



19/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 8954/2022

नोंदणी :

Regn:63m

गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7876455
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	6119487
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका नं. 102, पहिला मजला, विन्टाम, क्रिम कॉर्नरच्या मागे, मूछला पॉलिटिकलच्या जवळ, कावेसर, घोडबंदर रोड, ठाणे प., सदनिकेचे क्षेत्रफळ 51.99 चौ.मी. रेरा व सोबत बाल्कनी / कॉमन क्षेत्र 11.56 चौ.मी., झोन नं. 11/42-2अ-1 ( ( Survey Number : सर्व्हे नं. 176, हिस्सा नं. 9बी, आणि सर्व्हे नं. 180, हिस्सा नं. 2/ए, 180/2/बी ; ) )
क्षेत्रफळ	1) 51.99 चौ.मीटर
आकारणी किंवा जुडी देण्यात अमेल नेव्हा.	
दस्तगेवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रीशा विल्डर्स अॅण्ड डेव्हलपर्स एलएलपी तर्फे भागीदार योगेश तातोबा जानकर तर्फे कबुली जवाबाकरिता कु.मु. म्हणून प्रविण आत्माराम चाळके . वय:-52; पत्ता:-प्लॉट नं. .. माळा नं: दुसरा मजला, इमारतीचे नाव: मत्यम विल्डींग, ब्लॉक नं: नौपाडा टेलिफोन एक्सचेंज समोर, रोड नं: पीएनबी बँकेच्या वर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ABCFR1892C
दस्तगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज दौलतराव चौधरी तर्फे कु.मु. हिमांशु मनोज चौधरी . . वय:-22; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: प्लॉट नं. 141, शिवाजी नगर, परभणी, महाराष्ट्र, परभणी. पिन कोड:-431401 पॅन नं:-AFIPC3889C 2): नाव:-मुनिल दौलतराव चौधरी तर्फे कु.मु. हिमांशु मनोज चौधरी . . वय:-22; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: प्लॉट नं. 141, शिवाजी नगर, परभणी, महाराष्ट्र, परभणी. पिन कोड:-431401 पॅन नं:-ACRPC2635G
दस्तगेवज करून दिल्याचा दिनांक	31/03/2022
दस्त नोंदणी केल्याचा दिनांक	19/04/2022
अनुक्रमांक, खंड व पृष्ठ	8954/2022
बाजारभावाप्रमाणे मुद्रांक शुल्क	472700
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

*Bahmure*  
19/04  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

भांकनामाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



**Draft Cost Sheet to be Signed by Flat Allottee & Sales Manager  
upon Booking of Flat / Shop**

**VISTAS**

Ph No : +91 7304 976156

Website : [www.rishavistas.com](http://www.rishavistas.com)

Email id : [sales@rishavistas.com](mailto:sales@rishavistas.com)

MahaRERA Registration No. P51700030537 Dated: 30/08/2021  
available on is available on the website <https://maharera.mahaonline.gov.in>  
under registered projects



**PAYMENT SCHEDULE**

FLAT NO. 102	HERA Carpet Area sq. mt.	Halcony sq. mt.	Agreement Value
	49.25	14.72	7,876,455

Payment Schedule	Slabs	Amount	GST
Token (immediate)	1.00%	78,765	3,938
Booking / Allotment (within 1 week)	9.00%	708,881	35,444
Agreement (within 45 days)	10.00%	787,645	39,382
On Plinth Completion	25.00%	1,969,114	98,456
on Completion of 1st Slab	3.50%	275,676	13,784
on Completion of 2nd Slab	3.50%	275,676	13,784
on Completion of 3rd Slab	3.50%	275,676	13,784
on Completion of 4th Slab	3.50%	275,676	13,784
on Completion of 5th Slab	3.50%	275,676	13,784
on Completion of 6th Slab	3.50%	275,676	13,784
on Completion of Terrace Slab	4.00%	315,058	15,753
Brickwork, Internal Plaster, Floorings, Doors & Windows	5.00%	393,823	19,691
Sanitary fittings, Staircase, Lift well, Floor lobbies	5.00%	393,823	19,691
External plumbing, External plaster, Elevation, Terrace, Waterproofing	5.00%	393,823	19,691
Lift, Water pumps, Electrical fittings, Entrance lobby, Paving	5.00%	393,823	19,691
on Completion of External Plumbing, Elevation, Terrace Water Proofing	5.00%	393,823	19,691
On Intimation of Possession	5.00%	393,821	19,691
<b>TOTAL</b>	<b>100.00%</b>	<b>7,876,455</b>	<b>393,823</b>

**OTHER CHARGES**

	Amount	GST
<b>STAMP DUTY(6%)</b>	472,687	
<b>REGISTRATION FEES</b>	30,000	
<b>DEVELOPMENT CHARGES</b>	206,572	10,329
	709,259	10,329
<b>TOTAL</b>	<b>8,989,866</b>	

**\*\* Cheque should be drawn in favour of "RISHA BUILDERS & DEVELOPERS LLP VISTAS" \*\***

Timely payment of installments & taxes is of essence.

You are aware that interest is payable on all delayed payments as per the guidelines under MahaRERA.

On cancellation, 10% of the consideration amount will be deducted as liquidated damages/administration charges.

All taxes and brokerage, if paid will be recovered on and above liquidated damages/administration charges.

Out of Pocket expenses @Rs.10,000/- for Registration of Agreement to be paid by Customer/Allottee.

**NOTE : Chang+A1:E45es in Government Taxes if any, will be the purchaser's responsibility.**





RISHA BUILDERS & DEVELOPERS LLP VISTAS  
"Vistas", Behind Kris Corner, Near Muchhala Polytechnic, Kavesar,  
Ghodbunder Road, Thane West, 400615  
Call Us: +91 7304976196 | www.rishasvistas.com | rishasales1234@gmail.com



Receipt No. 183 Date: 28<sup>th</sup> Dec 21

RECEIVED with thanks from Mr./Mrs./Ms./M/s Manoj D. Chaudhari & Sunil D. Chaudhari

the sum of Rupees Four Lakhs Only — Only.

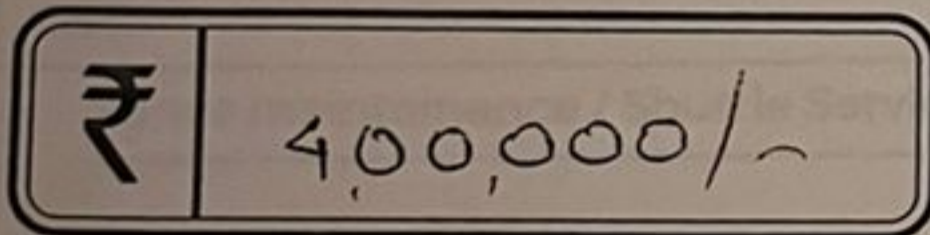
By Cash/Cheque/P.O./D.D. No. NEFT dated 28<sup>th</sup> Dec 21

drawn on — Bank — Branch.

For flat/shop/office No. 102 on 1<sup>st</sup> Floor — at "VISTAS" situated at Anand Nagar,

Ghodbunder Road, Thane

Part Payment / Other Charges / Solar-Grill Charges	<u>4,00,000/-</u>
GST	<u>—</u>
Advance maintenance / Shuttle Service	<u>—</u>



\*Cheque Subject to Realization



For RISHA BUILDERS & DEVELOPERS LLP VISTAS

Manoj





**Internal & External Plaster, Brick Work,  
Door & Windows Framing Demand Letter**

Date: 22<sup>nd</sup> April 2022

To,  
Mr. Manoj Daulatrao Chaudhari &  
Mr. Sunil Daulatrao Chaudhari  
Plot No. 414, Shivaji Nagar, Parbhani-431401

**Sub:-** Due Instalment towards Flat No. 102 on 1<sup>st</sup> Floor in our project named "VISTAS" situated at Behind Kris Corner, Near Muchhala Polytechnic, Kavesar, Ghodbunder Road, Thane (W)-4006015.

Respected Sir / Madam,  
Purchase of the above-mentioned apartment at and for total consideration of Rs.78,76,455/- (Rupees Seventy-Eight Lakhs Seventy Six Thousand Four Hundred & Fifty Five Only). As per the payment scheduled agreed upon in the said agreement the following amount has become due for the payment.

PARTICULARS	Agreement Value	GST
Total due as per work stage 75%	Rs. 59,07,341/-	Rs. 2,95,367/-
Total Amount Received	Rs. 13,51,000/-	Rs. 2,04,788/-
<b>Total Due till date</b>	<b>Rs. 45,56,341/-</b>	<b>Rs. 90,579/-</b>

We request you to pay the above outstanding amount along with the taxes as applicable within 7 days from the date herein to avoid the interest charges as agreed.

**Bank Details for making Payment:**

Particulars	Payment against Agreement Value & Other charges	For Payment against GST
A/C Name	Risha Builders & Developers LLP VISTAS	Risha Builders & Developers LLP
Bank Name	TJSB Sahakari Bank Ltd.	TJSB Sahakari Bank Ltd.
Current A/C No.	004120900000015	004120100007181
IFSC Code	TJSB0000004	TJSB0000004
BRANCH	Wagale Estate -Thane	Wagale Estate-Thane

Thanking you,

**M/s. Risha Builders & Developers LLP**

*(Signature)*



H. O. Address:

1 Building, 2nd Floor, Opp. Punjab National Bank, Opp. MTNL Telephone Exchange, M.G.Road, Naupada, Thane (w) - 400602

Call Us.: 7304976196 | Email ID: rishasales1234@gmail.com

Site Address:

"VISTAS", Behind Kris Corner, Near Muchhala Polytechnic, Kavesar, Ghodbunder road, Thane (w), 400615

Call Us: +91 7304976196 | www.rishtasvistas.com | rishasales1234@gmail.com



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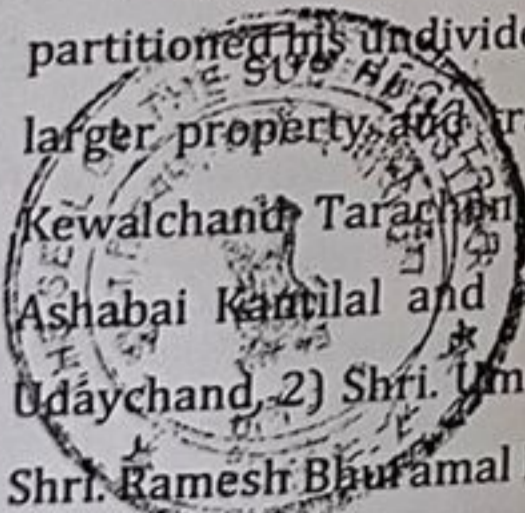
दस्त क्रमांक ८५४ / २०२२

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the absolute owners and were in possession of the said larger property thereof.

c) Later on, Shri. Dhanji R. Zaveri and Smt. Bai Hila Barjoji Mehta sold transferred, assigned and conveyed the said larger property to and in favor of 1) Shri. Roopchand Hajarimal, 2) Shri. Tarachand Krushnaji, 3) Shri. Keshrimal Krushnaji, 4) Shri. Bhikachand Okaji, 5) Shri. Vardichand Udaychand and 6) Shri. Umedmal Hajarimal under Deed/s dated 12/12/1960 which is/are duly registered before Sub-Registrar of Assurances, Thane, under Serial No/s.9787/1960 & 9788/1960 and since that period 1) Shri. Roopchand Hajarimal, 2) Shri. Tarachand Krushnaji, 3) Shri. Keshrimal Krushnaji, 4) Shri. Bhikachand Okaji, 5) Shri. Vardichand Udaychand and 6) Shri. Umedmal Hajarimal became the absolute owners and were in possession of the said larger property thereof.

d) Shri. Bhikachand Okaji died intestate on 06/09/1978 leaving behind his sole representative and only legal heir Shri. Thakarchand Bhikachand Punamiya entitled to his undivided share, legal rights, title and interest in the said larger property. Similarly, Shri. Roopchand Hajarimal died and as per Will made by him, his undivided share, legal rights, title and interest in the said larger property was divided amongst a) Shri. Mangilal Jawanmal and b) Shri. Ramesh Bhurmal Parmar. Furthermore, Shri. Kehsrimal Krishaji died intestate leaving behind his sole representative and only legal heir Shri. Jugraj Kesrimal entitled to his undivided share, legal rights, title and interest in the said larger property. Similarly, Shri. Tarachand Krushnaji during his lifetime partitioned his undivided share, legal rights, title and interest in the said larger property and transferred the same to and in favor of 1) Shri. Kewalchand Tarachand, 2) Smt. Ratanbai Kewalchand and 3) Smt. Ashabai Kantilal and accordingly the names of 1) Shri. Vardichand Udaychand, 2) Shri. Umedmal Hajarimal, 3) Shri. Mangilal Javanmal, 4) Shri. Ramesh Bhurmal Parmar, 5) Shri. Kewalchand Tarachand, 6) Smt. Ashabai Kantilal, 7) Smt. Ratanabai Kewalchand, 8) Shri. Thakarchand Bhikchand Punamiya and 9) Shri. Jugraj Kesrimal were mutated in the



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ownership column of 7/12 extract pertaining to said larger property and since that period they became the absolute owners and were in possession of the said larger property thereof.

e) The name of late Shri. Mahadu Bhoir was recorded in the other rights column of 7/12 extract pertaining to said larger property as "protected tenant" as per the provisions of Bombay Tenancy and Agricultural Lands Act, 1948, on the basis of purported Order No. TNC 8113/14/1/56 passed by Hon'ble Agricultural Lands Tribunal & Tahsildar, Thane, and Mutation Entry No. 458 dated - 07/04/1956 was given effect and said Mutation Entry No. 458 was challenged before Hon'ble Konkan Commissioner, Konkan Division, Mumbai, whereby it was pleased to set-aside the purported Mutation Entry No.458 and accordingly Mutation Entry No.669 dated - 19/11/1962 was given effect.

f) Even after this being the situation, the names of legal heirs of late Shri. Mahadu Bhoir namely 1) Smt. Yamunabai Bhoir, 2) Smt/Miss. Janabai Bhoir, 3) Shri. Bhaskar Bhoir, 4) Shri. Baban Bhoir, 5) Shri. Krushna Bhoir, 6) Shri. Motiram Bhoir, 7) Shri. Kamlakar Bhoir, 8) Smt/Miss. Savitri Bhoir and 9) Smt. Manda Manohar Bhoir were mutated in the other rights column of 7/12 extract pertaining to said larger property vide Mutation Entry No. 1948 dated - 11/01/2000 and Mutation Entry No. 2422 dated - 07/08/2008 respectively.

g) Later on, the aforesaid legal heirs of late Shri. Mahadu Bhoir preferred application under Sec.15 of Bombay Tenancy and Agricultural Lands Act, 1948, for surrender of Tenancy vide Application bearing no. Tenancy/15/Kavesar/1/2008 which was allowed by Hon'ble Agricultural Lands Tribunal & Tahsildar, Thane, vide Order dated - 13/02/2008 and accordingly their names were deleted and Mutation Entry No. 2423 dated - 13/02/2008 was given effect.

h) Thereafter, the owners namely 1) Shri. Vardichand Udaychand, 2) Shri. Umedmal Hajarimal (deceased) through his legal heirs, 3) Shri. Mangilal Javanmal (deceased) through his legal heirs, 4) Shri. Ramesh



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RISHA BUILDERS & DEVELOPERS LLP VISTAS  
 "Vistas", Behind Kris Corner, Near Muchhala Polytechnic, Kavesar,  
 Ghodbunder Road, Thane West, 400615  
 Call Us: +91 7304976196 | www.rishavistas.com | rishasales1234@gmail.com



Receipt No. 041 Date: 08<sup>th</sup> Nov 21

RECEIVED with thanks from Mr./Mrs./Ms./M/s Manoj D. Chaudhari & Sunil D. Chaudhari

the sum of Rupees Fifty One Thousand - Only.

By Cash/Cheque/P.O./D.D. No. 021115 dated 02<sup>nd</sup> Nov 21

drawn on Union Bank Bank Parbhani Branch.

For flat /shop /office No. 102 on 1<sup>st</sup> Floor - at "VISTAS" situated at Anand Nagar,

Ghodbunder Road, Thane

Part Payment / Other Charges / Solar Grill Charges	51000/-
GST	-
Advance maintenance / Shuttle Service	-

₹ 51000/-

\*Cheque Subject to Realization



For RISHA BUILDERS & DEVELOPERS LLP VISTAS

*[Handwritten Signature]*





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AND

Mr. Manoj Daulatrao Chaudhari (Through

1) Shri./Smt. POA Holder Mr. Himanshu Manoj Chaudhari  
 PAN: AFI PC 3889C Age \_\_\_\_\_ years  
 Email: Sunil 9677@gmail.com  
 Indian inhabitant/s residing at Plot No. 141, Shivaji Nagar,  
 Parbhani - 431401.

2) Shri./Smt. Sunil Daulatrao Chaudhari (Through  
 POA Holder Mr. Himanshu Manoj Chaudhari  
 PAN: ACR PC 2635G Age \_\_\_\_\_ years, E-mail: \_\_\_\_\_  
 \_\_\_\_\_ Indian inhabitant/s  
 residing at Same as above

hereinafter referred to as the "Allottee" (which expression shall unless  
 repugnant to the context or meaning thereof be deemed to mean and include  
 his / her heirs, executors, administrators, successors-in-interest and permitted  
 assignees) of the other part;

The Promoter and Allottee shall hereinafter collectively be referred to as the  
 "Parties" and individually as a "Party".

**WHEREAS:**

Promoter has acquired ownership rights in respect of all that  
 piece & parcel of lands bearing -

a) all that piece and parcel of land bearing Survey No. 180, Hissa No.2, area  
 admeasuring 597 square meters, situate, lying and being at Village -  
 Kayesar, District - Thane, in the registration District and Sub-District of  
 Thane, within the local limits of Thane Municipal Corporation along with  
 entire plot potentiality and/or the F.S.I available as on today as well as  
 in future, hereinafter for the sake of brevity referred to as "First Said  
 Property".

*(Handwritten signatures)*

**NOTE**  
 For RISHA BUILDERS & DEVELOPERS LLP RISHA  
 at VISTAS situated at Anand Nagar,  
 Date: 21/09/2023  
 Five Hundred. Only  
 dated 8/06/2023  
 Branch  
 at VISTAS situated at Anand Nagar,  
 Date: 21/09/2023  
 Five Hundred. Only  
 dated 8/06/2023  
 Branch

Address: Satyam Building, 2nd Floor, Above Punjab National Bank,  
 Opp. MTNL Telephone Exchange, M.G.Road, Naupada, Thane (W) - 400602.  
 Contact No.: +91 73049 76196 | Email ID: rishasales1234@gmail.com

टनन - २  
 दस्तावेज क्रमांक ८९४ / २०२२  
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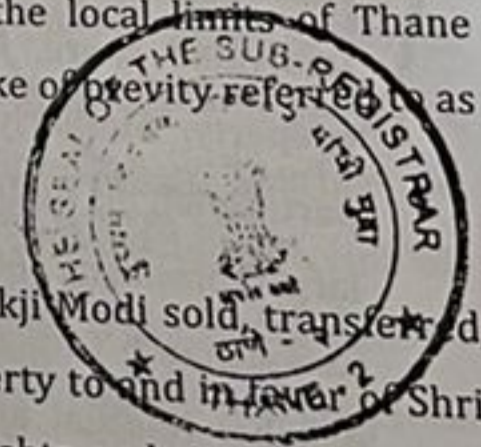
b) T.D.R/D.R.C to be generated to the extent of or in excess of 585 square  
 meters (or any additional TDR as & when available due to change in  
 policy) with respect to play ground reservation from all that piece and  
 parcel of land bearing Survey No. 180, Hissa No.2, area admeasuring 585  
 square meters, situate, lying and being at Village - Kayesar, District -  
 Thane, in the registration District and Sub-District of Thane, within the  
 local limits of Thane Municipal Corporation, hereinafter for the sake of  
 brevity referred to as "Second Said Property".

c) an area admeasuring 280 square meters of land bearing Survey No. 176,  
 Hissa No.9B and area admeasuring 38 square meters of land bearing  
 Survey No. 180, Hissa No.2, total area admeasuring 318 square meters,  
 situate, lying and being at Village - Kayesar, District - Thane, in the  
 registration District and Sub-District of Thane, within the local limits of  
 Thane Municipal Corporation along with entire plot potentiality and/or  
 the F.S.I available as on today as well as in future, hereinafter for the sake  
 of brevity referred to as "Third Said Property".

**AND WHEREAS -**

a) Originally, Shri. Jayantilal Tribhuvandas and Shri. Manikji Modi were the  
 owners and absolutely seized and possessed of all that piece and parcel  
 of land bearing Survey No. 180, Hissa No.2, area admeasuring 0-13-00  
 H-R-P + (Potkharaba) 0-02-00 H-R-P i.e. 1500 square meters, situate,  
 lying and being at Village - Kayesar, District - Thane, in the registration  
 District and Sub-District of Thane, within the local limits of Thane  
 Municipal Corporation, hereinafter for the sake of brevity referred to as  
 "Said Larger Property".

b) Shri. Jayantilal Tribhuvandas and Shri. Manikji Modi sold, transferred,  
 assigned and conveyed the said larger property to and in favor of Shri.  
 Dhanji R. Zaveri and Smt. Bai Hila Barjoji Mehta and accordingly their  
 names were mutated in the ownership column of 7/12 extract  
 pertaining to said larger property vide Mutation Entry No. 389 and since  
 that period Shri. Dhanji R. Zaveri and Smt. Bai Hila Barjoji Mehta became



*(Handwritten signatures)*



25-3-22
LEU8/2022
2/14



**AGREEMENT FOR SALE**

This Agreement is made and entered into at District-Thane, on this 31<sup>st</sup> day of March, 2022

by & between

**M/s RISHA BUILDERS & DEVELOPERS LLP**, through its Partner **SHRI. YOGESH TATOBA JANKAR** Age 35 Adult, Occupation - Business, Address at - Satyam Building, 2<sup>nd</sup> floor, opposite Naupada Telephone Exchange, above PNB Bank, Thane West, (PAN - AGOPJ6450B, (Aadhar No. 892180663274) hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, representatives, successor-in-interest, executors, administrators and permitted assignees) of the one part;

*[Handwritten signature]*

*[Handwritten initials]*





CHALLAN  
MTR Form Number-6



GRN	MH015993760202122E	BARCODE			Date	31/03/2022-17:00:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AFIPC3889C			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	MANOJ DAULATRAO CHAUDHARY AND SUNIL			
Location	THANE				DAULATRAO CHAUDHARI			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 102 1ST FLOOR VISTAS			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	472700.00		Road/Street	BEHIND KRIS CORNER, NEAR MUCHHALA POLYTECHNIC			
0030063301	Registration Fee	30000.00		Area/Locality	KAVESAR,THANE WEST			
				Town/City/District				
				PIN	4	0	0	6 1 5
				Remarks (If Any)	PAN2=AGOPJ6450B~Second PartyName=RISHA BUILDERS 2 AND DEVELOPERS LLP~			
				Amount In	Five Lakh Two Thousand Seven Hundred Rupees Only			
Total			5,02,700.00	Words				
Payment Details	INDIAN OVERSEAS BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02700452022033151035	202203310619826	
Cheque/DD No.				Bank Date	RBI Date	31/03/2022-17:02:25	31/03/2022	
Name of Bank				Bank-Branch	INDIAN OVERSEAS BANK			
Name of Branch				Scroll No. , Date	202203311 , 31/03/2022			

रिशा बिल्डर्स २  
दस्तावेज २८५४ / २०२२  
१ / ५

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
इदर चलन केवल दय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified  
Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.04.19  
12:08:37 IST  
Reason: Secure Document  
Location: India



Mobile No. : 9422108850



"ANNEXURE - D"



दस्तावेज - २
Certificate No. 4679
दिनांक 15/8/2022
SE 14

# THANE MUNICIPAL CORPORATION, THANE

Regulation (Registration No. 3 & 24)

## SANCTION OF DEVELOPMENT

## PERMISSION/ COMMENCEMENT CERTIFICATE

इमारत क्र.१:- स्टिल्ट + १ ते ७ मजले करीता

V.P.No. S06/0312/18 TMC/TDD/ 3759/21 Date: 17/11/2021  
 To, Shri / Smt. १० फोल्डर्स ऑर्किटेक्ट्स अण्ड कन्सल्टंट्स (Architect)

Shri (Owners)  
म. रिशा बिल्डर्स अंड डेव्हलपर्स एल.एल.पी तर्फे प्राधिकृत स्वाक्षरीकर्ता योगेश जानकर (मालक)

With reference to your application No. १२७० dated ०६/१०/२०२१ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वसुधैव कुटुम्बकम् in village कावसर Sector No. ६ Situated at Road / Street 7 S.No. / C.S.T. No. / A.P. No. मन १०/२/१, १७६/१८ व १८०/२/८

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
  - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
  - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
  - 4) This permission does not entitle you to develop the land which does not vest in you.
५. परवानगी/सी.सी. प्रमाणपत्र क्र. वसुधैव कुटुम्बकम्/शिविर/३६३८/२१ दि. ०९/०७/२०२१ मधील अटी बंधनकारक राहतील.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

सावधान

मंजूर नसावावुरावेत बांधकाम न करणे  
 तस नियमन नियमावलीनुसार आय.यक. त्या  
 निगमा न घेता बांधकाम बापर करणे. नंतराव  
 शाक व नगर रचना अधिनियमाचे फलम ५९  
 वार दखतबापत जाहा. अतरे. त्यासाठी बांधकाम



Yours faithfully,

Executive Engineer  
 Municipal Corporation of  
 the city of, Thane.



"ANNEXURE - B"

द न न - २

दिनांक १५/०५/२०२२

३०/५

*Advocate Mr. D.R. Raja*

B.A, LL.B.

Office - A - 2, 1<sup>st</sup> Floor, Krishna - Kunj, Near Cafe  
Coffee Day, Panchpakhadi, Thane (W),  
400 602.

Resi - 12/5 Gagangiri C.H.S, Opp Bank of Maharashtra,  
Near Aradhana Cinema, Panchpakhadi, Thane (W),  
400 602. Mobile - 9867344493.

Date - 26<sup>th</sup> May, 2021

**TITLE CERTIFICATE**

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, under the instructions of my client M/s RISHA BUILDERS & DEVELOPERS LLP, through its partner Shri Yogesh Tatoba Jankar, having address at - Satyam Building, 2<sup>nd</sup> floor, opposite Naupada Telephone Exchange, above PNB Bank, Thane West, I have investigated the title of M/s RISHA BUILDERS & DEVELOPERS LLP pertaining to its ownership rights in respect of all that piece & parcel of lands bearing -

- all that piece and parcel of land bearing Survey No. 180, Hissa No. 2, area admeasuring 597 square meters, situate, lying and being at Village - Kavesar, District - Thane, in the registration District and Sub District of Thane, within the local limits of Thane Municipal Corporation along with entire plot potentiality and/or the F.S.I







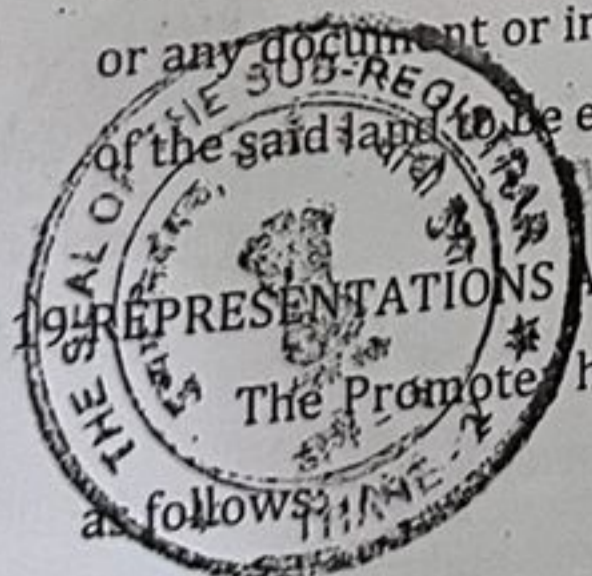


टन न - २  
 दस्त क्रमांक ८९४ / २०२२  
 २९ / ८५

paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance / assignment of lease is executed for the structure of the building or wing is executed by the society or a limited company as aforesaid. On the date of conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided in this Agreement) shall be paid over by the Promoter to the Society or Limited Company, as the case may be.

17. On or before taking possession of the said unit the ALLOTTEE shall pay to the Promoter Rs. 206572/- (Rupees Six Thousand Five Hundred And Seventy Two only. towards charges for proportionate taxes (except property tax) and expenses, betterment charges, society charges and any other charges which may be applicable. The above amount so collected is non-refundable and non accountable and can be utilised by the Promoter at his discretion.

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



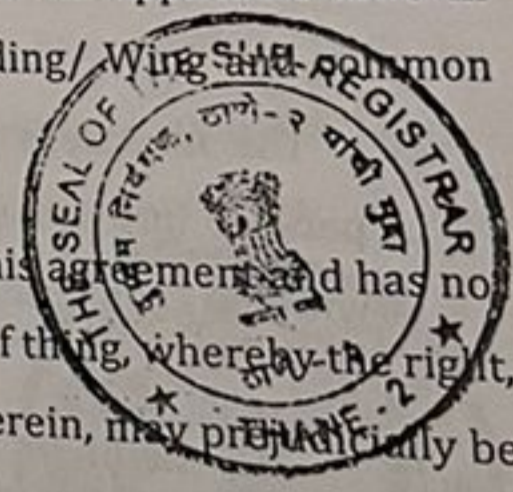
i. The Promoter has clear and marketable title with respect to the project land: as declared in the title report annexed to this agreement.

*P. J. Patel*

Address: Satyam Building, 2nd Floor, Above Punjab National Bank, Opp. MTNL Telephone Exchange, M.C.Road, Naupada, Thane (W) - 400602.  
 Contact No.: +91 73049 76196 | Email ID: rishasales1234@gmail.com

टन न - २  
 दस्त क्रमांक ८९४ / २०२२  
 २२ / ८५

- and has the requisite rights to carry out development upon the project's 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 of thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the



*P. J. Patel*

*A*



टन न - २

दस्तावेज क्रमांक Key 8 / 2022

36 / 4

available as on today as well as in future, hereinafter for the sake of brevity referred to as "First Said Property".

b) T.D.R./D.R.C to be generated to the extent of or in excess of square meters (or any additional TDR as & when available due to change in policy) with respect to play ground reservation from that piece and parcel of land bearing Survey No. 180, Hissa No. area admeasuring 585 square meters, situate, lying and being at Village - Kavesar, District - Thane, in the registration District and Sub-District of Thane, within the local limits of Thane Municipal Corporation, hereinafter for the sake of brevity referred to as "Second Said Property".

c) an area admeasuring 280 square meters of land bearing Survey No. 176, Hissa No.9B and area admeasuring 38 square meters of land bearing Survey No. 180, Hissa No.2, total area admeasuring 318 square meters, situate, lying and being at Village - Kavesar, District - Thane, in the registration District and Sub-District of Thane, within the local limits of Thane Municipal Corporation along with entire plot potentiality and/or the P.S.I available as on today as well as in future, hereinafter for the sake of brevity referred to as "Third Said Property".

As per the various deeds & documents provided by my client of which I have taken inspection I would like to state that :-

My client has provided me with the photocopy of certain copies of 7/12 extract along with relevant Mutation entries & documents

THE 8/10

deeds & documents  
said documents

Originally, the plots were the ownership of a piece and parcel of land admeasuring 585 square meters situate, lying and being at Village - Thane, in the registration District and Sub-District of Thane, within the local limits of Thane Municipal Corporation for the sake of brevity referred to as "First Said Property".

Shri. Jayaraman transferred the plots in favor of Shri. V. S. and according to the entry of 7/12 extract Entry No: 308 at Bar Hila Bazar in possession of Shri. V. S.

Later on, Shri. V. S. sold, transferred and in favor of Shri. V. S. Krushnaji, 5) Shri. V. S. under Decree No. 100 before Su...

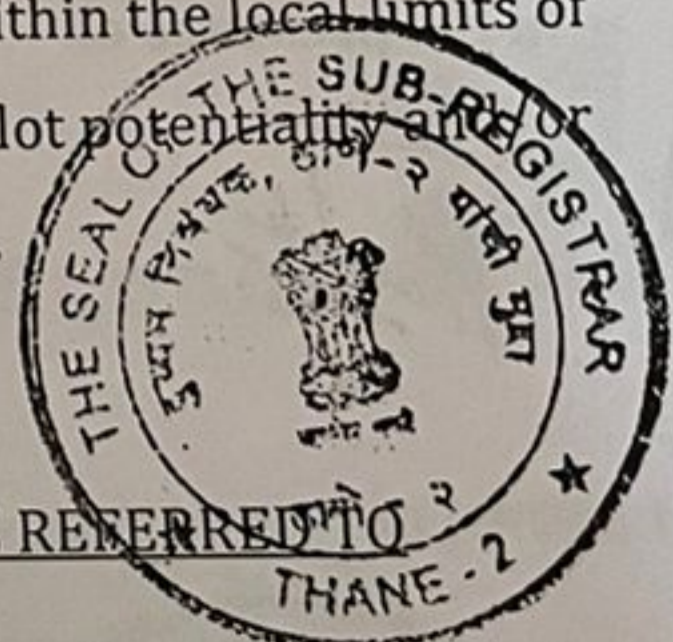


टन न - ३  
 दस्त कांक १९५४ / २०२२  
 ३२ / ५

Town Name) in the presence of attesting witness, signing as such on the day first above written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

- a) all that piece and parcel of land bearing Survey No. 180, Hissa No.2, area admeasuring 597 square meters, situate, lying and being at Village - Kavesar, District - Thane, in the registration District and Sub-District of Thane, within the local limits of Thane Municipal Corporation along with entire plot potentiality and/or the F.S.I available as on today as well as in future.
- b) T.D.R/D.R.C to be generated to the extent of or in excess of 585 square meters (or any additional TDR as & when available due to change in policy) with respect to play ground reservation from all that piece and parcel of land bearing Survey No. 180, Hissa No.2, area admeasuring 585 square meters, situate, lying and being at Village - Kavesar, District - Thane, in the registration District and Sub-District of Thane, within the local limits of Thane Municipal Corporation.
- c) an area admeasuring 280 square meters of land bearing Survey No. 176, Hissa No.9B and area admeasuring 38 square meters of land bearing Survey No. 180, Hissa No.2, total area admeasuring 318 square meters, situate, lying and being at Village - Kavesar, District - Thane, in the registration District and Sub-District of Thane, within the local limits of Thane Municipal Corporation along with entire plot potentiality and the F.S.I available as on today as well as in future.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO

A Flat/Shop No. 102 on 1<sup>st</sup> floor admeasuring 51.99 sq. mtrs, as per RERA and Balcony/common area admeasuring 11.56 sq. mtrs of a building which is presently known as "VISTAS", which is as per the authenticated copy of the Floor Plan annexed have to and marked as annexure G.

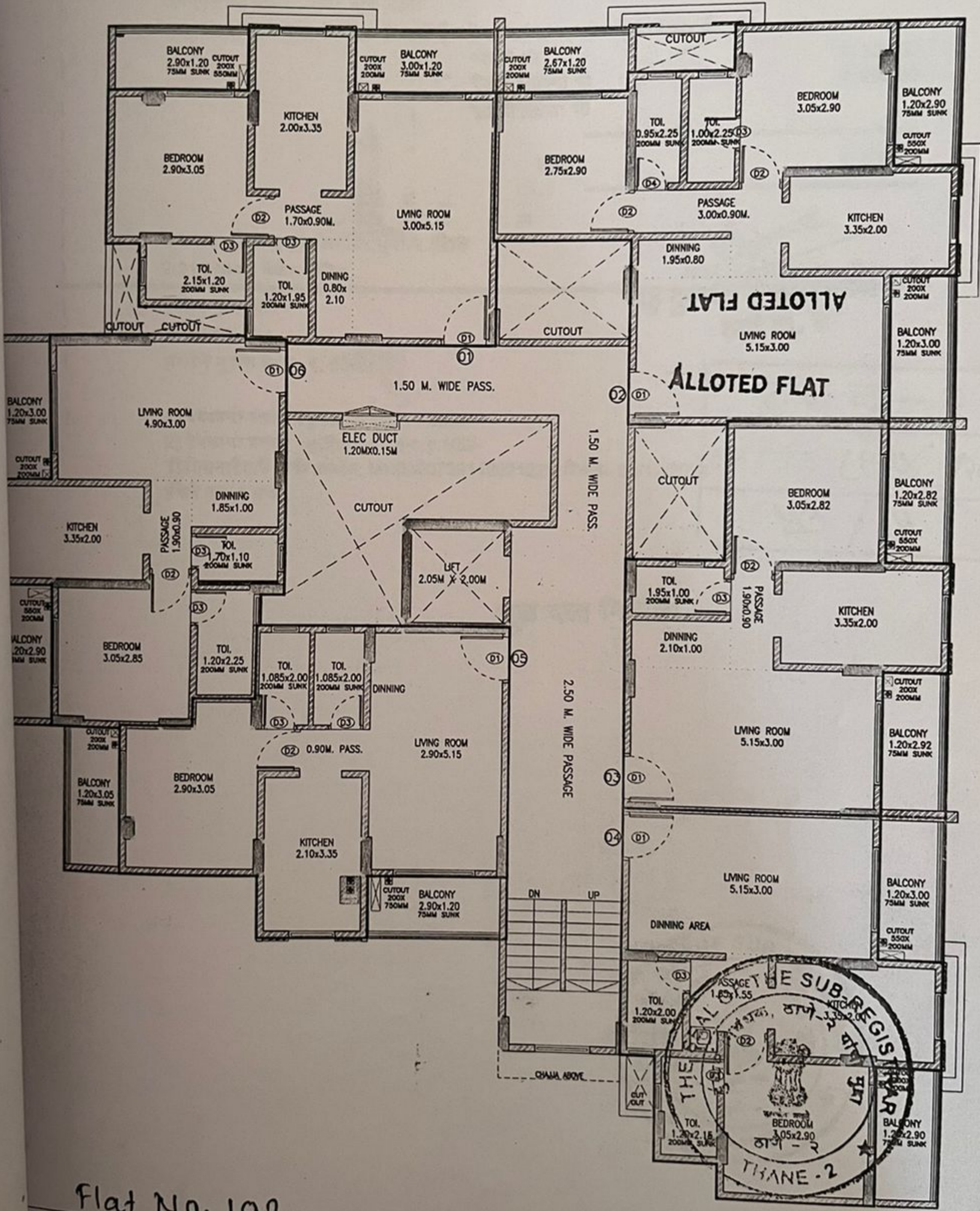
*[Handwritten signature]*

*[Handwritten mark]*



"ANNEXURE-G"

टन न - २  
दस्तावेज क्रमांक LEYX / 2022  
५२ / ५



Flat No. 102

*Handwritten signature/initials*