



पत्रांक-3
दिनांक: 28/11/2022
35,07

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

000000047826

Nakshatra Veda

Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 73 at Vasai, Palghar, 401208**

Job Homemakers Pvt Ltd having its registered office / principal place of business at Tehsil: **Mumbai District**
Mumbai Suburban Pin 400104

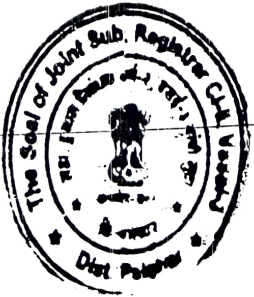
This registration is granted subject to the following conditions, namely -

- o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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;
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.
 - o The Registration shall be valid for a period commencing from 28/11/2022 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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: 28-11-2022 11:04:46

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

Dated: 28/11/2022
Place: Mumbai



Jejesh badiwal

100/100/2023

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

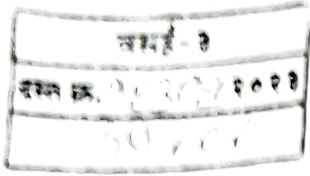
(The nature, extent and description of common areas and facilities in the Project)
 (To be handed over at the time of handing over the possession of the Said Building to the common body of allottees to be formed)

1. Project Land
2. Terrace
3. Floor Lobby
4. Entrance Lobby
5. Fire Fighting Systems
6. Rain Water Harvesting.
7. Overhead Tank.
8. Underground Tank.
9. Staircase & Lift.
10. Common Podium

Specifications of Flooring, Fixtures & Fittings

Sr. No.	Item / Description	Brand
1.	Flooring	Vitrified tiles 1200MM*600MM/24"*24"
2.	Windows	Anodized aluminum sliding windows with tinted 4mm glass with marble.
3.	Door	Fancy decorated designer laminated door with high quality standard fitting.
4.	Kitchen	Kitchen platform with stainless steel sink and full tiles up to Beam level in kitchen area.
5.	Toilet / Bathroom	Well-designed flooring (300mm*300mm) and wall tiles (450mm*300mm) full tiles concealed plumbing pipe line fittings of Aashirwad/Prince Brand. W.C & Bathroom Fitting of Cera or Equivalent.
6.	Painting	Internal & external wall painting by Asian Paints or equivalent brand.
7.	Electric	Concealed copper wiring in entire flats with high quality ISI mark branded (indicab) with quality modular switches of Power-x. Geyser point, Exhaust Fan point in toilets, and A.C. points in Bedroom. Telephone and T.V. points in the living rooms and bedrooms.
8.	Elevator	Otis/Schindler Or Equivalent Elevator



**GENERAL AMENITIES**

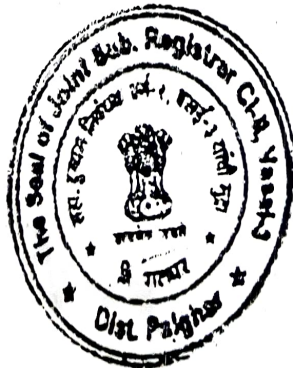
1. Vitrified flooring for living, dining, kitchen & all bedrooms
2. Ceramic tiles or vitrified tiles for Bathroom flooring & Dado
3. Vitrified or Ceramic Tiles Dado 2" ft height above the kitchen platform.
4. Cooking platform with S.S. sink in Kitchen.
5. Concealed copper wiring with modular switches.
6. Electric points for Exhaust fan and Aqua Guard in Kitchen.
7. Concealed plumbing with CP fittings.
8. Aluminium sliding windows with Powder coated.
9. Laminate or Flush Doors.
10. Luster Paint in all rooms.

Project:-

- 1) Sewerage (Chambers, Lines, Septic Tank)
- 2) Storm Water Drains
- 3) Landscaping & Tree Planting
- 4) Rain Water Harvesting
- 5) Fire Protection & Fire Safety Requirements
- 6) Electric Meter Room
- 7) Common Podium and its amenities which will be shared by all the 6 wings, and handed over for use after receiving the OC of all the 6 wings i.e. H Wing & I Wing of the project Nakshatra Veda and E Wing, F Wing, G Wing & J Wing of the project Nakshatra Veda II.
- 8) Parking space on the shared podium will be allotted by the Promoter as per their discretion. No particular wing/society has rights or ownership over the parking space on the podium.

Building:-

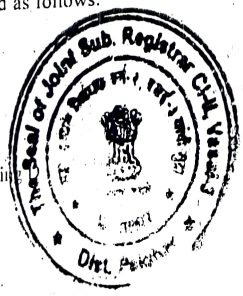
1. Earthquake Resistant Structure
2. Decorative Entrance Lobby
3. Society Office
4. Elevators Of Quality Make



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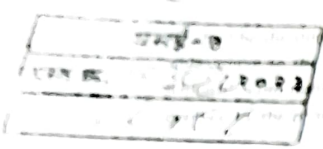
Assessment of Rs. 192.00 Ps., and 3] Survey No. 84, Hissa No. 10, Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs. 314.00 Paise. Out of this area admeasuring 2355.00 Sq. Mtrs. 2] Residential Building No.2, Wing "F", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 5642.76sq. mtrs. Built up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing 1] Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise. Out of this Area admeasuring 8235.00 Sq. Mtrs., 2] Survey No.82, Hissa No. 5, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.192.00 Ps., and 3] Survey No.84, Hissa No.10, Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise. Out of this area admeasuring 2355.00 Sq. Mtrs. 3] Residential with shopline Building No.2, Wing "G", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 3041.50sq. mtrs. Built up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise. Out of this Area admeasuring 8235.00 Sq. Mtrs., 4] Residential with shopline Building No.2, Wing "H", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 6186.66sq. mtrs., Built up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise. Out of this Area admeasuring 8235.00 Sq. Mtrs., 5] Residential with shopline Building No.2, Wing "I", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 5768.14sq. mtrs., Built up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise. Out of this Area admeasuring 8235.00 Sq. Mtrs., and 6] Residential with shopline Building No.2, Wing "J", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 5768.14sq. mtrs., Built up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing 1] Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise. Out of this Area admeasuring 8235.00 Sq. Mtrs., 2] Survey No.75, Hissa No.2/1, Area admeasuring 539.00 Sq. Mtrs., Assessment of Rs.53.00 Paise, 3] Survey No.75, Hissa No.3, Area admeasuring 320.00 Sq. Mtr., Assessment of Rs.19.20 Ps., collectively lying and situated at Village GOKHWARE, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION and bounded as follows:

On or towards the North by: Emonics Tower
 On or towards the South by: 20 Mtrs Road
 On or towards the East by: 30 Mtrs Road
 On or towards the West by: Building No. 2 Wing



Jeesh Bad Siwal

[Allottee(s)]



the Allottee and the promoter... shall be deemed to have...
the Allottee, as the case may be

That henceforth all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her them which shall for all intents and purposes be considered as properly served on all the Allottee's

Dispute Resolution - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority 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 PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT VASAI IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

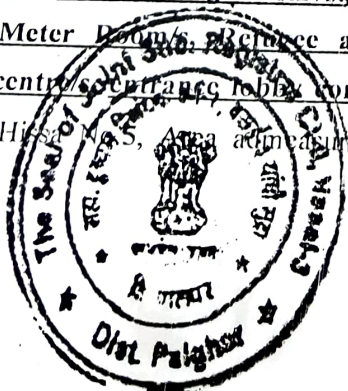
FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE piece and parcel of land bearing 1] Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mtrs., 2] Survey No.75,Hissa No.3, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.19.20 Paise, 3] Survey No.82. Hissa No.5. Area admeasuring 1920.00 Sq., Mtr., Assessment of Rs.192.00 Ps., 4] Survey No.84, Hissa No.10. Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise. Out of this area admeasuring 2355.00 Sq. Mtrs. and 5] Survey No.84, Hissa No.7, Area admeasuring 0-46-80 H. R., P. K. 0-08-10 H. R., Assessment of Rs.7.87 Ps., Out of this Area admeasuring 0-12-00 H. R. and 6] Survey No.75, Hissa No.2/1, Area admeasuring 530.00 Sq. Mtrs., Assessment of Rs.53.00 Paise, collectively lying, being and situated at Village GOKHIVARE, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE piece and parcel of out of total sanctioned area by Vasai - Virar City Municipal Corporation, proposed 1] Residential Building No.2, Wing "E", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 4726.27sq. mtrs., Built - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Recreational areas, Stilts, Architecture projection, Elevations projections, fitness centre/entrance lobby corridors) to be constructed on portion of land bearing 1] Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq., Mtr., Assessment of

[Promoter]



[Allottee(s)]

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reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder 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.

METHOD OF CALCULATION OF PROPORTIONATE SHARE, WHEREVER REFERRED TO IN THE AGREEMENT Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the [Apartments/Plot] in the Project.

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.

PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, in 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 Vasai.

The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

Rejesh Badsiwai

Name of Allottee

109/J, C Wing, Tulip Apartment, Plot No. 22,
Central Park, Nalasopara (E) NALA SOPARA
MAHARASHTRA INDIA 401209

(Allottee's Address)

Notified Email ID

JSB HOME MAKERS PVT. LTD.

Name of Promoter

Add.: 1st Floor, 101, Pratick Plaza,
S.V. Road, Opp. Patel Petrol Pump,
Goregaon (West), Mumbai 400 104.

(Promoter's Address)

info@jsbgroup.co.in

Notified Email ID



[Signature]

Rejesh Badsiwai

[Promoter]

[Allottee(s)]

Handwritten text and stamp at the top left of the page.

...the Agreement is intended to be not shall be construed as a grant, demise...
...of the said Apartment or of the said Plot and Building or any part thereof...
...except in respect of the Apartment hereby agreed to be...
...parking spaces, lockers, carcases, terraces, recreation spaces...
...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 Plot...
...as hereinafter mentioned

PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE. After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment 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/s who has taken or agreed to take such Apartment.


18. BINDING EFFECT: Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub - Registrar as and when intimated by 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/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

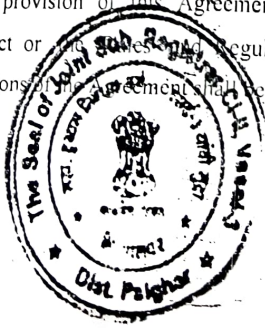
19. ENTIRE AGREEMENT: This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

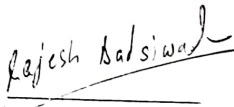
20. RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / 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 Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY: If any provision of this Agreement shall be determined to be void or unenforceable under the Act or any rules, regulations made thereunder or under other applicable laws, such provisions shall be deemed amended or deleted in so far as


[Promoter]




[Allottee/(s)]

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- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or, whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, tags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their 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/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign 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/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s 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/s 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 pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



[Signature]

{Promoter}

[Signature]

{Allottee(s)}

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Compensation bearing No. A-155/M.N.R./76/Da/1021/8419/2017 IR. Dt. 27-03-2018. The said land is comes under Development Plan. Applicant has paid the amount of Conversion Tax and Non-Agricultural Tax to the Government vide Challan No. MH00650518 of RS 37530/- and MH006505143 of Rs 7506/-, dt. 20-09-2019 to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A. Accordingly the N.A. Permission is granted as per Ordinance No 2/2017 of Maharashtra Government Gazette Part Four No 3 dt. 05-01-2017 subject to conditions more particularly described in the said mutation entry. The said Mutation Entry has been passed in respect of Survey No. 73, 84-10.

xxx) VVCMC has granted Revised Development Permission No. A] VVCMC/TP/CC/VP-0329, 0815 & 0509/213/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "E", in Sector - III, B] VVCMC/TP/CC/VP-0329, 0815 & 0509/214/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "F", in Sector - III, C] VVCMC/TP/CC/VP-0329, 0815 & 0509/215/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "G", in Sector - III, D] VVCMC/TP/CC/VP-0329, 0815 & 0509/216/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "H", in Sector - III, E] VVCMC/TP/CC/VP-0329, 0815 & 0509/217/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "J", in Sector - III, on the terms and conditions mentioned therein.

AND WHEREAS THE Promoter herein absolutely seized, possessed and/or otherwise well sufficiently entitled to develop the said project land and have absolute right, full power and all authority to develop the said project land by constructing buildings thereon as per the rules and regulation and as per the permissions of concern authorities.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Original Owner/Promoter is in possession of the said project land.

AND WHEREAS the Promoter has proposed to construct on the project land 1] Residential Building No.2, Wing "E", consisting Ground + 23rd upper Floors (P1) 2] Residential Building No.2, Wing "F", consisting Ground + 23rd upper Floors (P1) 3] Residential with shopline Building No.2, Wing "G", consisting Ground + 23rd upper Floors (P1) 4] Residential with shopline Building No.2, Wing "H", consisting Ground + 23rd upper Floors (P1) 5] Residential with shopline Building No.2, Wing "I", consisting Ground + 23rd upper Floors (P1) and 6] Residential with shopline Building No.2, Wing "J", consisting Ground + 23rd upper Floors (P1).

AND WHEREAS the Allottee/s is offered a Flat No. 303, on the floor 3rd, admeasuring 38.51 sq. mtrs., having carpet area as per RERA of 27.94 sq. mtrs., along with an enclosed balcony admeasuring 10.57 sq. mtrs in Sector III (herein after referred to as the said "Apartment") in the Building No. 2, Wing "H", in the Building called as "Nakshatra Veda" (hereinafter referred to as the said "Building") and Complex known as "YASHWANT SMART CITY" on the said project land, by the Promoter.




Advisal

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As per Mutation Entry No.4863, dated 02/03/2020, as per the order bearing No. Mah. K-1/Te-1/Jaminbab/Kavi/SR 642/2019, Dt.29/11/2019, issued by The Hon'ble Tahasildar Vasai - the aforesaid land is in the names of Devendra Rajnikant Ladhani, Devendra Rajnikant Ladhani, Devendra Rajnikant Ladhani & Others through POA holder Devendra Rajnikant Ladhani himself and Others through POA holder. Applicant has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.82/3, 82/4 & 82/5, situated at Village: Gokhivare. As per the provisions made in Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, the improvement made in Section 42B of Maharashtra Land Revenue Code 1966 according to which the matter had been submitted with The Hon'ble Tahasildar Vasai to do further Proceeding for Assessment of Conversion tax & Non-Agricultural Tax to the Government vide Challan No. MH009905407 of Rs.4740/-, dt.28/12/2018 and MH009905408 of Rs.048/-, dt.28/12/2018 and MH009905407 of Rs.4740/-, dt.28/12/2018. Accordingly the NA permission is granted as per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017 subject to conditions more particularly described in the said mutation entry. The said Mutation Entry has been passed in respect of Survey No.82/5.

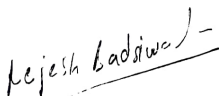
As per Mutation Entry No.4864, dated 02/03/2020, as per the order bearing No. Mah. K-1/Te-1/Jaminbab-1/Kavi/SR 642/2019, Dt.29/11/2019, issued by The Hon'ble Tahasildar Vasai - the aforesaid land is in the names of Devendra Rajnikant Ladhani, Devendra Rajnikant Ladhani, Devendra Rajnikant Ladhani & Others through POA holder Devendra Rajnikant Ladhani himself and Others through POA holder. Applicant has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.84/3 & 84/7, situated at Village: Gokhivare. As per the provisions made in Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, the improvement made in Section 42B of Maharashtra Land Revenue Code 1966 according to which the matter had been submitted with The Hon'ble Tahasildar Vasai to do further Proceeding for Assessment of Conversion tax & Non-Agricultural. As per Zone Certificate issued by Vasai-Virar City Municipal Corporation bearing No. V.Vi. Sh. M./ N.R./Zo. Da. 1021/8439/2017-18, Dt.27/03/2018, said land is comes under Development Plan. Applicant has paid the amount of conversion and Non-Agricultural Tax to the Government vide Challan No. MH006508434 of Rs.966/- and MH006508353 of Rs.966/-, dt.18/02/2019 to the Government as per the provisions made in Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the NA permission is granted as per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017 subject to conditions more particularly described in the said mutation entry. The said Mutation Entry has been passed in respect of Survey No.84/7.

As per Mutation Entry No.4867, dated 02/03/2020, as per the order bearing No. Mah. K-1/Te-1/Jaminbab/Kavi/SR 640/2019, Dt.29/11/2019, issued by The Hon'ble Tahasildar Vasai - the aforesaid land is in the names of Devendra Rajnikant Ladhani, Devendra Rajnikant Ladhani, Devendra Rajnikant Ladhani & Others through POA holder Devendra Rajnikant Ladhani himself and Others through POA holder. Applicant has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.72, 73, 84/4, 84,8, 84/10, 84/11 & 84/12, situated at Village: Gokhivare. As per the provisions made in Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, the improvement made in Section 42B of Maharashtra Land Revenue Code 1966 according to which the matter had been submitted with The Hon'ble Tahasildar Vasai to do further Proceeding for Assessment of Conversion tax & Non-Agricultural. As per Zone Certificate issued by Vasai-Virar City Municipal Corporation bearing No. V.Vi. Sh. M./ N.R./Zo. Da. 1021/8439/2017-18, Dt.27/03/2018, said land is comes under Development Plan. Applicant has paid the amount of conversion and Non-Agricultural Tax to the Government vide Challan No. MH006508434 of Rs.966/- and MH006508353 of Rs.966/-, dt.18/02/2019 to the Government as per the provisions made in Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the NA permission is granted as per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017 subject to conditions more particularly described in the said mutation entry. The said Mutation Entry has been passed in respect of Survey No.84/7.



 [Promoter]



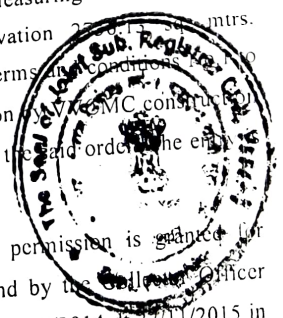


 [Allottee(s)]

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the land bearing Survey No. 76 vide their Order No. Mahasul/K-1/T-9/NAP/Gokhivare/Vasai/SR-125/2014, dated 20/03/2015.

- xv) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0106/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein.
- xvi) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0367/2019-20 dated 23rd March 2020 on the terms and conditions mentioned therein.
- xvii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dated 28th October 2020 on the terms and conditions mentioned therein.
- xviii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 dated 31st May 2021 on the terms and conditions mentioned therein.
- xix) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021-22 dated 12th August 2021 on the terms and conditions mentioned therein.
- xx) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/525/2021-22 dated 13th October 2021 on the terms and conditions mentioned therein.
- xxiii) State Level Environment Impact Assessment Authority has vide its letter bearing No. SIA/MH/MIS/50545/2019, dated 9th December 2021, granted environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;
- xix) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dated 03rd January 2022 on the terms and conditions mentioned therein.
- xx) As per Mutation Entry No.4307, dated 02/05/2015, **MR. DEVENDRA RAJNIKANT LADHANI** has made an application to grant N. A. permission for residential and commercial purpose in respect of the said land to the Collector Officer Palghar. According to said application The Hon'ble Collector Officer Palghar have issued N.A. permission vide their order No. Mahasul/K-1/T- 9/NAP/Gokhivare/Vasai/SR-125/2014, dated 20/03/2015 in respect of area admeasuring 4300.00 sq. mtrs. out of which admeasuring 1563.41 sq. mtrs. R. Zone permissible construction and High School reservation 75/2/1 mtrs. permissible construction, the permission is granted subject to terms and conditions 25 more particularly described in the said order. As per plan section 75/2/1 mtrs. is not permissible on the area as more particularly mentioned in the said order. The entry passed in respect of land bearing S.No.82/5 & 84/7.
- xxi) As per Mutation Entry No.4381, dated 22/12/2015, N. A. permission is granted for residential and commercial purpose in respect of the said land by the Collector Officer Thane vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/SR-51/2014, dt.27/11/2015 in respect of area and subject to terms and conditions No.1 to 25 more particularly described in the said order. The said Mutation Entry has been passed in respect of Survey No.75/3 & 75/2/1.



[Promoter]

[Allottee(s)]

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(Development Agreement) to be signed by **ISH HOMEMAKERS PVT LTD.**, through its Director **MR DIVYESH SINGH SEKSARIA** and appointed them as law firm Attorney in respect of the said property to do various acts, deeds and things mentioned in the said Power of Attorney.

By virtue of the said Joint Development Agreement the Promoter herein became entitled to develop the said project property (i.e. proposed 1) Residential Building No.2, Wing "E", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 4726.27 sq. mtrs., Built up area (excluding Fire Staircases, Society Offices, Meter Rooms, Refugee areas, Built Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing 1) Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.192.00 Ps., 2) Survey No.84, Hissa No.7, Area admeasuring 0-46-80 H. R., 1) 0-08-10 H. R., Assessment of Rs.7.87 Ps., Out of this owner's portion of Land and 3) Survey No.84, Hissa No.10, Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise, Out of this area admeasuring 2355.00 Sq. Mtrs. 2) Residential Building No.2, Wing "F", having Ground + 1st upper Floors (P1) in Sector III, FSI area admeasuring 5642.76 sq. mtrs., Built - up area (excluding Fire Staircases, Society Offices, Meter Room/s, Refugee areas, Stills, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing 1) Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mtrs., 2) Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.192.00 Ps., and 3) Survey No.84, Hissa No.10, Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise, Out of this area admeasuring 2355.00 Sq. Mtrs., 3) Residential with shopline Building No.2, Wing "G", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 3041.50sq. mtrs., Built - up area (excluding Fire Staircases, Society Offices/s, Meter Room/s, Refugee areas, Stills, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mtrs., 4) Residential with shopline Building No.2, Wing "H", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 6186.66sq. mtrs., Built - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stills, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mtrs., 5) Residential with shopline Building No.2, Wing "I", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 3041.50sq. mtrs., Built - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stills, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mtrs., and 6) Residential with shopline Building No.2, Wing "J", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 5768.14sq. mtrs., Built - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas, Stills, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing 1) Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mtrs., 2) Survey No.75, Hissa No.2/1, Area admeasuring 530.00 Sq. Mtrs., Assessment of Rs.53.00 Paise; 3) Survey No.75, Hissa No.3, Area admeasuring



[Signature]

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the office of Sub-Registrar Vasai, at Sr. No. 6090/2012, dated 31/05/2012. The entry is passed in respect of land bearing S.No.73 & 84/10.

xxvi. As per Mutation Entry No.4200, dated 27/03/2014, Luis Dominic D'silva died intestate on 30/09/2010, leaving behind his legal heirs 1] Joycee Luis D'silva and 2] Swidal Luis D'silva. Their names were inserted in the records of rights. The entry is passed in respect of land bearing S.No.73.

xxvii. As per Mutation Entry No.4257, dated 24/09/2014, by a registered Deed of Conveyance dated 26/09/2013, **MIR. DEVENDRA RAJNIKANT LADHANI** has purchased the said land from the Owners- 1] Francis Rock Colaco, 2] Marceline Rock Colaco, 3] Simon Rock Colaco, 4] Philomina Rock Colaco, 5] Martina Napoleon Lopes, 6] Maria Denis Fernandes, 7] Angelina Rock Colaco, 8] Marybai Francis Lopes, 9] Dummbhai Harold Almeida, 10] Tereja Antony Colaco, 11] Julie Dominic Colaco, 12] Smita Inas Almeida, 13] Ignatious Michael Colaco, 14] Joysy Luis Silva, 15] Siwdal Luis D'silva No.15 minor through guardian mother Joysy Luis D'silva, 16] Gracie Dominic D'silva, 17] Santian Albert Miranda, 18] Sijubai Josph Colaco, 19] Simon Jojeph Colaco, 20] Marceline Maxi Pereira, 21] Veronica Francis Colaco, which is registered in the office of Sub-Registrar Vasai-I, bearing Sr.No.10016/2013, on 26/09/2013. The said Mutation Entry has been passed in respect of Survey No.75/3.

xxviii. As per Mutation Entry No.4258, dated 24/09/2014, by a Conveyance Deed dated 16/01/2014, **MIR. DEVENDRA RAJANIKANT LADHANI** have purchased share of Andrew Rock Colaco, which is registered in the Office of Sub Registrar Vasai - IV, bearing Sr. No. 348/2014, dated 16/01/2014. The said Mutation Entry has been passed in respect of Survey No.75/3.

xxix. As per Mutation Entry No.4608, dated 04/01/2019, by a Registered Conveyance Deed dated 29/11/2013, **MIR. DEVENDRA RAJNIKANT LADHANI** has purchased 9/12 sq.ft. land bearing S. No.62/4,62/5, 73, 84/4, 84/8, 84/10, 84/11 & 84/12 from **MR. RAKESH RAJENDRAKUMAR AGARWAL**. The entry is made as per copy of the Conveyance Deed is registered in the office of Sub- Registrar Vasai-IV, dated 30/11/2013. The entry is passed in respect of land bearing S.No.84/10.

xxx. And Whereas by a registered Joint Development Agreement dated 21st November 2012, between **M/S. RASHMI AMEYA DEVELOPERS PRIVATE LIMITED** and **MR. DEVENDRA RAJNIKANT LADHANI**, entered into between 1] **M/S. RASHMI AMEYA DEVELOPERS PRIVATE LIMITED**, 2] **M/S. SAI RYDAM HOUSING & ESTATE REALTORS PRIVATE LIMITED**, 3] **MR. DEVENDRA RAJNIKANT LADHANI**, & 4] **MIR. REALTORS PRIVATE LIMITED**, 3] **MR. DEVENDRA RAJNIKANT LADHANI**, & 4] **MIR. ANIL RAMCHANDRA GUPTA** have transfer jointly development rights in favour of JSB **HOMEMAKERS PVT. LTD.**, through its Director **MR. DIVYESH SUNIL SEKSARIA** out of total sanctioned area by Vasai - Virar City Municipal Corporation, the proposed 1] Residential Building No.2, Wing "F", having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 4726.27sq. mtrs., Built - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refuge areas, Stills, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing 1] Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq., Mtr., Assessment of Rs.192.00 Ps., 2] Survey No.84, Hissa No.7, Area admeasuring 0-46-80 H. R., P. K. 0-08-10 H. R., Assessment of Rs.7.87 Ps., Out of this owner's portion of land and 3] Survey No.84, Hissa No.10, Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise, Out of this area admeasuring 2355.00 Sq. Mtrs. 2] Residential Building No.2, Wing "F", having



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The entry is made as per the application and copy of Release Deed (Registered) filed in the office of Sub-Registrar Vasai, bearing Sr. No. 615/1995, and mutation entry is passed in respect of land bearing S.No.74/71.
Entry No.3105, Dated 10/11/2006, Shri. Anton Pascol Colaco (Kulias) Colaco, living behind his legal heirs 1] Madlyan Anton Kulay, 2] Rojar Anton Kulias, 3] Ruban Anton Kulias. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.82/5.

xviii. As per Mutation Entry No.3712, Dated 27/04/2010, by a Conveyance Deed dated 13/06/2008, from Smt. Sijubai Sebastian (Bastyav) Lopes. The entry is passed in respect of land bearing S.No.84/7.

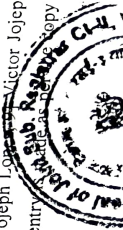
xviiii. As per Mutation Entry No.3875, by a registered Deed of Conveyance dated 29/12/2010, **MR. NITIN BABULAL JAIN** had purchased the said 12 Ginthas land from the Owners - **MR. SANJAY KAILASH PANDEY & 2] RESHMA SALIM KHAN**, which is registered in the office of Sub-Registrar Vasai-III, bearing Sr.No.20305/2010. The entry is passed in respect of land bearing S.No.84/7.

xix. As per Mutation Entry No.3865, dated 24/06/2011, by a registered Conveyance Deed dated 21/04/2010, **MR. DEVENDRA RAJNIKANT LADHANI** has purchased the aforesaid land from the land owners 1] Dumibai Pascol Kulias, 2] Igneshious Pascol Kulias, 3] Merry Pascol Kulias, 4] Rozi Mariyam Ghonsalves, 5] Manvel Pascol Kulias, For No. 5 Poa Holder Rozi Mariyam Ghonsalves 6] Prakash Pascol Kulias, 7] Madlyan Anton Kulias, 8] Rojar Anton Kulias, 9] Ruban Anton Kulias. The entry is made as per the Application, copy of Conveyance Deed, which is registered in the Office of Sub-Registrar Vasai at Sr. No. 6119/2010, dated 21/04/2010 & Affidavit. The entry is passed in respect of land bearing S.No.82/5.

xx. As per Mutation Entry No.4039, dated 10/10/2012 by a registered Deed of Conveyance dated 02/08/2011, **MR. DEVENDRA RAJNIKANT LADHANI** has purchased the said 12 Ginthas land from the Owner - **MR. NITIN BABULAL JAIN**, which is registered in the office of Sub-Registrar Vasai-III, bearing Sr.No.10324/2011, on 02/08/2011. The entry is made as per the copy of Deed of Conveyance and Order bearing No.Masha/Kasha-1/Te-1/Hakkanond/Kavi/872, Dt.13/09/2012, issued by The Hon'ble Tahasildar Vasai. The entry is passed in respect of land bearing S.No.84/7.

xxi. As per Mutation Entry No.4130, dated 12/08/2013, Rozibai Michael Colaco died on 20/07/2008, leaving behind her legal heirs Veronica Francis Colaco. Her name was inserted in the records of rights. The entry is made as per the Application, Statement Panchanama of Talathi Manickpur. The entry is passed in respect of land bearing S.No.75/3.

xxii. As per Mutation Entry No.4136, dated 13/09/2013, by a Registered Conveyance Deed dated 31/05/2012, **MR. RAKESH RAJENDRAKUMAR AGARWAL** has purchased 9/12 Share of land from the land owners 1] Sebastian Maryan Lopes, 2] Rock Maryan Lopes, 3] Jojeph Maryan Lopes, 4] Dumibai Benjamin Mendosa, 5] Merry Michal D'souza, 6] Fatima Francis Disa 7] Walter Jojeph Lopes, 8] Inas Jojeph Lopes, 9] Victor Jojeph Lopes through Power of Attome Holder Mr. Vincent Fargojo. The entry is passed in respect of land bearing S.No.82/5. Copy of Conveyance Deed is registered



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Marchinho Michael Colaco (Died) 6.1] Antony Michael Colaco (died) 6.1.1] Terry Antonio Colaco 6.1.2] Julie Dominga Colaco 6.1.3] Santa Ines Almeida 6.R] Ignatius Michael Colaco 6.A.1] Hilda Dominga Colaco (died) 6.V.1] Lou Dominda D Silva 6.V.2] Gracie Dominda D Silva 6.V.3] Santan Albert Almeida Francis Michael Colaco (died) unmarried Their names were inserted in the records of rights. The entry is made as per the Application, Taluka order no R/S KV 911 dated 21/05/2000 and Heir Register. The entry is passed in respect of land bearing S.No.75/3.

As per Mutation Entry No.2641, dated 02.11/2000, Sri Anton Tomu Colaco died on 30/05/2000 leaving behind his legal heirs 1] Mary Anton Colaco, 2] Swidal Anton Colaco, 3] Thomas Anton Colaco, 4] Pascal Anton Colaco, no. 2 to 4 are minor through guardian mother Mary Anton Colaco their names were inserted in the records of rights. The entry is made as per the Application, Statement, Panchanama, and Heir Register. The said mutation entry is passed in respect of land bearing S.No.75/2/1.

As per Mutation Entry No. 2906, dated 14/02/2005, Mr. Zuijya Inas Lopes, died on 08/09/2002, leaving behind his legal heirs 1] Walter Zuijya Lopes, 2] Pascal Zuijya (Jojepph) Lopes, 3] Inas Zuijya (Jojepph) Lopes, 4] Victor Zuijya (Jojepph) Lopes, 5] Philomena Godfrey Pereira, 6] Clera Paul Lopes Their names are inserted in the records of rights. The entry is made as per the Application, Statement, Panchanama and Legal Heir Register. The entry is passed in respect of land bearing S.No.73 & 84/10.

As per Mutation Entry No.3028, dated 20/03/2006, Ispras Tomu Colaco died on 03/08/2000, leaving behind her legal heirs Mary TomuColaco (died)-unmarried, 1] Michael Tomu Colaco-Son, 2] Monica Sitaram Achare-Daughter, 3] Santan Tomu Colaco-Daughter, 4] Simav Tomu Colaco-Son, 5] Mary Anton Colaco-Daughter-in-law, 6] Swidal Anton Colaco-Grandson, 7] Thomas Anton Colaco-Grandson, 8] Pascal Anton Colaco- Grandson, their names were inserted in the records of rights. The said mutation entry is passed in respect of land bearing S.No.75/2/1.

As per Mutation Entry No.3040, dated 20/04/2006, Joseph Francis Colaco died on 30/09/2004, leaving behind her legal heirs 1] Sijubai Jojepph Colaco, 2] Simon Jojepph Colaco, 3] Maxi Pereira. Their names were inserted in the records of rights. The Application, Statement, Panchanama and Heir Register. The said Mutation entry is passed in respect of Survey No.75/3.




As per Mutation Entry No.3081, dated 19/09/2006, the said land was in the name of 1] Simav Sitaram Achare, 2] Michael Tomu Colaco, 3] Simav Tomu Colaco, 4] Mary Anton Colaco, 5] Swidal Anton Colaco, 6] Thomas Anton Colaco, 7] Pascal Anton Colaco. Ispras Tomu Colaco died on 03/08/2000 and her legal heir's names were inserted in the records of rights. By a Release Deed (Bedavpatra) dated 06/06/1991, Ispras Tomu Colaco and Monica Sitaram Achare released their share, therefore their name were deleted from the records of rights. The entry is made as per the application and copy of Release Deed (Bedavpatra), which is registered in the office of Sub-Registrar Vasai, bearing Sr. No.821, dated 06/06/1991. The said mutation entry is passed in respect of land bearing S.No.75/2/1.

As per Mutation Entry No.3082, dated 19/09/2006, As per the Release Deed (Bedavpatra), the said land was in the name of 1] Monica Sitaram Achare, 2] Santan Tomu Colaco, 3] Michael Tomu Colaco, 4] Simav Tomu Colaco, 5] Mary Anton Colaco, 6] Swidal Anton Colaco, 7] Pascal Anton Colaco, No. 2 Santan Tomu Colaco released her share; therefore her name was deleted from the

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[Promoter]

[Allottee(s)]



 ... before his legal heir (Grandson) ... The name was inserted in the ...

vi. As per Mutation Entry No.1274, dated 16.12.1965, as per the Statement given by 1) Mr. Zuyia Inas Lop and 2) Maryan Inas Lop, 3/4 - 1/4 shares of the aforesaid land was in their possession and also Statement given by their mother Smt. Dumibai Inas Lop, her name was deleted and share was recorded in the name of Mr. Zuyia Inas Lop and 1/4 share was recorded in the name of Maryan Inas Lop. The entry is made as per the Application bearing S.No.73 & 84-10. The entry is passed in respect of land bearing S.No.73 & 84-10.

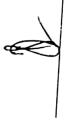
vii. As per Mutation Entry No.1279, Dated 20/02/1969, as per the statement given by 1) Shri. Duming Anton Kulas & 2) Manya Bernath Kulas that, the aforesaid land and other lands were the joint family property of their family. But, each co-owner was cultivating the aforesaid land and other lands as per their share, therefore the said land and other lands were divided as per their possession. As per the said partition the aforesaid land comes to the share of Shri. Manya Bernath Kulas. The entry is passed in respect of land bearing S.No.82/5.

viii. As per Mutation Entry No.2208, Dated 03/03/1992, Shri. Manya Bernath Colaco died on 21/06/1986, before his death he had made a Will dated 06/06/1985. As per his Will he had given his share of the said property to Shri. Pascol Anton Colaco. Shri. Pascol Anton Colaco was also died therefore his legal heir, his wife-Smt. Dumibai Pascol Colaco had made an application to enter the Pascol Anton Colaco's name on 7/12 extract as per Will dated 06/06/1985. The entry is passed in respect of land bearing S.No.82/5.

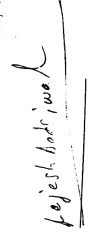
ix. As per Mutation Entry No.2209, Dated 03/03/1992, Pascol Anton Colaco (Kulas) died intestate on 01/03/1989, living behind his legal heirs 1) Dumibai Pascol Colaco (Kulas), 2] Anton Pascol Colaco (Kulas), 3] Igneshious Pascol Colaco (Kulas), 4] Merry Pascol Colaco (Kulas), 5] Rosary Mariyam Ghonsalves, 6] Manvel Pascol Colaco (Kulas), 7] Prakash Pascol Colaco (Kulas). Their names were inserted in the records of rights. The entry is passed in respect of land bearing S.No.82/5.

x. As per Mutation Entry No.2599, dated 05/02/2000, Mr. Maryan Inas Lop died on 23/12/1999, leaving behind his legal heirs 1] Sebastian Maryan Lop, 2] Rock Maryan Lop, 3] Jojeph Maryan Lop, 4] Dumibai Benjamin Mendosa, 5] Merry Michal D'souza, 6] Fatima Francis Disa. The names are inserted in the records of rights. The entry is made as per the Application, Statement Panchanama and Heir Register. The entry is passed in respect of land bearing S.No.73 & 84/10.

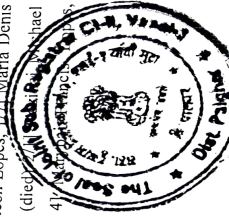
xi. As per Mutation Entry No.2624, dated 04/08/2000, Sijubai Francis Colaco died on 07/10/1999, leaving behind her legal heirs 1] Rocky Francis Colaco (died) 1/1] Francis Rock Colaco, 1/2] Andrew Rock Colaco, 1/3] Marceline Rock Colaco, 1/4] Simon Rock Colaco, 1/5] Philomina Denis Menezes, 1/6] Martina Napoleon Lopes, 1/7] Maria Denis Fernandes, 1/8] Angelina Rock Colaco, 1/9] Michael Francis Colaco (died) 1/10] Michael Colaco, 2/2] Veronica Francis Colaco, 3] Joseph Francis Colaco, 4/1] Joseph Francis Colaco, 4/2] Dumnbai Harold Almeida, 6/6]



 [Promoter]



 [Allottee(s)]



10/11-3
10/11-3
10/11-3

AGREEMENT FOR SALE

THIS AGREEMENT ("Agreement") made and entered into at Vasai on this 14th day of July 2023 by and between: **ISB HOME MAKERS PRIVATE LIMITED** (INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT 2013) having its address at 1st Floor, Patel Plaza, S.V. Road, (Opp. Patel Petrol Pump, Goregaon (West), Mumbai - 400104, through its Director **MR. Divyesh Sekaria (PAN NO. AYZPS6103P)**, age 46 years, hereinafter for the sake of brevity referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include the said company, its successors and assigns) of the **FIRST PART**

AND

Renech Badswal (PAN AQNPB1227C) (AADHAR 4159 4896 5588) residing at 109/J, C Wing, Tulip Apartment, Plot No. 22, Central Park, Nalasopara (E) NALA SOPARA MAHARASHTRA INDIA 401209, hereinafter for the sake of brevity referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include, in case of individual or individuals, his/her/their legal heirs, executors, administrators and permitted assign/in case of body corporate, its successors and permitted assigns in case of partnership, the such firm, the partners constituting the said firm, for the time being and from time to time, their survivor/s and their respective legal heirs, administrators, executors and permitted assigns/in case of Hindu Undivided Family, the co-partners of the such HUF, for the time being and from time to time, their survivors from time to time and their heirs, administrators, executors and permitted assigns/in case of trust, the trustees for the time being and from time to time and the survivor/s of them and their respective legal heirs, representatives, administrators and permitted assigns of the last survivor of them) of the **SECOND PART**



WHEREAS:

A. Title of Land

- i. **MR. DEVENDRA RAJNIKANT LADHANI & MR. ANIL RAMCHANDRA GUPTA** are absolutely owned, seized and in peaceful possession of the lands bearing 1] Survey No.73, Hissa No.- Area admeasuring **10980.00 Sq. Mtrs.**, Assessment of **Rs.1098.00 Paise**, Out of this Area admeasuring 8235.00 Sq. Mtrs., 2] Survey No.75, Hissa No.3, Area admeasuring **1920.00 Sq. Mtr.**, Assessment of **Rs.19.20 Ps.**, 3] Survey No.82, Hissa No.5, Area admeasuring **1920.00 Sq., Mtr.**, Assessment of **Rs.192.00 Ps.**, 4] Survey No.84, Hissa No.10, Area admeasuring **3140.00 Sq. Mtrs.**, Assessment of **Rs.314.00 Paise**, Out of this area admeasuring 2355.00 Sq. Mtrs. and 5] Survey No.84, Hissa No.7, Area admeasuring **0-46-80 H. R., P. K. 0-08-10 H.R.**, Assessment of **Rs.7.87 Ps.**, Out of this Area admeasuring 0-12-00 H. R. and 6] Survey No.75, Hissa No.2/1, Area admeasuring **530.00 Sq. Mtrs.**, Assessment of **Rs.53.00 Paise**, collectively lying, being and situated at Village - **GOKHIVARE**, Taluka - Vasai, District - Palghar, within the area of Sub -Registrar Palghar and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as "**THE SAID LAND**").

- ii. As per Mutation Entry No.609, Dated 23/06/1951, Shri. Mingel Maryan Lop died on 30/04/1949

Renech Badswal

Devesh Badswal

[Promoter]

[Allottee(s)]

1. Name of the Applicant
 2. Address of the Applicant
 3. Mobile No. of the Applicant
 4. Email ID of the Applicant
 5. PAN No. of the Applicant
 6. Date of Birth of the Applicant
 7. Date of Issuance of the Cheque
 8. Amount of the Cheque
 9. Name of the Bank
 10. Branch of the Bank
 11. Account No. of the Bank
 12. Name of the Beneficiary
 13. Address of the Beneficiary
 14. Mobile No. of the Beneficiary
 15. Email ID of the Beneficiary
 16. PAN No. of the Beneficiary
 17. Date of Issuance of the Cheque
 18. Amount of the Cheque
 19. Name of the Bank
 20. Branch of the Bank
 21. Account No. of the Bank
 22. Name of the Beneficiary
 23. Address of the Beneficiary
 24. Mobile No. of the Beneficiary
 25. Email ID of the Beneficiary
 26. PAN No. of the Beneficiary

Amount in Rupee
 28,200.00
Amount in Words
 3000.00
Bank Name
 IASAI
Branch Name
 VASAI
Account No.
 401204

Remarks (If Any)
 PAN2-AQSPB1227C-SecondPartyName=REJESH BADSIWAL

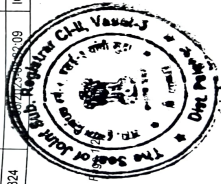
Amount In	Words
Three Lakh Twenty One Thousand Two Hundred Rupones	Only
3,21,200.00	

FOR USE IN RECEIVING BANK	
Bank CIN	Ref. No. 69103332023081710854, 2823865064
Bank Date	RBI Date 17/08/2023-08-05-45 Not Verified with RBI
Bank-Branch	IDBI BANK
Scroll No. , Date	Not Verified with Scroll

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 Mobile No. : 1111111111

Jan Defaced Details

Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
IS-550-16396	0003477176202324	17/08/2023-08-09	IGR135	30000.00



CHALLAN
MTR Form Number-6



BANK/CHEQUE		Date	
17/08/2023		17/08/2023	
TAX ID / TAN (If Any)			
13010000000000000000			
PIN No. (If Applicable)		ACCOUNT TYPE	
ACCURATE		SAVING	
Full Name			
_SBI HOME MAKERS PVT LTD			
Flat/Block No.		CITY	
FLAT NO. 303, H WING, MAKSHATRA VEDA		GOKHRWARE	
Premises/Building		Road/Street	
BLDG NO. 2, SECTOR III, YASHWANT SMART		VASAI	
Amount in Rs.		Annual Locality	
291200.00		TOWN/CITY/DISTRICT	
Stamp Duty		PIN	
30000.00		4 0 1 2 0 8	
Registration Fee		Remarks (If Any)	
		PANZ=AQSPB12ZTC-SecondPartyName=REJESH BAOSIWAL-	
Amount In		Three Lakh Twenty One Thousand Two Hundred Rupees	
Words		Only	
FOR USE IN RECEIVING BANK			
Bank Details			
IDBI BANK		Bank CIN	
Cheque-DD Details		69103332023081710854 2823865084	
Bank Name		Bank Date	
IDBI BANK		17/08/2023-08:05:45	
Branch Name		Bank-Branch	
IDBI BANK		IDBI BANK	
Branch Address		Scroll No., Date	
IDBI BANK		Not Verified with Scroll	

Document ID: 1111111111
 This challan is valid for document to be registered in Sub Register Office (SRO) for unregistered document.
 This document is valid for registration in the office of the Registrar of Companies (ROC) for registration of documents.



मुद्रांक प्रमाणपत्र
दिनांक: 20/02/2023
पृष्ठ संख्या: 2/10

1. बांधकाम प्रकार: अपार्टमेंट अग्रगण्य क्रमांक: 25 (15)
2. प्लॉट क्रमांक: 1534 3. मातृगण संख्या: 201312
4. बांधकाम प्रकार: क/आदिम मुखड क्रमांक 5. 3, 4, 5, 6, 7, 8, 9
6. बांधकाम (डोमेन): उपविभाग 2
7. बांधकाम प्रकार: खुली जाति / निवासी / कार्यालय / दुकान / औद्योगिक / 53,000
8. बांधकाम कर/सर्वे कर/अतिम मुखड क्षेत्रफळ: 42.37 कार्पेट/बिल्टअप/सुपर बिल्टअप/चौ. मीटर/घ./

9. बांधकाम: राची पोर्टनाळा: —
10. मूळ क्रमांक: तारखा माल उदवाहन सुविधा: —आहे/नाही
11. बांधकाम वर्ष: — घसारा: —
12. बांधकाम प्रकार: — आस्वार्सी / इतर प्रकार / अर्धे पक्के / कच्चे
13. बांधकाम तक्रार/दुरुवारी मार्गदर्शक सुचना क्र.: — ज्याचे दिलेली घ./ वाढ

14. निधारित केलेले बाजारमूल्य: 2458000
15. दस्तावेज्ये दर्शविलेला मोबदला: 4158416
16. देय मुद्रांक शुल्क: 291200 18. मारलेले मुद्रांक शुल्क: 291200
17. देय नोंदणी फी: 39000



291200
साह दुय्यम निबंधक

लिपीक

Receipt (Contd.)

350-16396

Thursday August 17, 2023
8:32 AM

गावडी

Original/Duplicate

आदि # 399
Regn. 39M

गावडी # 17286 दिनांक 17/08/2023

आपलाच मूळ प्रत

दस्तावेजाचा उलटपटाच बंधवडा-16396-2023

दस्तावेजाचा उलट वहाता

मादर कर्णाल्याचे मार देऊन बघणीवाच.

मोदनी की
दम हवाकाकी की
पुजारी मरणा: 98

₹. 30000.00
₹. 1960.00

एकूण: ₹. 31960.00

आपणाम मूळ दम, शबदेव प्रि.मू.० अजाडे
8:52 AM ह्या वेळाम मिळव.

वाजार मूल्य: ₹. 2458000/-

मोवदना ₹. 4158416/-

भरानेले मुद्राच शुल्क: ₹. 291200/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1960/-
डीडी/धनादेशाचे ऑडर क्रमांक: 0823163102265 दिनांक: 17/08/2023
वेविले नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेशाचे ऑडर क्रमांक: MH006704741202324E दिनांक: 17/08/2023
वेविले नाव व पत्ता:

Sub Registrar Vasai 3

Sub Registrar Vasai 3

अमर्तू क्र. ३

16/08/2023