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RSO 16302

Monday August 14, 2023

9 08 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 17186 दिनांक: 14/08/2023

गावाच नाव गोखिबरे

रजिस्ट्रारचा अनुक्रमांक वसई3-16302-2023

रजिस्ट्रारचा प्रकार करारनामा

नादर करणाऱ्याचे नाव दिव्या विजय मेळी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1960.00

पृष्ठांची संख्या: 98

एकूण:

रु. 31960.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:28 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-३

वसई क्र. ३

वाजार मूल्य: रु.2545000 /-

मोवदला रु.3900000/-

भरलेले मुद्रांक शुल्क: रु. 273000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1960/-

ईटी/घनादेश/पे ऑर्डर क्रमांक: 0823107515014 दिनांक: 14/08/2023

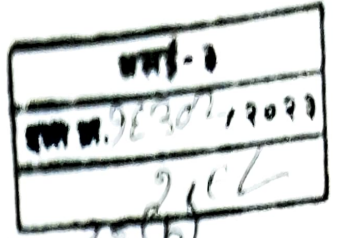
विक्रेते नाव व पत्ता:

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

ईटी/घनादेश/पे ऑर्डर क्रमांक: MH006533272202324E दिनांक: 14/08/2023

विक्रेते नाव व पत्ता:

DIVYA V. MISTRY



दस्तावेजाचें प्रकार

जातुका

कराखाणा

अनुक्रमेण क्रमांक

कराई

3 गाकारे मोत

बोधिपद

पगारपुधापन कर्मांक / सर्वे क / अंतिम भूखंड कर्मांक

3175, 82, 84.

मूल्य दरविभाग (झोन)

उपविभाग 2

मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 58,000/-

दस्तात नमूद केलत्या मिळकतीचे क्षेत्रफळ : 40.81 कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.

कारपार्किंग : गच्ची : पोटमाळा :

मजला कर्मांक : शारावा मजला उदवाहन सुविधा :-आहे/नाही

बांधकाम वर्षे : घसारा :

बांधकामाचा प्रकार :- आरआरसी / इतरपक्के / अर्धपक्के / केच्चे

बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : 7.5 ज्यान्वये दिलेली घट / वाढ

निर्धारित केलेले बाजारमूल्य :- 25,45,000/-

दस्तामध्ये दर्शविलेला मोबदला :- 39,00,000/-

देय मुद्रांक शुल्क : 273 000/- 18. भरलेले मुद्रांक शुल्क : 273 000/-

देय नोंदणी फी : 30,000/-

लिपिक सह दुय्यम निबंधक



CHALLAN
MTR Form Number-8



MTR Form Number-8		Date 11/08/2023-09:39:52		Form ID 25.2	
Inspector: General Of Registration			Payer Details		
Stamp Duty			TAX ID / TAN (If Any)		
Registration Fee			PAN No.(If Applicable) AACCJ2381E		
VSI_VASAI NO 3 JOINT SUB REGISTRAR			Full Name JSB HOMEMAKERS PVT LTD		
PALGHAR			Flat/Block No. FLAT NO 1204, H WING, NAKSHATRA VEDA.		
2023-2024 One Time			Premises/Building BLDG NO 2, SECTOR III, YASHWANT SMART		
Account Head Details		Amount In Rs.		CITY	
Stamp Duty		273000.00		GOKHIWARE	
Registration Fee		30000.00		Area/Locality VASAI	
				Town/City/District	
				PIN 4 0 1 2 0 8	
				Remarks (If Any)	
				PAN2=BB/P/0141C~SecondPartyName=DIVYA VIJAY MISTRY-	
				<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>वसई-३</p> <p>दस्त क्र. 98302/2023</p> <p>31EL</p> </div>	
		Amount In		Three Lakh Three Thousand Rupees Only	
		3,03,000.00		Words	
IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No. 69103332023081111596 2823038446
No.		Bank Date	RBI Date	11/08/2023-09:41:00	Not Verified with RBI
k			Bank-Branch		IDBI BANK
ch			Scroll No. , Date		Not Verified with Scroll

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 1111111111

केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी खदर चलन लागू



बम्बई-३
बम्बई नं. १८३०/१२०२३
११/०८

AGREEMENT FOR SALE

THIS AGREEMENT ["**Agreement**"] made and entered into at Vasai, on this 11th day of NOV 2023, by and between **JSB HOME MAKERS PRIVATE LIMITED** [CIN U45202MH2000PTC106031] a company incorporated under the provisions of The Companies Act 2013, having its address at 1st Floor, Pratiok Plaza, S.V. Road, Opp. Patel Petrol Pump, Goregaon (West), Mumbai - 400 104., through its Director **MR. DIVYESH SEKSARIA**, (PAN NO. AYZPS6103P), age 37 years, hereinafter for the sake of brevity referred to as "**THE PROMOTER**" (which expressions 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

Diya Vijay Mistry (PAN BBAPM8141C) (AADHAR 9094 9172 0119), & **Vijay E Mistry** (PAN AMRPM7409G) (AADHAR 3561 9287 1285) residing at Flat no 310 surya apartment Nagindas Pada Gayatri Temple Nallasopara East PALGHAR 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-parceners of the such HUF, for the time being and from time to time, their survivors from time to time and their respective legal heirs, administrators, executors and permitted assigns/in case of trust, the trustees for the time being and from time to time survivor/s of them and their respective legal heirs, representatives, executors, administrators and permitted assigns of the last survivor of them) of the **SECOND PART**.



WHEREAS:

A. Title of Land

MR. DEVENDRA RAJNIKANT LADHANI & MR. ANIL RAMCHANDRA 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**").



Mutation Entry No. 2000, Dated 23/06/1961, Shri. Mingel Maryan Lop died on 30/06/1961, leaving behind his legal heir, Tomu Simav Kulas. His name was inserted on the mutation entry is passed in respect of land bearing S.No.75/2/1.

Mutation Entry No. 1038, dated 24/09/1961, Mr. Inas Mingel Lop, died before 5 years leaving behind his legal heirs: 1] Zuiya Inas Lop, 2] Maryan Inas Lop and 3] Dumibai Inas Lop. Their names were inserted in the records of rights. The entry is made as per the Application dated 24/09/1961 given by Zuiya Inas Lop and Heirs Register. The entry is passed in respect of land bearing S.No.73 & 84/10.

As per Mutation Entry No.1274, dated 16/12/1965, as per the Statement given by 1) Mr. Zuiya Inas Lop and 2) Maryan Inas Lop that, 1/2 - 1/2 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 1/2 share was recorded in the name of Mr. Zuiya Inas Lop and 1/2 share was recorded in the name of Maryan Inas Lop. The entry is made as per the Statement. The entry is passed in respect of land bearing S.No.73 & 84/10.

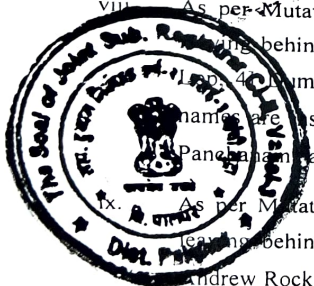
As per Mutation Entry No.1279, Dated 20/02/1969, as per the statement given by 1] Shri. Dumibai Anton Kulas & 2] Manya Bernath Kulas that, the aforesaid land and other lands were the joint family property of their family. But, each co-owner was cultivating the aforesaid land and other lands as per their 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.

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 Shri. 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.


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] Rosalia Mariyam Ghonsalves, 6] Manvel Pascol Colaco (Kulas), 7] Prakash Pascol Colaco (Kulas). The names were inserted in the records of rights. The entry is passed in respect of land bearing S.No.82/5.

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 were inserted in the records of rights. The entry is made as per the Application, Statement and Heir Register. The entry is passed in respect of land bearing S.No.73 & 84/10.

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, 2] Michael Francis Colaco (died) 2/1] Rozibai Michael Colaco, 2/2] Veronica Francis Colaco




[Promoter]

DIVYA U - MISTRY 
[Allottee(s)]

वसुधै-१
वसुधै क्र. ११००१/१०१३
१०/१०/१३

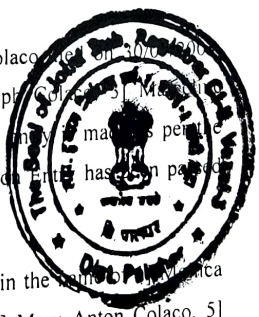
3] Joseph Francis Colaco, 4] Marcello Francis Lopez, 5] Dumnabai Harold Almeida (died) 6] Marshalbai Michael Colaco (died) 6.1] Antony Michael Colaco (died), 6.1/1] Tereja Antony Colaco, 6.1.2] Julie Dominic Colaco, 6.1.3] Smita Inas Almeida, 6.1B] Ignatious Michael Colaco 6C] Hilda Dominic D'silva (died) 6C.1] Luis Dominic D'silva, 6C.2] Gracie Dominic D'silva 6D] Santan Albert Miranda, 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.RTS KV 811 dated 31/05/2000 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, Shri. 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, Panchnama, 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. Zujya Inas Lopes, died on 08/09/2002, leaving behind his legal heirs 1] Walter Zujya Lopes, 2] Pascal Zujya (Jojeph) Lopes, 3] Inas Zujya (Jojeph) Lopes, 4] Victor Zujya (Jojeph) 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.

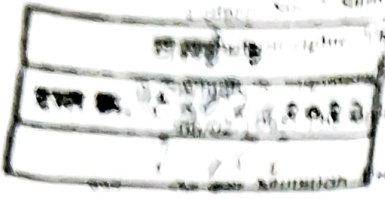
As per Mutation Entry No.3028, dated 20/03/2006, Ispras Tomu Colaco died on 03/08/2000, leaving behind her legal heirs Mary Tomu Colaco (died)-unmarried, 1] Michael Tomu Colaco-Son, 2] Monica Sitaram Achare-Daughter, 3] Santan Tomu Colaco-Daughter, 4] Simav Tomu Colaco-Son, 5] Mary Anton Colaco-Daughter-in-law, 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 30/05/2000, leaving behind her legal heirs 1] Sijubai Jojeph Colaco, 2] Simon Jojeph Colaco, 3] Maxi Pereira. 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 has been 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 Monica 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



As per Mutation Entry No. 3712, Dated 27/04/2010, by a Conveyance Deed dated 13/04/2010, signed behind her legal heirs 1] Madlyan Anton Kulas, 2] Sanjay Kailash Pandey, 2] Reshma Salim Khan had purchased 0-12-0 HR land out of the land bearing S.No.84/7 from Smt. Sijibai Sebastian (Bastiyas) Lopes. The entry is passed in respect of land bearing S.No.84/7.

As per Mutation Entry No.3875, by a registered Deed of Conveyance dated 29/12/2010, **NITIN BABULAL JAIN** had purchased the said 12 Gunthas land from the Owner **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 registered in respect of land bearing S.No.84/7.


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 Kulas, 2] Igneshious Pascol Kulas, 3] Merry Pascol Kulas, 4] Rozi Mariyam Ghonsalves, 5] Manvel Pascol Kulas, For No. 5 Poa Holder Rozi Mariyam Ghonsalves 6] Prakash Pascol Kulas, 7] Madlyan Anton Kulas, 8] Rojar Anton Kulas, 9] Madlyan Anton Kulas. 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 & Application No. 1304/2010. The entry is passed in respect of land bearing S.No.82/5.


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 Gunthas 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/Kavayitani Dt.13/09/2012, issued by The Hon'ble Tahasildar Vasai. The entry is passed in respect of land bearing S.No.84/7.

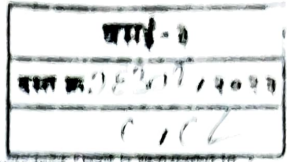
As per Mutation Entry No.4130, dated 12/08/2013, Rozibai Michael Colaco died on 20/07/2013, leaving behind her legal heirs Veronica Francis Colaco. Her name was inserted in the records of the office of Sub-Registrar Vasai-III. The entry is made as per the Application, Statement Panchanama of Talathi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

As per Mutation Entry No.4136, dated 13/09/2013, by a Registered Conveyance Deed dated 31/08/2012, **MR. RAKESH RAJENDRAKUMAR AGARWAL** has purchased 9/12 Share land from the land owners 1] Sebastian Maryan Lopes, 2] Rock Maryan Lopes, 3] Jojo Maryan Lopes, 4] Dumibai Benjamin Mendosa, 5] Merry Michal D'souza, 6] Fatima Francis D'souza, 7] Walter Jojeph Lopes, 8] Inas Jojeph Lopes, 9] Victor Jojeph Lopes through Power of Attorney.




[Promoter]

Divya V. MISTRY 
[Allottee(s)]



As per Mutation Entry No. 4257, dated 24/09/2013, by a registered Deed of Conveyance dated 26/09/2013, bearing Sr. No. 10016/2013, on 26/09/2013. The entry is passed in respect of land bearing S.No. 75/3.

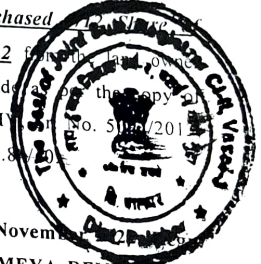
As per Mutation Entry No. 4257, dated 24/09/2013, by a registered Deed of Conveyance dated 26/09/2013, bearing Sr. No. 10016/2013, on 26/09/2013. The entry is passed in respect of land bearing S.No. 75/3.

As per Mutation Entry No. 4257, dated 24/09/2013, by a registered Deed of Conveyance dated 26/09/2013, bearing Sr. No. 10016/2013, on 26/09/2013. The entry is passed in respect of land bearing S.No. 75/3.

As per Mutation Entry No. 4258, dated 24/09/2014, by a Conveyance Deed dated 16/01/2014. MR. 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.

As per Mutation Entry No. 4608, dated 04/01/2019, by a Registered Conveyance Deed dated 29/11/2013, bearing Sr. No. 511/2013, on 30/11/2013. The entry is passed in respect of land bearing S.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

And Whereas by a registered Joint Development Agreement dated 21st November 2012, bearing Sr. No. Vasai4-12340-2022] entered into between 1] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED, 2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED, 3] MR. DEVENDRA RAJANIKANT LADHANI, & 4] MR. ANIL RAMCHANDRA GUPTA have transfer jointly development rights in favour of JSB HOME MAKERS 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 "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, Refugee areas, Stilts, 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



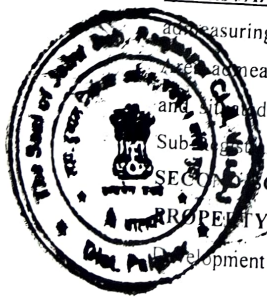
[Promoter]

Divya U. MISTRY

[Allottee(s)]

6
 28/11/22
 28/11/22

2355.00 Sq. Mtrs. 2] Residential Building No.2, Wing "Y", 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, Refuge 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 shophline Building No.2, Wing "C" having Ground + 23rd upper Floors (P1) in Sector III, FSI area admeasuring 3941.50 sq. mtrs., Built - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refuge 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 shophline Building No.2, Wing "D" 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, Refuge 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 shophline Building No.2, Wing "E" 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, Refuge 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 shophline 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, Refuge 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 530.00 Sq. Mtrs., Assessment of Rs.53.00 Paise, 3] Survey No.75, Hissa No.3, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.19.20 Ps., collectively lying, being situated at Village GOKHIVARE, Taluka - Vasai, District - Palghar, within the area of Sub-township Vasai, Taluka : Vasai, District : Palghar and more particularly described in THE SECOND SCHEDULE hereinafter written, hereinafter referred to as "THE SAID PROJECT PROPERTY" and on the terms and conditions more particularly mentioned in the said Joint Development Agreement.



xxviii. And Whereas as per the registered Power of Attorney dated 21st November 2022 [Regn. No Vasai4-12341-2022] 1] M/S. RASHMIAMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED, 2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED, 3] MR. DEVENDRA RAJNIKANT LADHANI, & 4] MR. ANIL

Divya V. MISTRY

Page - 3
Date: 22/08/2023
22/08/2023

LIMITED. 3) SIR DEVENDRA RAJNIKANT LAL
RANCHANDRA GUPTA have executed a Power of Attorney in accordance with the said Joint
Development Agreement in favour of JSH HOME MAKERS PVT LTD., through its Director
SIR DIVYESH SUNIL SEKSHARIA and appointed them as lawful 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 4726.27sq. 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.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 Ground +
23rd upper Floors (P1) in Sector III, FSI area admeasuring 5642.76 sq. 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 shophline 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 shophline 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 shophline Building No.2,
"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 shophline 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,



[Signature]

DIVYA V. MISTRY

[Signature]

[Promoter]

[Allottee(s)]



- vi) 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.
- vii) 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.
- viii) 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 2044.77 sq. mtrs. R. Zone permissible construction and High School reservation. The permission is granted subject to terms and conditions No.1 to 25 more particularly described in the said order. As per plan section No.1 to 25 more particularly described in the said order, the construction is not permissible on the area as more particularly mentioned in the said order. The permission is not 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 &



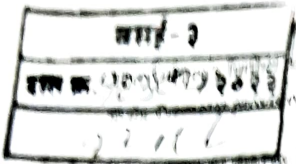
[Signature]

[Promoter]

[Signature]
DIVYA V. MISTRY

[Allottee(s)]

[Signature]



subject that till the Allottee/s share is so determined the Allottee/s shall pay a provisional monthly contribution of Rs. /- per month towards the outgoing of the building. The Allottee/s to the Promoter shall not carry any interest and remain the Promoter until a conveyance assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be

(i) The Allottee/s shall on or before delivery of possession of the said premises keep deposited with Promoter, the following amounts :-



- (i) Rs.-/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs.-/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs.-/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body
- (iv) Rs.-/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Rs.-/- For Deposit towards Water, Electric, and other utility and services connection charges.
- (vi) Rs.-/- for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee/s shall pay to the Promoter a sum of Rs. 175000/- (Rupees One Lakh Seventy Five Thousand Only plus GST for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease. For society formation charges, 6 months society maintenance, deposit towards water (bore well) electric meter deposit, share certificate and other connection charges.

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




[Promoter]


Divya V. MISTRY

[Allottee(s)]

प्लान - 3
प्लान नं. 3/20/1999
23/02

REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee/s as follows:

- i. The Promoter has clear and marketable title with respect to the project land, as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project.
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report.
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development of apartment or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will in any manner, affect the rights of Allottee/s under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s;
- x. The Promoter has duly paid and shall continue to pay and discharge, undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;



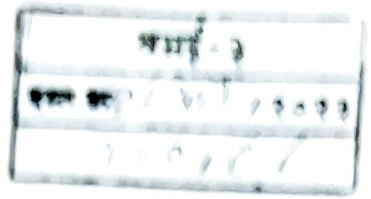
[Handwritten Signature]

[Promoter]

DIVYA V. MISTRY

[Allottee(s)]

[Handwritten Signature]



... 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:

... Both Parties agree that they shall execute, acknowledge and deliver to the other each instruments and take such other actions, in addition 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.

EFFECT 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:

Divya Vijay Mistry
Flat no 310 surya apartment Nagindas Pada Gayatri
Temple Nallasopara East PALGHAR
MAHARASHTRA INDIA 401209

Name of Allottee
(Allottee's Address)
Notified Email ID



JSB HOME MAKERS PVT. LTD.
Add.: 1st Floor, 101, Pratiek Plaza,
S.V. Road, Opp. Patel Petrol Pump,
Goregaon (West), Mumbai 400 104.

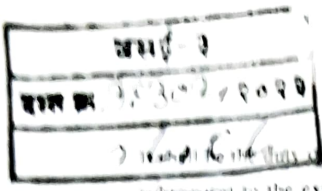
Name of Promoter
(Promoter's Address)
Notified Email ID

info@jsbgroup.co.in

[Promoter]

Divya V. MISTRY

[Allottee(s)]



the Allottee/s and the promoter to inform each other of any change subsequent to the execution of this Agreement in the above address by Registered which all communications and letters posted at the above address shall be deemed to be received by the promoter or the Allottee/s, as the case may be.

29 **JOINT ALLOTTEE/S Vijay E Mistry**

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

30 **Stamp Duty and Registration:-** The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter.

31 **Dispute Resolution:-** Any dispute between parties shall be settled amicably. In case of a dispute not settled 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.

32 **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 RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT VASAI IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST MENTIONED AND 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 8233.00 Sq. Mtrs., 2] Survey No.75,Hissa No.3, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.192.00 Paise, 3] Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq., Mtr., Assessment of Rs.192.00 Paise, 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, Tal. Vasai, Dist. Palghar, within the area of Vasai-Virar City Municipal Corporation, within the jurisdiction of the 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 Floor (P1) in Sector III, FSI area admeasuring 4726.27sq. mtrs., Built - up area (excluding**

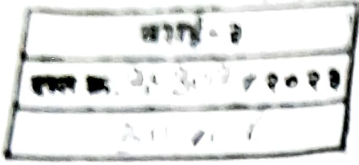




[Promoter]

DIYUQ V. MISTRY 

[Allottee(s)]



GENERAL AMENITIES

1761

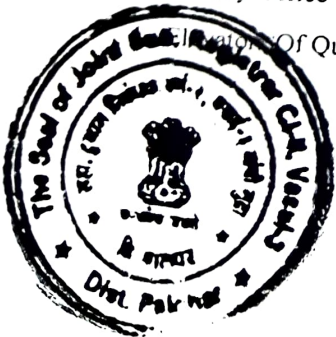
1. Vitrified flooring for living, dining, kitchen & all bedrooms.
2. Ceramic Tiles or vitrified tiles for Bathroom flooring & Dado.
3. Vitrified or Ceramic Tiles Dado 2" ft height above the kitchen platform.
4. Cooking platform with S. S. sink in Kitchen.
5. Concealed copper wiring with modular switches.
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. Laminated 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 receiving the OC of all the 6 wings i.e. H Wing & I Wing of the project Nakshatra Veda and E 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 part of the podium wing/society has rights or ownership over the parking space on the podium.

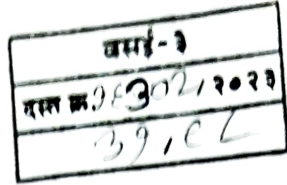
Building:-

1. Earthquake Resistant Structure
 2. Decorative Entrance Lobby
 3. Society Office
- Region of Quality Make



DIVYA U. MISTRY

(Handwritten signature)



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

DIVYA V. MISTRY

[Promoter]

[Allottee(s)]

3308 3
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3308 3

CHIEF CLERK AND DELIVERED
BY THE WITHDRAWN
KEY PROMOTER.
JOB HOMEMAKERS PRIVATE LTD
(through its duly authorized director)
present Subscribes



For JSB HOMEMAKERS PRIVATE LIMITED

Nihal Mahadik

Director

In the presence of:

1. Nihal Mahadik *4*
2. Mahesh Patil *100*

SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED "THE ALLOTTEE"
DINVA V. MISTRY



Vijay E. Mistry

DINVA V. MISTRY



In the presence of:-

1. *4*
2. *100*

1000



4

[Promoter]

[Allottee(s)]

वर्ग-१
एम.एस.सी. १२०११
३१/१८८



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

PRR000047826

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

1. Job Homemakers Pvt Ltd having its registered office / principal place of business at **Tehsil: Mumbai, District: Mumbai Suburban, Pin 400704**

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

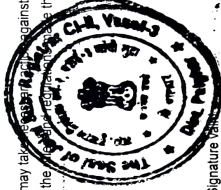
- o The promoter shall enter into an agreement for sale with the allottees.
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (f) 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.

- 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 steps against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature Verified
Digitally Signed by
Dr. V. V. Mistry, Secretary
(Secretary, Maharashtra)
Date: 28-11-2022 11:04:46

Dated: 28/11/2022

Place: Mumbai

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

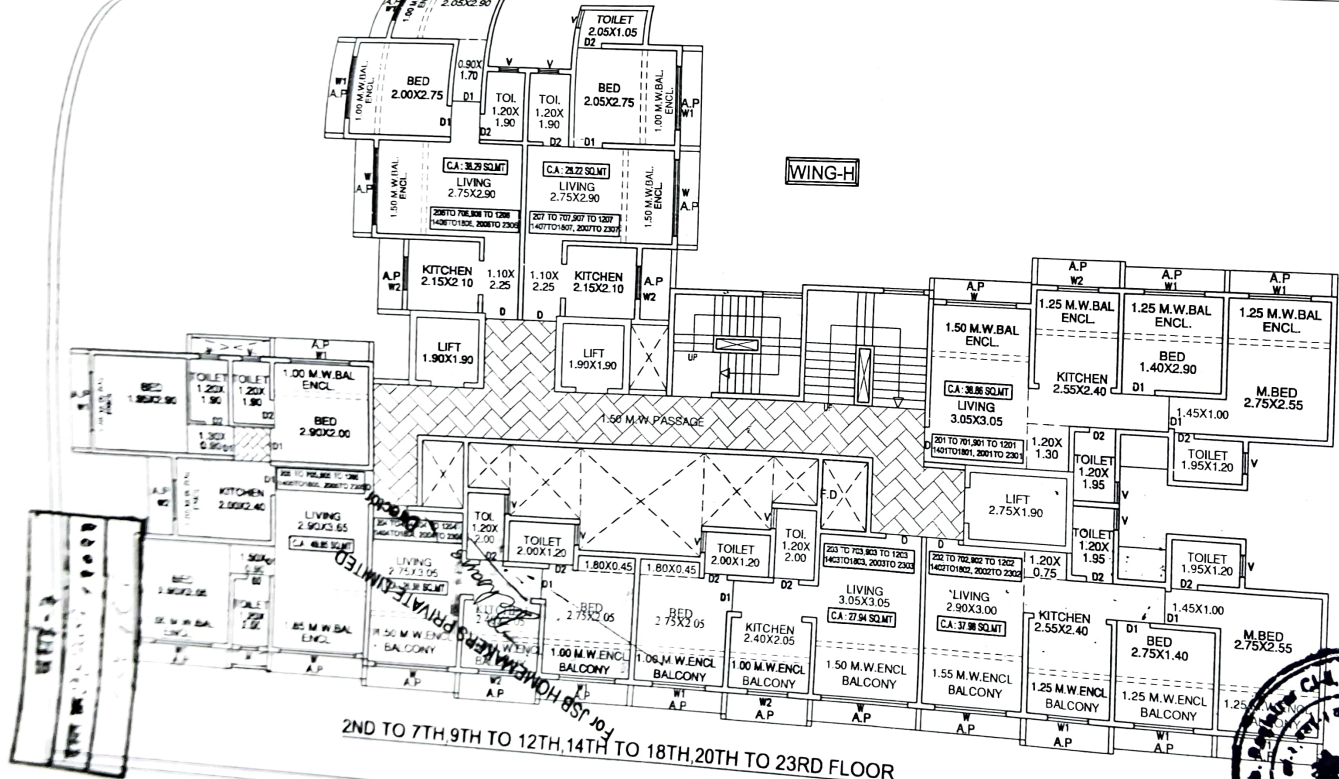
DIVYA V. MISTRY

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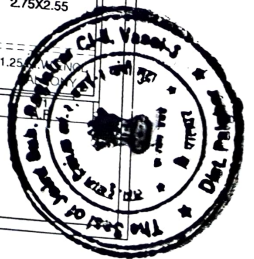
DIWYA V. MISTRY

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WING-H



2ND TO 7TH 9TH TO 12TH, 14TH TO 18TH, 20TH TO 23RD FLOOR



FORM NO. 1
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



दि 03/11/2015

115/90/19000/0129, 0130, 0131/0100/216/0092-2

To: Shri Jayendra N. Lohani (P.A. Holder)
 Commercial Complex,
 P. 11/1A, Akarsha (E),
 A. Nole Road, Nallasopara (E),
 Tal: Vasai, Dist: Palghar.

M/s. Sarat Mehta & Associates,
 103, Rameshwar Tower 'A',
 Shreeji Road, Borivali (W),
 Mumbai-400 092.

Commencement Certificate for proposed Residential with Shopping Building No. 2, Wing H in Sector-III on land bearing S.No.73 Out of larger layout bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2(1), 2, 3, 5, No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2, 3, 4, 5, 7, S.No.73, S.No.74, S.No.75, H.No.1, 2, 3, 4, 5, 7, S.No.76, 77, 78, 79, S.No.80, 81, H.No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, S.No.82, H.No.1, 2, 3/2, 3/3, 4, 5, 6, 7, 8/1, 2, 3, 4, 5, 6, 7, S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.1, 2 & 4, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1, 2, 3, 4, S.No.89, H.No.1, 2, 3, 4, S.No.279, H.No.1, S.No.280, H.No.2A & 2B, S.No.275, H.No.1, 2, 3, 4, S.No.277, S.No.272, S.No.273, S.No.274, S.No.278, H.No.1, 2, 3, 4, S.No.279, H.No.1, S.No.88, H.No.1, 2, 3, 4, S.No.277, H.No.1, S.No.279, H.No.2, of Village: Gokhiware, Tal: Vasai, Dist: Palghar.

Sub: TLR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement, Vasai, Dist: Palghar.

- 1) TLR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement, Vasai, Dist: Palghar.
- 2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
- 3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
- 4) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
- 5) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
- 6) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
- 7) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.20/03/2015.



- 8) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.27/11/2015.
- 9) encumbrances No. REV/K-1/T-1/SR-07/15 dt.20/03/2015.
- 10) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/SR-20/15 dt.28/09/2015.
- 11) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/SR-20A/15 dt.03/11/2015.
- 12) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/LAND-1/KV/SR-530/2018 dt.28/12/2018.
- 13) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/LAND-1/KV/SR-121/2019 dt.16/02/2019.
- 14) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/LAND-1/KV/SR-128/2019 dt.16/02/2019.
- 15) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/LAND-1/KV/SR-143/2019 dt.16/02/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupying encumbrances No. REV/K-1/T-1/LAND/KV/SR-636/2019 dt.29/11/2019.

