह्या वेळेस मिळेल.


Joint Registrar Vasai-5
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

बाजार मूल्य: रु.0/-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रकम: रु.100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011228926201718M दिनांक: 05/04/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रकम: रु 340/-





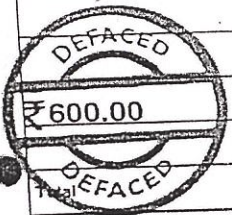
वसई-५

दस्ता क्र. ११९३/२०२०

६५ / ५

CHALLAN
MTR Form Number-6

GRN	MH011228928201718M	BARCODE	Date 28/02/2018-18:33:18		Form ID	48(I)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)				
Office Name	VSIS_VASAI NO 5 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAPFA7627Q			
Location	PALGHAR	Full Name	AGARWAL REALTORS			
Year	2017-2018 One Time	Flat/Block No.	AGARWAL PARAMOUNT AVENUE Q SITUATED			
Account Head Details	Amount In Rs.	Premises/Building	AT PLOT BEARING S.NO. 5,5B,5D,5F			
0030046401 Stamp Duty	500.00	Road/Street	VILLAGE DONGARE IN GLOBAL CITY			
0030063301 Registration Fee	100.00	Area/Locality	VIRAR WEST			
		Town/City/District				
		PIN	4 0 1 3 0 3			
		Remarks (if Any)	Second Party Name: CHITANAN Q. JODHANI			
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>वसई - ५</p> <p>दस्ता क्र. २७७८/२०१८</p> <p>१ / १७</p> </div>			
		Amount In Words	Six Hundred Rupees Only			
Payment Details	BANK OF MAHARASHTRA		REGISTERED RECEIVING BANK			
Cheque/DD No.		Bank Name	BANK OF MAHARASHTRA			
Name of Bank		Branch	Paighar			
Name of Branch		Mobile No. :	9822968800			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन केवल दस्तावेज निलंबक कार्यालयों में ही दर्ज होकर कसबपारच्या दस्तावेजांची लागू आहे. निलंबणी न कसबपारच्या दस्तावेजांची सादर चालन लागू नाही.

Validity unknown

Digitally signed by
 VIRTUAL TREASURY
 MUMBAI 01
 Challan Defaced on 04.05
 14:57:30 IST
 Reason: Secure
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-534-2778	0000105984201819	05/04/2018-14:57:27	IGR545	100.00
2	(IS)-534-2778	0000105984201819	05/04/2018-14:57:27	IGR545	500.00
Total Defacement Amount					600.00



Print Date 05-04-2018 02:57:30

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CHALLAN
MTR Form Number-6

दस्त क्र. ११९३/२०२०
६६/८५

GRN	MH011228928201718M	BARCODE	[Barcode]				Date	28/02/2018-18:33:18	Form ID	48(f)		
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)							
Office Name	VSI5_VASAI NO 5 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AAPFA7627Q						
Location	PALGHAR				Full Name	AGARWAL REALTORS						
Year	2017-2018 One Time				Flat/Block No.	AGARWAL PARAMOUNT AVENUE Q SITUATED						
Account Head Details			Amount In Rs.			Premises/Building	AT PLOT BEARING S.NO. 5,5B,5D,5F					
0030046401	Stamp Duty		500.00			Road/Street	VILLAGE DONGARE IN GLOBAL CITY					
0030063301	Registration Fee		100.00			Area/Locality	VIRAR WEST					
						Town/City/District						
						PIN	4	0	1	3	0	3
						Remarks (If Any)	SecondPartyName=CHETAN CHETANARY- ५ दस्त क्र. २७७८/२०१८ २ / १७					
Total			600.00			Amount In Words	Six Hundred Rupees: Only					
Payment Details	BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK							
Cheque-DD Details						Bank CIN	Ref. No.	180601227433				
Cheque/DD No.					Bank Date	RBI Date	08/03/2018					
Name of Bank					Bank-Branch	BANK OF MAHARASHTRA						
Name of Branch					Serial No. . Date	00003, 02/03/2018						

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for un-registered document.
सदर चलन केवल दायम गितिक कार्यालयात नोंदणी करतयाच्या दस्तावेजात लागू आहे. नोंदणी व कार्यालयात नोंदणीसाठी सदर चलन लागू नाही.

Signature valid

Digitally signed by
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.03.03
18:54:01 IST
Reason: Secure
Document
Location: India



Print Date 08-03-2018 06:54:01

Scanned by CamScanner

वसई-५
दस्ता क्र. ११९३ / २०२०
६० / ८५

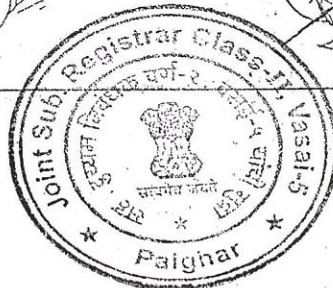
वसई - ५
दस्ता क्र. २७७८ / २०१८
३ / १७



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1) MR. RAMBABU P. ACARWAL, 2) MR. HEMANT L. AGARWAL, 3) MR. PANKAJ L. AGARWAL, 4) MR. RIKY L. AGARWAL 5) MR. BIPIN L. AGARWAL the Partner's of "M/S AGARWAL REALTORS" having its office at:- Shop No. 9, Gokul Annexe, Agarwal Gardens (Phase- II), Gokul Township, Bolinj, Virar (West), Taluka Vasui, Dist Palghar. SEND GREETINGS:-

(Handwritten signatures and initials)
RPA
P. Hemant
श्री. ल. पाटील
उनील सोनु परब
K. B. B. B. B.
V.S.
G. S. S. S. S.



वसई-५
दस्त क्र. ११८३/२०२०
६८/८५

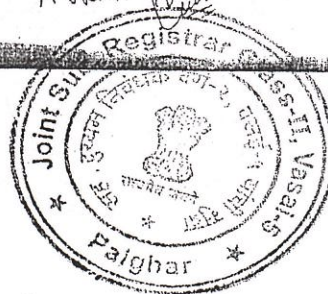
वसई - ५
दस्त क्र. २७७८/२०१८
४ / १७

WHEREAS :-

- a) WE ARE PARTNERS OF M/S AGARWAL REALTORS AND CONSTRUCTING THE BUILDING NO. 1 & 2 KNOWN AS "AGARWAL PARAMOUNT" HAVING WINGS A, B, C, D, E, F & G IN BLDG NO. 1 & WINGS A, B, C, D, E & F IN BLDG NO. 2, AVENUE "Q" OUT OF Survey Nos. 5, 5B, 5D, 5F & 5G lying being and situated at Village- Dongare [Dorvaspada] also known as Village- Narangi within Registration of Sub-District of Vasai, District Palghar.
- b) ON ACCOUNT OF OUR PRE-OCCUPATION IT IS NOT POSSIBLE FOR US TO ATTEND, MANAGE, SUPERVISE OR LOOK AFTER THE DAY TO DAY MANAGEMENT OF THE SAID BUSINESS.

NOW THEREFORE, THESE PRESENTS WITNESSETH AND WE
1) MR. RAMBABU P. AGARWAL, 2) MR. HEMANT L. AGARWAL, 3) MR. PANKAJ L. AGARWAL, 4) MR. RIKY L. AGARWAL 5) MR. BIPIN L. AGARWAL the Partner's of "M/S AGARWAL REALTORS" DO HEREBY JOINTLY AND/OR SEVERALLY APPOINT 1) MR. CHETAN KISHOR CHOUDHARY (37 Yrs) Residing at A/001, Krishna Yashodhan Building, Sopara Road, Bolinj, Virar (West), 2) MR. VAIBHAV SADANAND GUDEKAR (29 Yrs) Residing at 306, Sai Dhan Apartment, Manvel Pada, Virar (East), 3) MR. KUNAL HEMANT PATIL (28 Yrs) Residing at Patil Ali, Vagholi, Nallasopara (West), 4) MR. KHUSHVEER KALU SINGH CHOUHAN (26 Yrs) Residing at, Churi Apartment, Room No. 301, Veer Savarkar Marg, Near Ganga Ayurvedic Vasai, Virar (East) 5) MR. SUNIL SONU

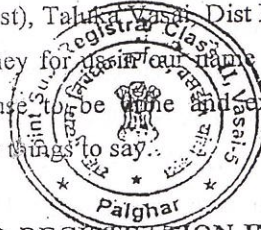
Chetan
Chetan Kishor Choudhary
K. Hemant
Hemant L. Agarwal
Pankaj
Pankaj L. Agarwal
Riky
Riky L. Agarwal
Bipin
Bipin L. Agarwal
Sunil
Sunil Sonu
श. न. पाटील
श. न. पाटील



वसई-५
दस्त क्र. ११२३/२०२०
६२ / ५

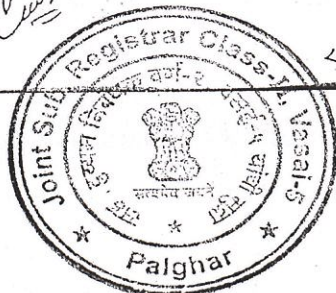
वसई - ५
दस्ता क्र. २७७८ / २०१८
५ / १७

PARAB (43 Yrs) Residing at Laxmi Vilas, A/102, Virat Nagar, Virar (West) 6) MR. SHAILESH NARENDRA PATIL (47 Yrs) Residing at Nala (Akkarwadi), Vagholi, Nallasopara (West) having their office at:- Shop No. 9, Gokul Annexe, Agarwal Gardens (Phase-II), Gokul Township, Bolinj, Virar (West), Taluka Vasai, Dist Palghar to be our agents and true lawful attorney for ~~our name~~ and on our behalf to do and execute or cause to be done and executed following acts, deeds, matters and other things to say..



1. TO PRESENT AGREEMENT FOR REGISTRATION IN THE OFFICE OF SUB REGISTRAR OF ASSURANCE FOR SALE, CORRECTION, RECTIFICATION DEED, CANCELATION, LEAVE AND LICENSE AGREEMENT, ASSIGNMENT, SUPPLEMENTARY AGREEMENT OF FLAT, SHOP/S, BUNGLOW/S, ROW HOUSE/S, UNIT/S, OFFICES AMENITIES AGREEMENT IN THE SAID BUILDING/S OR ANY OTHER DOCUMENT PERTAINING TO THE BUILDING AGARWAL PARAMOUNT" HAVING WINGS A, B, C, D, E, F & G IN BLDG NO. 1 & WINGS A, B, C, D, E & F IN BLDG NO. 2, AVENUE "Q" OUT OF Survey Nos. 5, 5B, 5D, 5F & 5G LYING BEING AND SITUATED AT VILLAGE- DONGARE WITHIN REGISTRATION OF SUB- DISTRICT OF VASAI, DISTRICT PALGHAR, EXECUTED BY ANY ONE OF US.
2. TO APPLY FOR CERTIFIED COPIES, RECEIVE THE CERTIFIED COPY AND ALSO RECEIVE BACK THE REGISTERED DOCUMENTS IN RESPECT THEREOF AND FOR THE SAME SIGN ALL FORMS, APPLICATION ETC.,

Praveen
Rajendra Patil
श. न. पाटील
Chandrashekhar
R. H. D. Patil
V. S. Patil
५३१११ सो ३ ५२५



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वसई-५
दस्त क्र. ११९७/२०२०
७०/८५

वसई - ५
दस्त क्र. २७७८/२०१८
६/१७

3. **THIS** POWER OF ATTORNEY IS GIVEN ONLY FOR REGISTRATION OF THE DOCUMENT/ DOCUMENTS EXECUTED BY ANY ONE OF US AND NOT TO SIGN OR EXECUTE ANY DOCUMENTS.

4. **THIS** POWER OF ATTORNEY IS REVOCABLE AND CAN BE REVOKED AT ANY TIME GIVING NOTICE TO THE ATTORNEY.



SCHEDULE OF PROPERTY

ALL THAT Building Known as "AGARWAL PARAMOUNT" HAVING WINGS A, B, C, D, E, F & G IN BLDG NO. 1 & WINGS A, B, C, D, E & F IN BLDG NO. 2, AVENUE "Q" OUT OF SURVEY NOS. 5, 5B, 5D, 5F & 5G SITUATED AT VILLAGE-DONGARE WITHIN REGISTRATION OF SUB-DISTRICT OF VASAI, DISTRICT PALGHAR.

[Handwritten signatures and initials]

[Handwritten signatures] K. R. Patil
K. R. Patil सुनील राजेंद्र परब
श्री. न. पाटील



वसई - ५
दस्ता क्र. ११९३/२०२०
७१ / ८५

वसई - ५
दस्ता क्र. २७७४/२०१८
७ // १७

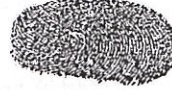
IN WITNESS WHEREOF OF WE HAVE HEREUNTO SET SUBSCRIBED
OUR RESPECTIVE HANDS AND SIGNATURE ON THIS 5th DAY OF
April 2018

SIGNED SEALED AND DELIVERED
Within named "EXECUTANT"

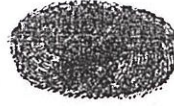
1) MR. RAMBABU P. AGARWAL,



R. P. Agarwal



2) MR. HEMANT L. AGARWAL,

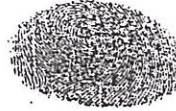


Hemant

3) MR. PANKAJ L. AGARWAL,



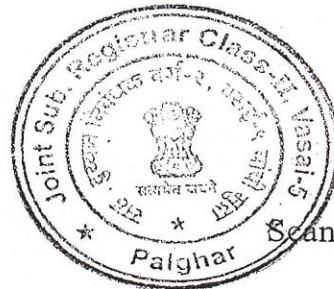
P. L.



4) MR. RIKY L. AGARWAL



Riky

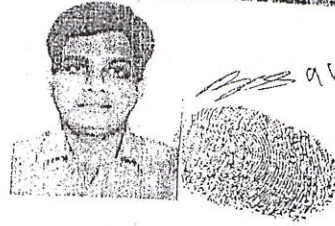


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वसई - ५
दस्त क्र. २०७८/२०१८
८ / १७

वसई - ५
दस्त क्र. ११९३/२०२०
७२ / ८५

5) MR. BIPIN L. AGARWAL



the Partner's of "M/S AGARWAL REALTORS"

IN THE PRESENCE OF :



EXECUTANT

ACCEPTED BY US

1) MR. CHETAN KISHOR CHOUDHARY }



Choudhary

2) MR. VAIBHAV SADANAND GUDEKAR }



V.S. Gudekar

3) MR. KUNAL HEMANT PATIL }



K.H. Patil



वसई - ५
दस्त क्र. २००८/२०१८
२ / १७

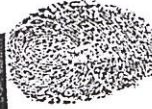
4) MR. KHUSHVEER KALU SINGH CHOUHAN }



[Handwritten signature]

5) MR. SUNIL SONU PARAB }

वसई - ५
दस्त क्र. ११९३ / २०२०
७३ / ५



सुनील सोनु परब

6) MR. SHAILESH NARENDRA PATIL }



श. न. पाटील

1) *[Handwritten signature]*

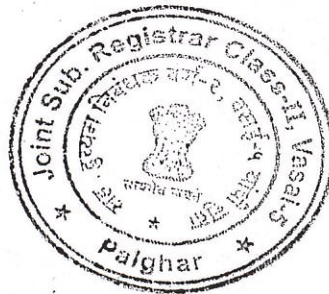
2) *[Handwritten signature]*

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वसई-५
दस्त क्र. ११९३/२०२०
७४ / ८५

वसई - ५
दस्त क्र. २०७८/२०१८
१० / १७



आयकर विभाग
INCOME TAX DEPARTMENT
AGARWAL REALTORS

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

18/09/2007
Permanent Account Number
AAPFA76270

RAMBABU P AGARWAL
PRABHUDAYAL AGARWAL
10/07/1967
Permanent Account Number
ABAPA3595P



वसई - ५
दस्त क्र. २७७८/२०१८
११ / १७

R.P. Agarwal
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
HEMANT L AGARWAL

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAXMINARAYAN PRABHUDAYAL
AGARWAL
13/11/1976
Permanent Account Number
AAPA3517J

PANKAJ L AGARWAL
LAXMINARAYAN PRABHUDAYAL
AGARWAL
02/01/1978
AAZPA5661N



वसई - ५
१११३ / २०२०
७५ / ५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RIKY LAXMINARAYAN AGARWAL
LAXMINARAYAN PRABHUDAYAL
AGARWAL
22/10/1979
AAZPA5669E

BIPIN L AGARWAL
LAXMINARAYAN AGARWAL
27/09/1975
Permanent Account Number
ABAPA3616K

Signature

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
TANU VINAY KELKAR
DATTATRAY KOTKAR
07/08/1986
Permanent Account Number
CGKPK6572H

Signature



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आयकर विभाग
INCOME TAX DEPARTMENT
CHETAN KISHOR CHOUDHARY
KISHOR GANPAT CHOUDHARY
05/07/1980
Permanent Account Number
AGHPC5929K

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
VAISHAV SADANAND GUDEKAR
SADANAND TUKARAM GUDEKAR
14/09/1987
BHNPG1272IA

भारत सरकार
GOVT. OF INDIA

Choudhary

दाई - ५
दस्त क्र. २७७८/२०१८
१२ / १७

VS

आयकर विभाग
INCOME TAX DEPARTMENT
KUNAL HEMANT PATIL
LAXMAN KESHAV PATIL
16/11/1989
Permanent Account Number
BVTTP0140F

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
KHUSVEER K CHOUHAN
KALUSINGH GHISUSINGH CHOUHAN
04/02/1991
Permanent Account Number
AOYPC2684J

भारत सरकार
GOVT. OF INDIA

K. Hemant



DR

दाई - ५
दस्त क्र. ११९३/२०२०
७६ / ८५

आयकर विभाग
INCOME TAX DEPARTMENT
SUNIL SONU PARAB
SONU GOPAL PARAB
27/12/1974
Permanent Account Number
AOYPP5350F

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
SHALESH N PATIL
HARENDRA GOPINATH PATIL
13/08/1970
Permanent Account Number
AOQPP0148P

भारत सरकार
GOVT. OF INDIA

सुनील सोनु परब

श. न. पाटील

आयकर विभाग
INCOME TAX DEPARTMENT
Permanent Account Number
OXDPS2600K
CHANDRANATH SAREKAR
Permanent Account Number
28/CA1980

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
PANKAJ DALARAM PILEHA
DALARAM MAHADEV PILEHA
10/10/1989
Permanent Account Number
BO5PP0230H

भारत सरकार
GOVT. OF INDIA

Sarekar

Pileha



Summary I (GoshwaraBhag-1)

534/2778

गुरुवार, 05 एप्रिल 2018 2:57 म.नं.

दस्त गोषवारा भाग-1

वसई 93/90

दस्त क्रमांक: 2778/2018

दस्त क्रमांक: वसई 5 / 2778 / 2018

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक-शुल्क: रु. 500/-

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

पावती: 3271

पावती दिनांक: 05/04/2018

अ. क्र. 2778 वर दि. 05-04-2018

सादरकारणाराचे नाव: चेतन किशोर चौधरी

रोजी 2:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

(Handwritten signature)

दस्त हजर करणाऱ्याची सही:

एकुण: 440.00

(Handwritten signature)
5/4/18

Joint S R Vasai-5
सह दुय्यम निबंधक वर्ग-२

वसई-५
दस्त क्र. 9923/2020
७७ / ८५

(Handwritten signature)
5/4/18

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वसई क्र. ५
दस्ताचा प्रकार: कुलमुखत्यारपत्र

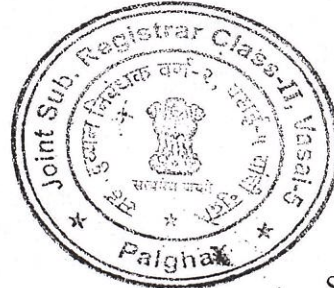
मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 05 / 04 / 2018 02 : 46 : 46 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 05 / 04 / 2018 02 : 47 : 59 PM ची वेळ: (फी)



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दस्त क्रमांक : वसई5/2778/2018

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

वसई दस्त गोपवारा भाग-2
 दस्त क्र. ११२३/२०२०
 ५६१५

वसई5 ११२३/२०
 दस्त क्रमांक:2778/2018

अनु क्र.	पक्षकाराचे नाव	पक्षकाराचे प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चेतन किशोर चौधरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कृष्णा यशोधन विल्डींग, ब्लॉक नं: ए/ 001, रोड नं: तोपारा रोड, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AGHPC5929K	पॉवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:- <i>(K. H. K. K.)</i>		
2	नाव:वैभव सदानंद गुडेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सार्ध धन अपार्टमेंट, ब्लॉक नं: 306, रोड नं: मनवेलपाडा, विरार पु, महाराष्ट्र, ठाणे. पॅन नंबर:BHNPG1272M	पॉवर ऑफ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:- <i>(V. S. K.)</i>		
3	नाव:कुणाल हेमंत पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पाटील आळी, वाघोली, नालासोपारा प, महाराष्ट्र, ठाणे. पॅन नंबर:BVTPP0140F	पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:- <i>(K. H. K. K.)</i>		
4	नाव:खुशवीर कालु सिंह चौहान - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बुरी अपार्टमेंट, ब्लॉक नं: रुम नं- 301, रोड नं: वीर सावरकर मार्ग, विरार पु, महाराष्ट्र, ठाणे. पॅन नंबर:AOYPC2684J	पॉवर ऑफ अटॉर्नी होल्डर वय :-26 स्वाक्षरी:- <i>(K. H. K. K.)</i>		
5	नाव:मुनिल सोनु परब पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी विद्याम, ब्लॉक नं: ए/ 102, रोड नं: विराट नगर, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AOYPP5660F	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:- <i>(M. L. K. K.)</i>		
6	नाव:शैलेश नरेंद्र पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाला, अक्करवाडी, वाघोली, नालासोपारा प, महाराष्ट्र, ठाणे. पॅन नंबर:AQQPP0149P	पॉवर ऑफ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:- <i>(S. L. K. K.)</i>		
7	नाव:मे अगरवाल रिअलटर्स चे भागीदार हेमंत एल अगरवाल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AAPFA7627Q	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:- <i>(G. K. K.)</i>		
8	नाव:मे अगरवाल रिअलटर्स चे भागीदार पंकज एल अगरवाल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, THANE. पॅन नंबर:AAPFA7627Q	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:- <i>(P. K. K.)</i>		



Summary-2(दस्त गोषवारा भाग - २)

- 9 नाव:मे अगरवाल रिअलटर्स चे भागीदार रिची एल अगरवाल - कुलमुखत्यार देणार
 वय :-38
 स्वाक्षरी:-
 पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ
 एनएक्स , ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप,
 बोळीज, विरार प , महाराष्ट्र, ठाणे.
 पॅन नंबर:AAPFA7627Q
- 10 नाव:मे अगरवाल रिअलटर्स चे भागीदार विपिन एल अगरवाल कुलमुखत्यार देणार
 वय :-42
 स्वाक्षरी:-
 पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ
 एनएक्स , ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप,
 बोळीज, विरार प , महाराष्ट्र, ठाणे.
 पॅन नंबर:AAPFA7627Q



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कवुल करतात.

ओळख:-

खालील इसम असे निवेदीत करताना ती वे दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव:चंद्रकांत स्वामीकर -
 वय:36
 पत्ता:किशोरकुंज वि नं-1, विरार प
 पिन कोड:401303

द्वयाचित्र

अंगठ्याचा ठसा



- 2 नाव:पंकज पिलेना - -
 वय:28

पत्ता:किशोरकुंज वि नं- 1, विरार प
 पिन कोड:401303

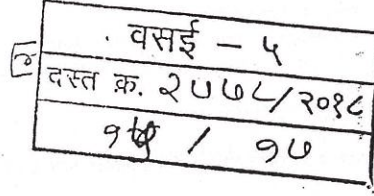
स्वाक्षरी

खालील पक्षकाराची कवुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

1. मे अगरवाल रिअलटर्स चे भागीदार रामबाबू पी अगरवाल - :-
 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ एनएक्स ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प ,
 महाराष्ट्र, ठाणे.
 AAPFA7627Q

Joint S R Vasai-5



सह दुष्यम निबंधक वर्ग - Payment Details.

वसई क्र. ५

sr. Epayment Number
 1 MH011228928201718M

Defacement Number
 0000105984201819

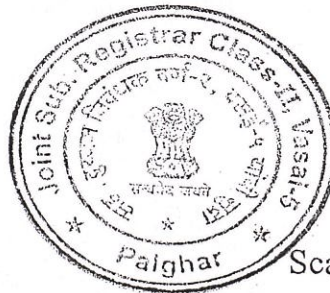
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Summary-2(दस्त गोषवारा भाग - २)

वसई-५
दस्त क्र. ११२३/२०२०
२०/१५



07/04/2018 2 46:15 PM

दस्त गोषवारा भाग-2

वसई १६/१७
दस्त क्रमांक: 2778/2018

दस्त क्रमांक : वसई 5/2778/2018

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे अग्रवाल रिअलटर्स चे भागीदार रामबाबु पी अग्रवाल - - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पिन नंबर: AAPFA7627Q	कुलमुखत्यार देणार वय :- 50 स्वाक्षरी:- R. P. Aswani		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 07 / 04 / 2018 02 : 29 : 45 PM

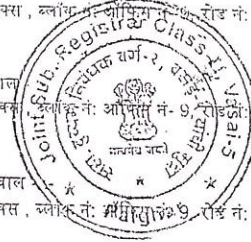
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: तन्वी केळकर - - वय: 30 पत्ता: किशोरकुंज वि नं- 1, विरार प पिन कोड: 401303			
2	नाव: पंकज पिलेना - - वय: 28 पत्ता: किशोरकुंज वि नं- 1, विरार प पिन कोड: 401303			

खालील पक्षकाराची कबुली उपलब्ध आहे .

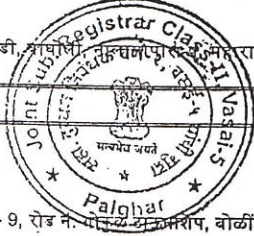
- अनु क्र. पक्षकाराचे नाव व पत्ता
- मे अग्रवाल रिअलटर्स चे भागीदार हेमंत एल अग्रवाल - :-
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AAPFA7627Q
 - मे अग्रवाल रिअलटर्स चे भागीदार पंकज एल अग्रवाल
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, THANE.
AAPFA7627Q
 - मे अग्रवाल रिअलटर्स चे भागीदार विपिन एल अग्रवाल
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AAPFA7627Q
 - मे अग्रवाल रिअलटर्स चे भागीदार रिफी एल अग्रवाल - :-
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AAPFA7627Q
 - चेतन किशोर : चौधरी
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: कृष्णा यशोधन विल्डींग, ब्लॉक नं: ए/ 001, रोड नं: सोपारा रोड, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AGHPC5929K
 - वैभव मदानंद : गुडेकर
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सार्डे धन अपार्टमेंट, ब्लॉक नं: 306, रोड नं: मलबेलपाडा, विरार पु, महाराष्ट्र, ठाणे.
BHNPG1272M
 - कुणाल हेमंत : पाटील
प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: पाटील आजी, बाघोली, नासासोपारा प, महाराष्ट्र, ठाणे.
BVTTP0140F



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8	खशवीर कालु मिह चौहान प्लॉट नं: - 9923/2018, इमारतीचे नाव: चुरी अपार्टमेंट, ब्लॉक नं: 301, रोड नं: वीर सावरकर मार्ग, विरार पु, महाराष्ट्र, ठाणे.
9	AOYPC684J सुनिल सोनु:परब प्लॉट नं: - 102, इमारतीचे नाव: लक्ष्मी विलास, ब्लॉक नं: ए/102, रोड नं: विराट नगर, विरार प, महाराष्ट्र, ठाणे.
10	AOYPP5660F शैलेश नरेंद्र:पाटील प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाला, अड्डरवाडी, वाघोली, नालासोपारा प, महाराष्ट्र, ठाणे.

खालील पक्षकाराची कबुली उपलब्ध आहे



- अनु क्र. पक्षकाराचे नाव व पत्ता
1. मे अग्रवाल रिअलटर्स चे भागीदार हेमंत एल अग्रवाल :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं-9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AAPFA7627Q
 2. मे अग्रवाल रिअलटर्स चे भागीदार पंकज एल अग्रवाल :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं-9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, THANE.
AAPFA7627Q
 3. मे अग्रवाल रिअलटर्स चे भागीदार विपिन एल अग्रवाल :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं-9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AAPFA7627Q
 4. मे अग्रवाल रिअलटर्स चे भागीदार रिक्की एल अग्रवाल :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनएक्स, ब्लॉक नं: ऑफिस नं-9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AAPFA7627Q
 5. चेतन किशोर:चौधरी
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कृष्णा यशोधन विल्डींग, ब्लॉक नं: ए/ 001, रोड नं: सोपारा रोड, बोळीज, विरार प, महाराष्ट्र, ठाणे.
AGHPC5929K
 6. वैभव मदानंद:गुडेकर
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई धन अपार्टमेंट, ब्लॉक नं: 306, रोड नं: मनवेलपाडा, विरार पु, महाराष्ट्र, ठाणे.
BHNPG1272M
कुणाल हेमंत:पाटील
 7. प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पाटील आळी, वाघोली, नालासोपारा प, महाराष्ट्र, ठाणे.
BVTPPO140F
 8. खुशवीर कालु मिह चौहान :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चुरी अपार्टमेंट, ब्लॉक नं: हब नं- 301, रोड नं: वीर सावरकर मार्ग, विरार पु, महाराष्ट्र, ठाणे.
AOYPC2684J
सुनिल सोनु:परब
 9. प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी विलास, ब्लॉक नं: ए/ 102, रोड नं: विराट नगर, विरार प, महाराष्ट्र, ठाणे.
AOYPP5660F
शैलेश नरेंद्र:पाटील
 10. प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाला, अड्डरवाडी, वाघोली, नालासोपारा प, महाराष्ट्र, ठाणे.
AQQPP0149P

शिक्का क्र.4 ची वेळ: 07 / 04 / 2018 02 : 30 : 26 PM

शिक्का क्र.5 ची वेळ: 07 / 04 / 2018 02 : 30 : 33 PM नोंदणी पुस्तक 4 मध्ये

Joint S R Vasale

सह दुय्यम निबंधक वसई Payment Details.

वसई क्र. ५

sr.	Epayment Number
1	MH011228928201718M

प्रमाणित करण्यात येत आहे या
दस्तावेज प्रकृषा १७ पाने आहेत
सह दुय्यम निबंधक वर्ग २
वसई ५

पुस्तक क्रमांक..... २७७८
क्रमांकावर नोंदला.
सह दुय्यम निबंधक, वर्ग-२, वसई-५
Defacement Number 00 माहे 08 सन २०१८
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AGARWAL REALTORS

भारत सरकार
GOVT OF INDIA

18/09/2007
Permanent Account Number
AAPFA7627Q

आयकर विभाग
INCOME TAX DEPARTMENT
CHETAN KISHOR CHOUDHARY
KISHOR GANPAT CHOUDHARY
05/07/1980
Permanent Account Number
AGHPC5928K

भारत सरकार
GOVT OF INDIA

Signature

Choudhary

वसई-५
दस्त क्र. ११९३/२०२०
८३ / ८५

आयकर विभाग
INCOME TAX DEPARTMENT
WAGHMARE SURAJ RAJENDRA
RAJENDRA GANGARAM WAGHMARE
27/10/1988
Permanent Account Number
ABOPW3868P

भारत सरकार
GOVT OF INDIA

Signature

Waghmare

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACJPW8288P

नाम / Name
PARVATI RAJENDRA WAGHMARE

पिता का नाम / Father's Name
VITTHAL ADAVEAPPA KAMBLE

जन्म तिथि / Date of Birth
01/06/1970

भारत सरकार
GOVT OF INDIA

Signature

P.R.W.

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGPW 1788F

नाम / Name
RAJENDRA GANGARAM WAGHMARE

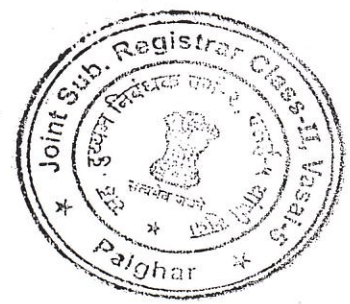
पिता का नाम / Father's Name
GANGARAM BANDOOW WAGHMARE

जन्म तिथि / Date of Birth
01/06/1961

भारत सरकार
GOVT OF INDIA

Signature

Reference



Summary I (GoshwaraBhag-1)

534/1193

मंगळवार, 18 फेब्रुवारी 2020 3:29 म.नं.

दस्त गोशवारा भाग-1

वसई5

८३/८५

दस्त क्रमांक: 1193/2020

दस्त क्रमांक: वसई5 /1193/2020

बाजार मूल्य: रु. 42,54,000/- मोबदला: रु. 64,02,500/-

भरलेले मुद्रांक शुल्क: रु.3,84,200/-

दु. नि. सह. दु. नि. वसई5 यांचे कार्यालयात

पावती:1404

पावती दिनांक: 18/02/2020

अ. क्रं. 1193 वर दि.18-02-2020

सादरकरणाराचे नाव: सुरज राजेंद्र वाघमारे

रोजी 3:27 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकुण: 31700.00

दस्त हजर करणाऱ्याची सही:

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

दस्ताच सहाय्यकरणाचा

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 18 / 02 / 2020 03 : 27 : 42 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 18 / 02 / 2020 03 : 29 : 03 PM ची वेळ: (फी)

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

दस्त ऐकन सोबत जोडलेले कागदपत्र कुळमुद्रत्यात

एक व्यक्ती इत्यादी अनायत आढळून आल्यास

त्याची संपूर्ण जबाबदारी पश्चनाराची राहिल.

Joint S R Vasai-5

Joint S R Vasai-5

लिहून देणार
सही

लिहून देणार
सही









18/02/2020 3 31:52 PM

दस्त गोषवारा भाग-2

वसई5 28/2/20
दस्त क्रमांक:1193/2020

दस्त क्रमांक :वसई5/1193/2020





दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरज राजेंद्र बाघमारे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विनय युनिक रेसिडेन्सी बिल्डींग नं- 6, ब्लॉक नं: डी/301, रोड नं: मुलजीभाई इंटरनॅशनल स्कूल जवळ, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:ABOPW3868P	लिहून देणार वय :-31 स्वाक्षरी:- <i>Swagman</i>	 VSI5-1193-138219-2020	
2	नाव:मे अगरवाल रिअलटर्स चे भागीदार पंकज एल अगरवाल तर्फे कु मु चेतन किशोर चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AAPFA7627Q	लिहून देणार वय :-38 स्वाक्षरी:- <i>Choudhary</i>	 VSI5-1193-138220-2020	

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 02 / 2020 03 : 30 : 15 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	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेंद्र गंगाराम बाघमारे - - वय:58 पत्ता:डी/301, विनय युनिक रेसिडेन्सी बिल्डींग नं- 6, गोकुळ टाऊनशिप, विरार प पिन कोड:401303	स्वाक्षरी <i>Rajendra</i>	 VSI5-1193-90864-2020	
2	नाव:पार्वती राजेंद्र बाघमारे - - वय:49 पत्ता:डी/301, विनय युनिक रेसिडेन्सी बिल्डींग नं- 6, गोकुळ टाऊनशिप, विरार प पिन कोड:401303	स्वाक्षरी <i>P.R.W.</i>	 VSI5-1193-90865-2020	

शिक्का क्र.4 ची वेळ:18 / 02 / 2020 03 : 31 : 06 PM

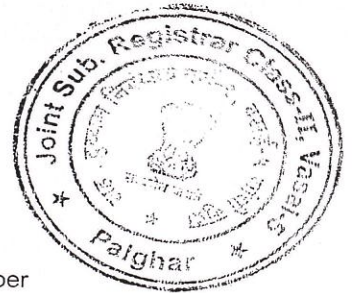
शिक्का क्र.5 ची वेळ:18 / 02 / 2020 03 : 31 : 20 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५ EPayment Details.

sr.	EPayment Number	Defacement Number
1	1802202004956	1802202004956D
2	MH012086527201920M	0006320954201920

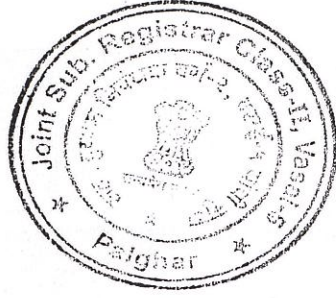


Know Your Rights as Registrants

1193 /2020

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



वसई-५
दस्त क्र. ११२३/२०२०
८५ / ८५

प्रमाणित करण्यात येते की, या दस्तऐवज एकूण ८५ पृष्ठे असून, त्यास पुस्तक क्रमांक १ चे ११२३ क्रमांकावर नोंदला

दि. १८/०२/२०२०

सह दुय्यम निबंधक वर्ग २
वसई क्र. ५



18/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 1193/2020

नोंदणी :

Regn:63m

गावाचे नाव : डोंगरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6402500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4254000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: गांव मौजे डोंगरे,उपविभाग 5,स नं- 5 व इतर,सदनिका क्रं- बी/703,सातवा मजला,अगरवाल पॅरामाऊंट बिल्डींग नं- 01,अव्हेन्यु क्यु,क्षेत्र- 73.23 चौ मी कारपेट((Survey Number : 5 व इतर ;))
(5) क्षेत्रफळ	1) 73.23 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 अगरवाल रिअलटर्स चे भागीदार पंकज एल अगरवाल तर्फे कु मु चेतन किशोर चौधरी - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं-9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAPFA7627Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज राजेंद्र वाघमारे वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विनय युनिक रेसिडेन्सी बिल्डींग नं- 6, ब्लॉक नं: डी/ 301, रोड नं: मुलजीभाई इंटरनॅशनल स्कुल जवळ, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABOPW3868P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2020
(10)दस्त नोंदणी केल्याचा दिनांक	18/02/2020
(11)अनुक्रमांक,खंड व पृष्ठ	1193/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	384200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



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