

दस्तावेज दृष्ट्यात आली आहे.

सह दुय्यम निबंधक वर्ग २
वसई क्र. ६

दस्त क्रमांक १११०

AGREEMENT FOR SALE

This Agreement for sale made, entered into and executed at VASAI on this 5th day of August 2023.

:BETWEEN:

M/S. GURUPRABHU REALTORS (DEVELOPERS), Pan No. AATFG4379D, a registered partnership firm registered under the Indian Partnership Act having its place of business at Tereja Apartment, Ground Floor, behind Satmadevi Mandir, Near Mulgaon Church, Mulgaon, Vasai Road (West), Tal. Vasai, Dist. Palghar - 401 201, through its partner **MR. BRIAN NOEL FURTADO**, Age 55 years, hereinafter referred to and called as "**the Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors and assigns) of THE ONE PART

AND

✓ **MRS. DARSHANI VISHAL PURANDARE**, Age 44 years, **Pan No. AURPP8265B**, Indian Inhabitant, having address at Flat No. 001, Ground Floor, Yayati, Mastar Dattaram Nagari, Prabhu Ali, Parnaka, Vasai Road (West), Tal. Vasai, Dist. Palghar- 401201, hereinafter referred to and called as "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual - his/her/their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm / LLP the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company - its successors and permitted assigns, and in case of a Trust - the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of THE OTHER PART.

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- a) WHEREAS (1) Saroj Narayan Donde, (2) Vinodini S. Kulkarni, (3) Bharati Anil Tendolkar, (4) Swapnil Anand Chaubal, (5) Supriya Siddharth Kharkar, ("the said Owners") are the owners of land bearing Pardi No. 64, City Survey No. 2352/A, having area admeasuring 1269.2 square meters, lying, being and situated at Village : Dhovali, Taluka : Vasai, District : Palghar, within the area of Sub-Registrar at Vasai 1 to 6 (hereinafter the said lands collectively referred to as "**the said Property**"). The authenticated copy of the said Property Card are hereto annexed and marked as the **Annexure "A" respectively**.
- b) AND WHEREAS the Collector Thane, has granted N.A. permission vide order No. NAP/SR-699 (Sanad) Dated 20/11/1965 in respect of **CTS No. 2352/A**, Pardi No. 64 and whereas the Builder has converted tenure of the said land into non Agricultural for construction of residential cum permission from Tahsildar Vasai dated 04.02.2020. The authenticated copy of the said N.A. permission is hereto annexed and marked as the **Annexure "B"**.
- c) AND WHEREAS the Vasai Virar City Municipal Corporation (the VVCMC) granted the Development Permission bearing No. VVCMC/ TP/ CC/ VP-5848-B/103/2018-19 dated 20/07/2018 for the proposed Residential Cim Commercial Building consisting of Ground/Stilt + 4 (Part) having 933.27 square meters Built up area and authenticated copies of the Commencement Certificate is hereto annexed and marked as the **Annexure "C"**.
- d) AND WHEREAS the Vasai Virar City Municipal Corporation (the VVCMC) granted the Development Permission bearing No. VVCMC/ TP/ RDP/ VP-5848-B/247/2019-2 dated 13/12/2019 for the proposed Residential Cum Commercial Building consisting of Ground/Stilt + 5 Pt having 1073.13 square meters Built up area and authenticated copies of the Commencement Certificate is hereto annexed and marked as the **Annexure "C"**.
- e) AND WHEREAS the Vasai Virar City Municipal Corporation (the VVCMC) granted the Development Permission bearing No. VVCMC/TP/RDP/VP-5848-B/128/2020-21 date 10/12/2020 for the proposed Residential Cum Commercial Building consisting of Ground/Stilt + 7 having 1540.16 square meters Built up area and authenticated copies of the Commencement Certificate is hereto annexed and marked as the **Annexure "C"**.
- f) AND WHEREAS the Vasai Virar City Municipal Corporation (the VVCMC) granted the Development Permission bearing No. VVCMC/TP/RDP/VP-5848-B/644/2022-23 dated 03/03/2023 for the proposed Residential Cim Commercial



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Building consisting of Ground/Stilt + 7 having 1591.81 square meters Built up area and authenticated copies of the Commencement Certificate is hereto annexed and marked as the **Annexure "C"**.

g) AND WHEREAS by a Development Agreement dated 22/10/2018 registered vide Document No.VSI-6-6730/2018, executed by and between (1) Saroj Narayan Donde, (2) Vinodini S. Kulkarni, (3) Bharati Anil Tendolkar, (4) Swapnil Anand Chaubal, (5) Supriya Siddharth Kharkar, (the Owners therein) and M/s. Guruprabhu Realtors, (Developers) through its partners (1) Pravin Shantaram Vartak, (2) Bharat Atmaram Vartak, & (3) Pushkaraj Vikas Vartak, (the Developers therein) in respect the said Property and thereby the Owners therein granted development rights in respect of the said proposed Residential Cum Commercial Building consisting of Ground/Stilt + 4 (Part) having 933.27 square meters Built up area to in favour of the Developer therein for consideration on the terms and conditions mentioned therein.

h) AND WHEREAS in view of the said Development Agreement dated 22/10/2018, M/s. Guruprabhu Realtors, (Developers) have development rights in respect of the said proposed Residential Cum Commercial Building consisting of Stilt + 4 (Part) having 933.27 square meters Built up area to be constructed over the said Property bearing Pardi No. 64, & City Survey No. 2352/A, having area admeasuring 1269.2 square meters, more particularly described in "**the First Schedule**" hereunder written.

i) AND WHEREAS the authenticated copy of the plan of the Building consisting of Ground/Stilt + 7 having 1540.16 square meters Built up area sanctioned by the VVCMC as proposed by the said Owners and further according to the plan the Promoter has started construction of the said Building and open spaces and authenticated copy of the sanctioned Building Plan hereto annexed and marked as **Annexure "D"**.

j) AND WHEREAS the Promoter discloses and represents that in pursuance of the said Development Agreement the Residential Cum Commercial FSI admeasuring 1540.16 square meters granted by the said Owners is in respect of the Building consisting of Ground/Stilt + 7 having 1540.16 square meters Built up, known as "**DONDE HEIGHTS**" (hereinafter referred to as "the said Building" and the said Building and the said Building is to be constructed on the said Property. In this background the Promoter has started



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construction and development of the said Building on the said Property as per the sanctioned plan and permissions obtained time to time from the VVCMC and to construct the said Building.

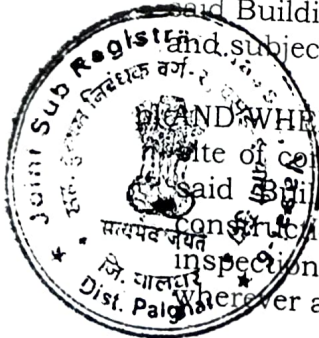
k) AND WHEREAS the Promoter declares and represents that the said Property is a Lay-out and the Owners have granted development right to the Promoter to construct Building on the said Property as and when further permissions granted by the VVCMC. The said Property *inter-alia*, comprises of residential Buildings, facilities along-with covered/stilt car parking spaces of the Building, to be constructed and developed on the said Property in accordance with the plans approved by the Sanctioning Authorities.

l) AND WHEREAS the Promoter is in actual possession of the said Property and has started to construct the said Building, consisting of Ground/Stilt + 7 on the said Property in accordance with the permissions and the recitals hereinabove.

m) AND WHEREAS the Promoter is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various flats in the said Building, at the sole and exclusive discretion of the Promoter and the Promoter hereby intends to sell on ownership basis the flats of the said Building.

n) AND WHEREAS the Promoter has entered into a standard Agreement with M/s. En-Con, Project Consultants, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. Further, the Promoter has appointed, the Consulting Structural Engineer **Mr. Sufiyan Shaikh**, for the preparation of the structural design and drawings of the said Building and the Promoter has accepted the professional supervision of the Architect and the structural Engineer till the completion of the said Building.

o) AND WHEREAS the Promoter hereby further declares that the FSI sanctioned in respect of the said Building is 1540.16 square meters Built up, and the Promoter shall construct the said Building as per the sanctioned Plan of the said Building and subject to further permissions and sanction.



AND WHEREAS the Purchaser has visited and inspected the site of construction on the said Property and has seen the said Building (defined in this Agreement) being under construction and the Promoter has furnished and given inspection of all relevant documents to the Purchaser and Wherever applicable copies of the aforesaid deeds and

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documents to the Purchaser relating to the said Property, the approved plans and specifications of the said Building, Development permissions, other permissions and the title certificate, or other relevant documents and relevant registered deeds and record showing the nature of the title of the Promoter to the said Building in which the flats are to be constructed and such other documents which are specified under the Real Estate (Regulation and Development) Act, 2016 (herein after referred to and called as "the Act") and the Rules and Regulations made thereunder. The Purchaser has independently investigated and is fully satisfied with the title of the Promoter in respect of the said Property and further in respect of the Apartment (defined herein below) and the Promoter's right to construct, allot and sell various flats in the said Building. The Purchaser confirms that from the date hereof, the Purchaser will not raise any objection or requisition in respect to the title of the Promoter to the said Property/the Apartment.

q) AND WHEREAS the Promoter has informed the Purchaser that by virtue of the said deeds, documents and the several permissions and sanctioned plans the Promoter has the sole and exclusive right to develop the said Building and to sell the flats therein and to enter into separate agreements with other flats purchasers for the sale/allotment of flats in the said Building being constructed on the said Property and to receive the sale price in respect thereof.

r) AND WHEREAS the Purchaser is offered a residential **Flat No. 702, on the Seven floor** (herein after referred to as "**the said Apartment**") in the **Building known as "DONDE HEIGHTS"** (herein after referred to as "**the said Building**"), Dhovali, Parnaka, Vasai Road (West), Tal. Vasai, Dist. Palghar, to be constructed on the said Property, by the Promoter.

s) AND WHEREAS the authenticated copy of the drawing and specifications of sanctioned Floor Plan of the Apartment agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure "E"**.

t) AND WHEREAS the Owners have got the approvals from the concerned Sanctioning Authority to the plans, the specifications, elevations, sections of the said Building and the Promoter shall obtain the Occupancy Certificate of the said Building and complete the construction work of the said Building. AND WHEREAS while sanctioning the said plans of the said Building the concerned local authority and/or the Government has laid down certain terms, conditions,

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DISPUTE RESOLUTION: Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority contemplated as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

GOVERNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the **Vasai** courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF THE PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESSES, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCELS OF the Non Agricultural lands bearing **Pardi No. 64 & City Survey No. 2352/A**, having area admeasuring 1269.2 Square Meters, lying, being and situated at **Village : Dhovali**, Taluka : Vasai, District : Palghar 401 201, within the area of Sub-Registrar at Vasai and within the limits of Vasai Virar City Municipal Corporation, Tal. Vasai, Dist. Palghar.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT DESCRIPTION OF the **Flat No. 702, on the Seventh Floor, Carpet area admeasuring 68.85 Square Meters and usable carpet area in the form of Flower Bed (FB) / Dry Balcony (DB) of 10.35 Square Meter** area as per the Act, of the Building known as "**DONDE HEIGHTS**", Dhovali, Vasai Road (West), Tal. Vasai, Dist. Palghar, to be constructed on the land bearing **Pardi No. 64 & City Survey No. 2852/A**, having area admeasuring 1269.2 square meters, lying, being and situated at **Village : Dhovali**, Taluka : Vasai, District : Palghar 401 201, within the area of Sub-Registrar at Vasai and within the limits of Vasai Virar City Municipal Corporation, Tal. Vasai, Dist. Palghar.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
0000021303

Project: **DONDE HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: 2352 A at Vasal-Virar City (M Corp), Vasal, Palghar, 401201;

1. **Guruprabhu Realtors** having its registered office / principal place of business at Tehsil: Vasal, District: Palghar, Pin: 401207.

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 21/06/2019 and ending with 30/09/2022 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 26-06-2020 13:55:10

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

Dated: 18/05/2020
Place: Mumbai

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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/१०/११/१२
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.

दिनांक :

Dated 17/07/2023

VVCMC/TP/O.C/VP-5848-B/287/2023-24

To,

1. Smt. Saroj N. Donde & 4 others
M/s.Guruprabhu Realtors
Through partner of Mr.Bipin J.Coutinho
Donde House,
Near Par Naka, Azad Road,
Vasai (W), Tal: Vasai,
Dist: PALGHAR
2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Tal: Vasai, Dist:-Palghar.

Sub: Grant of Occupancy Certificate for Residential Cum Commercial Building (Stilt/Gr+7) as per As Built plan on land bearing CTS.No.2352 A of Village: Dhovali, Tal: Vasai, Dist Palghar.

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-5848-B/103/2018-19 dtd. 20/07/2018.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5848-B/247/2019-20 dtd.13/12/2019.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-5848-B/128/2020-21 dtd.10/12/2020.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-5848-B/644/2022-23 dtd.31/03/2023.
5. Development completion Certificate dated 31/03/2023 from the Licensed Engineer.
6. Structural stability certificate from your Structural Engineer vide letter dated 31/03/2023.
7. Plumbing certificate dated 31/03/2023.
8. Receipt No. 2882 dated 22/06/2018, Receipt No. 7066 dated 11/12/2020 & Receipt No. 1973 dated 28/06/2023 for potable water supply from Vasai Virar City Municipal Corporation.
9. Rain water harvesting letter consultant dated. 11/01/2023.
10. NOC from Lift Inspector dated 02/08/2022.
11. Final NOC from Chief fire Office dated 14/06/2023.
12. Final NOC from tree Plantation Department of VVCMC dated 16/06/2023.
13. Report from Composting Consultant dated 08/03/2023.
14. Licensed Engineer's letter dated 31/03/2023.



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VVCMC/TP/O.C/VP-5848-B/28/2023-24
Sir / Madam,

Dated 17/07/2023

Please find enclosed herewith the necessary Occupancy Certificate for Residential Cum Commercial Building (Stilt/Gr+7) as per As Built plan on land bearing CTS.No.2352 A of Village: Dhovali, Tal: Vasai, Dist Palghar. along with as built drawings completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



sd/-

Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Encl.: a.a.

- C.c. to:
1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office
 2. DMC,
Property Tax Department
Vasai-Virar city Municipal Corporation.
 3. DMC,
Tree Department,
Vasai Virar City Municipal Corporation.

Deputy Director,
VVCMC, Virar.



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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००/१०१/१०२/१०३/१०४/१०५/१०६/१०७/१०८/१०९/११०/१११/११२/११३/११४/११५/११६/११७/११८/११९/१२०/१२१/१२२/१२३/१२४/१२५/१२६/१२७/१२८/१२९/१३०/१३१/१३२/१३३/१३४/१३५/१३६/१३७/१३८/१३९/१४०/१४१/१४२/१४३/१४४/१४५/१४६/१४७/१४८/१४९/१५०/१५१/१५२/१५३/१५४/१५५/१५६/१५७/१५८/१५९/१६०/१६१/१६२/१६३/१६४/१६५/१६६/१६७/१६८/१६९/१७०/१७१/१७२/१७३/१७४/१७५/१७६/१७७/१७८/१७९/१८०/१८१/१८२/१८३/१८४/१८५/१८६/१८७/१८८/१८९/१९०/१९१/१९२/१९३/१९४/१९५/१९६/१९७/१९८/१९९/२००/२०१/२०२/२०३/२०४/२०५/२०६/२०७/२०८/२०९/२१०/२११/२१२/२१३/२१४/२१५/२१६/२१७/२१८/२१९/२२०/२२१/२२२/२२३/२२४/२२५/२२६/२२७/२२८/२२९/२३०/२३१/२३२/२३३/२३४/२३५/२३६/२३७/२३८/२३९/२४०/२४१/२४२/२४३/२४४/२४५/२४६/२४७/२४८/२४९/२५०/२५१/२५२/२५३/२५४/२५५/२५६/२५७/२५८/२५९/२६०/२६१/२६२/२६३/२६४/२६५/२६६/२६७/२६८/२६९/२७०/२७१/२७२/२७३/२७४/२७५/२७६/२७७/२७८/२७९/२८०/२८१/२८२/२८३/२८४/२८५/२८६/२८७/२८८/२८९/२९०/२९१/२९२/२९३/२९४/२९५/२९६/२९७/२९८/२९९/३००/३०१/३०२/३०३/३०४/३०५/३०६/३०७/३०८/३०९/३१०/३११/३१२/३१३/३१४/३१५/३१६/३१७/३१८/३१९/३२०/३२१/३२२/३२३/३२४/३२५/३२६/३२७/३२८/३२९/३३०/३३१/३३२/३३३/३३४/३३५/३३६/३३७/३३८/३३९/३४०/३४१/३४२/३४३/३४४/३४५/३४६/३४७/३४८/३४९/३५०/३५१/३५२/३५३/३५४/३५५/३५६/३५७/३५८/३५९/३६०/३६१/३६२/३६३/३६४/३६५/३६६/३६७/३६८/३६९/३७०/३७१/३७२/३७३/३७४/३७५/३७६/३७७/३७८/३७९/३८०/३८१/३८२/३८३/३८४/३८५/३८६/३८७/३८८/३८९/३९०/३९१/३९२/३९३/३९४/३९५/३९६/३९७/३९८/३९९/४००/४०१/४०२/४०३/४०४/४०५/४०६/४०७/४०८/४०९/४१०/४११/४१२/४१३/४१४/४१५/४१६/४१७/४१८/४१९/४२०/४२१/४२२/४२३/४२४/४२५/४२६/४२७/४२८/४२९/४३०/४३१/४३२/४३३/४३४/४३५/४३६/४३७/४३८/४३९/४४०/४४१/४४२/४४३/४४४/४४५/४४६/४४७/४४८/४४९/४५०/४५१/४५२/४५३/४५४/४५५/४५६/४५७/४५८/४५९/४६०/४६१/४६२/४६३/४६४/४६५/४६६/४६७/४६८/४६९/४७०/४७१/४७२/४७३/४७४/४७५/४७६/४७७/४७८/४७९/४८०/४८१/४८२/४८३/४८४/४८५/४८६/४८७/४८८/४८९/४९०/४९१/४९२/४९३/४९४/४९५/४९६/४९७/४९८/४९९/५००/५०१/५०२/५०३/५०४/५०५/५०६/५०७/५०८/५०९/५१०/५११/५१२/५१३/५१४/५१५/५१६/५१७/५१८/५१९/५२०/५२१/५२२/५२३/५२४/५२५/५२६/५२७/५२८/५२९/५३०/५३१/५३२/५३३/५३४/५३५/५३६/५३७/५३८/५३९/५४०/५४१/५४२/५४३/५४४/५४५/५४६/५४७/५४८/५४९/५५०/५५१/५५२/५५३/५५४/५५५/५५६/५५७/५५८/५५९/५६०/५६१/५६२/५६३/५६४/५६५/५६६/५६७/५६८/५६९/५७०/५७१/५७२/५७३/५७४/५७५/५७६/५७७/५७८/५७९/५८०/५८१/५८२/५८३/५८४/५८५/५८६/५८७/५८८/५८९/५९०/५९१/५९२/५९३/५९४/५९५/५९६/५९७/५९८/५९९/६००/६०१/६०२/६०३/६०४/६०५/६०६/६०७/६०८/६०९/६१०/६११/६१२/६१३/६१४/६१५/६१६/६१७/६१८/६१९/६२०/६२१/६२२/६२३/६२४/६२५/६२६/६२७/६२८/६२९/६३०/६३१/६३२/६३३/६३४/६३५/६३६/६३७/६३८/६३९/६४०/६४१/६४२/६४३/६४४/६४५/६४६/६४७/६४८/६४९/६५०/६५१/६५२/६५३/६५४/६५५/६५६/६५७/६५८/६५९/६६०/६६१/६६२/६६३/६६४/६६५/६६६/६६७/६६८/६६९/६७०/६७१/६७२/६७३/६७४/६७५/६७६/६७७/६७८/६७९/६८०/६८१/६८२/६८३/६८४/६८५/६८६/६८७/६८८/६८९/६९०/६९१/६९२/६९३/६९४/६९५/६९६/६९७/६९८/६९९/७००/७०१/७०२/७०३/७०४/७०५/७०६/७०७/७०८/७०९/७१०/७११/७१२/७१३/७१४/७१५/७१६/७१७/७१८/७१९/७२०/७२१/७२२/७२३/७२४/७२५/७२६/७२७/७२८/७२९/७३०/७३१/७३२/७३३/७३४/७३५/७३६/७३७/७३८/७३९/७४०/७४१/७४२/७४३/७४४/७४५/७४६/७४७/७४८/७४९/७५०/७५१/७५२/७५३/७५४/७५५/७५६/७५७/७५८/७५९/७६०/७६१/७६२/७६३/७६४/७६५/७६६/७६७/७६८/७६९/७७०/७७१/७७२/७७३/७७४/७७५/७७६/७७७/७७८/७७९/७८०/७८१/७८२/७८३/७८४/७८५/७८६/७८७/७८८/७८९/७९०/७९१/७९२/७९३/७९४/७९५/७९६/७९७/७९८/७९९/८००/८०१/८०२/८०३/८०४/८०५/८०६/८०७/८०८/८०९/८१०/८११/८१२/८१३/८१४/८१५/८१६/८१७/८१८/८१९/८२०/८२१/८२२/८२३/८२४/८२५/८२६/८२७/८२८/८२९/८३०/८३१/८३२/८३३/८३४/८३५/८३६/८३७/८३८/८३९/८४०/८४१/८४२/८४३/८४४/८४५/८४६/८४७/८४८/८४९/८५०/८५१/८५२/८५३/८५४/८५५/८५६/८५७/८५८/८५९/८६०/८६१/८६२/८६३/८६४/८६५/८६६/८६७/८६८/८६९/८७०/८७१/८७२/८७३/८७४/८७५/८७६/८७७/८७८/८७९/८८०/८८१/८८२/८८३/८८४/८८५/८८६/८८७/८८८/८८९/८९०/८९१/८९२/८९३/८९४/८९५/८९६/८९७/८९८/८९९/९००/९०१/९०२/९०३/९०४/९०५/९०६/९०७/९०८/९०९/९१०/९११/९१२/९१३/९१४/९१५/९१६/९१७/९१८/९१९/९२०/९२१/९२२/९२३/९२४/९२५/९२६/९२७/९२८/९२९/९३०/९३१/९३२/९३३/९३४/९३५/९३६/९३७/९३८/९३९/९४०/९४१/९४२/९४३/९४४/९४५/९४६/९४७/९४८/९४९/९५०/९५१/९५२/९५३/९५४/९५५/९५६/९५७/९५८/९५९/९६०/९६१/९६२/९६३/९६४/९६५/९६६/९६७/९६८/९६९/९७०/९७१/९७२/९७३/९७४/९७५/९७६/९७७/९७८/९७९/९८०/९८१/९८२/९८३/९८४/९८५/९८६/९८७/९८८/९८९/९९०/९९१/९९२/९९३/९९४/९९५/९९६/९९७/९९८/९९९/१०००

जावक क्र.: य.वि.श.म.
दिनांक :

VVCMC/TP/O.C/VP-5848-B/2847/2018-19-24

Dated 17/07/2023

OCCUPANCY CERTIFICATE

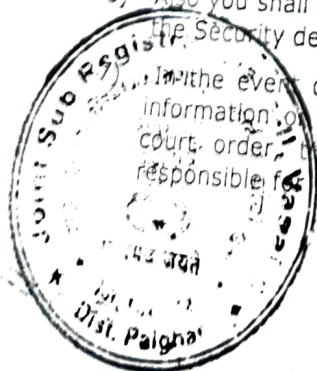
I hereby certify that the development Residential Cum Commercial Building (Stilt/Gr+7) as per As Built plan with Built Up Area 1540.16 sq.mt & P-Line area 51.65 sq.mt on land bearing CTS.No.2352 A of Village: Dhovali, Tal: Vasai, Dist Palghar, Completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/ Registration No. VVCMC/ENGR/01) and has been inspected dated 03/04/2023 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-5848-B/103/2018-19 dtd. 20/07/2018 & Revised Development Permission dtd.13/12/2019,10/12/2020 & 31/03/2023 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.

- 4) The Vasai Virar City 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.
- 5) This certificate of occupancy is issued in respect of 3 shops & 18 Flats constructed in Residential cum Commercial Building (Stilt/Gr+7) only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.

In the event of your obtaining Occupancy Certificate by suppressing any vital information or submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for

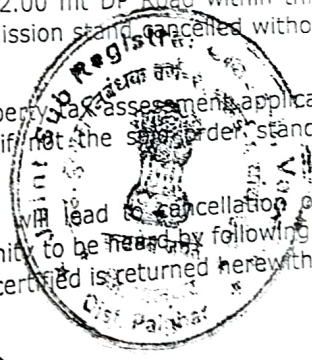


दस्तावेज - ६
दस्त क्रमांक ११११/२०२३
९०२/९९०

VVCMC/TP/O.C/VP-5848-B/28/2023-24
 any consequences arising out of above act of yours if any, while obtaining the
 Occupancy Certificate.

Dated 17/07/2023

- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 13) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 14) You shall Handover area under 12.00 mt DP Road within three months from the date of issue, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 15) The applicant has to submit property tax assessment application to property tax department within one month, if not the said order stands cancelled without giving opportunity to be heard.
- 16) Any breach of above conditions will lead to cancellation of this order without giving any notice or any opportunity to be heard, by following natural justice. One set of completion plan duly certified is returned herewith.



bd/-
 Commissioner

Vasai Virar City Municipal Corporation

Certified that the above permission is
 issued by Commissioner VVCMC, Virar.

Deputy Director,
 VVCMC, Virar.



05/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6

दस्त क्रमांक : 3966/2023

नोंदणी :

Regn:63m

गावाचे नाव : धोवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4537500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नंबर 702 सातवा मजला क्षेत्र 68.85 चौरस मिटर कारपेट प्लॉवर बेड अॅन्ड ड्राय बाल्कनी 10.35 चौरस मिटर दोंदे हाईटस धोवली वसई पश्चिम तालुका वसई जिल्हा पालघर((C.T.S. Number : पर्डी नंबर 64 मिटी सर्वे नंबर 2352/ए ;))
(5) क्षेत्रफळ	1) 79.2 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गुरुप्रभू रियल्टर्स (डेव्हलपर्स) तर्फे भागीदार श्री ब्रायन नोएल फुटर्पाडो -- वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तेरेजा अपार्टमेंट तळमजला सातमादेवी मंदिर मुळगांव चर्चच्या मागे मुळगांव वसई रोड पश्चिम तालुका वसई जिल्हा पालघर 401201, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:- AATFG4379D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ दर्शनी विशाल पुरंदरे -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नंबर 001 तळमजला ययाती मा दत्ताराम नगरी प्रभूआळी पारनाका वसई रोड पश्चिम तालुका वसई जिल्हा पालघर 401201, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AURPP8265B
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	05/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3966/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	276000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वसई-६
उर्व - ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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