

Jayprakash Yadav
7507807559

Stella

Siddhesh Lingayat
9821913038

Receipt (F.V.3)

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn.:39M

350/15159

Monday July 24, 2023

9.54 AM

पावती क्र.: 15970

दिनांक: 24/07/2023

गावाचे नाव: राजावली

दस्तावेजाचा अनुक्रमांक: वसई3-15159-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: जयप्रकाश साधू यादव -

नोंदणी फी

₹. 25650.00

दस्त हाताळणी फी

₹. 2280.00

पृष्ठांची संख्या: 114

एकूण:

₹. 27930.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:14 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

वाजार मूल्य: ₹.2190000/-

मावदना ₹.2564220/-

मरलेले मुद्रांक शुल्क: ₹. 179500/-

1) देयकाचा प्रकार: DHC रकम: ₹.280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2407202300644 दिनांक: 24/07/2023

वकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2407202300630 दिनांक: 24/07/2023

वकचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.25650/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005594605202324E दिनांक: 24/07/2023

वकचे नाव व पत्ता:

जयप्रकाश साधू यादव

14/1509

वसई-३
दस्तावेज क्र. १५०९/१२०२३
५/११२



AGREEMENT FOR SALE

This **Agreement for Sale** ("Agreement") is made at Vasai, District Palghar, Maharashtra, on this 24th Day of July, Two thousand and Twenty ("Execution Date").

Sanita YadaV

BETWEEN

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Sanita YadaV

CONCEPTUAL ADVISORY SERVICES LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having PAN: AANFC1396C, LLPIN: AAL-7462 and having its registered office at Corporate office, Suraksha Smart City, Rajavali, Vasai East, Vasai Virar City, 401208., Maharashtra, India, through its Authorized signatory **VIVEK BALKRISHNA GAIKWAD** (hereinafter referred to as the "**Developer**", which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its successors and assigns) of the **One Part**;

AND

(1) **MR. JAYPRAKASH SADHU YADAV** s/d/w of **MR. SADHU YADAV** aged 39 years, Indian Inhabitant/s having PAN **AHLPY5196P** and residing at **ROOM NO. D-202, LUMBINI NIWAS, 90 FEET ROAD, OM NAGAR, OSTWAL NAGARI, NEAR U S ENGLISH HIGH SCHOOL, NALLASOPARA EAST, PALGHAR- 401209** (2) **MRS.**

Sanita YadaV

3 Sanita YadaV

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दस्तावेज क्र. ११११ दि. २०२३
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SUNITA JAYPRAKASH YADAV s/d/w of MR. MEWALAL YADAV aged 38 years, Indian Inhabitant/s having PAN APYPY7706C and residing at ROOM NO. D-202, LUMBINI NIWAS, 90 FEET ROAD, OM NAGAR, OSTWAL NAGARI, NEAR U S ENGLISH HIGH SCHOOL, NALLASOPARA EAST, PALGHAR- 401209 hereinafter referred to as the "Allottee(s)", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **Other Part**.

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

WHEREAS:

- A. By and under the deed of conveyance dated 16/08/2019 ("DOC 2019") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit sold, transferred, assigned and conveyed in favour of the Developer various piece and parcel of lands admeasuring in aggregate 258.02 (Two Hundred Fifty Eight and Point Two) acres, all situated, lying and being at Village Raiavali, Taluka Vasai, District Palghar, Maharashtra, India, along with all development rights therein, as more particularly described under the Schedule I to Schedule VII of the said DOC 2019 ("Land 1").

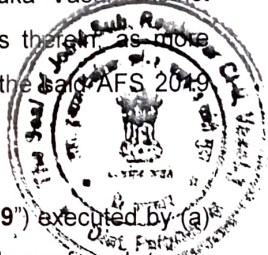


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B. By and under an agreement to sale dated 19/08/2019 ("**AFS 2019**") executed by 1998 and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited, Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6455 / 2019 having 287 pages, the Vendors and Kirit agreed to sell, transfer, assign and convey in favour of the Developer various piece and parcel of lands admeasuring in aggregate 10.56 (Ten Point Fifty Six) acres, all situated, lying and being at Village Raiavali, Taluka Vasai, District Palghar, Maharashtra, India, along with all development rights therein, as more particularly described under the Schedule I to Schedule IV of the said AFS 2019 ("**Land 2**").



C. By and under a power of attorney dated 19/08/2019 ("**POA 2019**") executed by (a) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the one part, in favour of the Developer herein, therein referred to as the

Sunita Yadav

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Purchaser, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6456 / 2019 having 73 pages, the Vendors and Kirit irrevocably appointed, constituted and nominated, the Developers herein, acting through its designated partners / authorised representatives / nominees with right to appoint substitute or substitutes, as their true and lawful attorney and authorize the Developer to do and carry out all the acts, deeds, matters and things, and to exercise and execute all or any of the powers and authorities, in relation to the Land 1 and Land 2, as more particularly described under the said POA 2019.

D. Further, the Developer has acquired various other piece and parcel of lands abutting to or nearby, the Land 1 and Land 2 from various sellers admeasuring in aggregate **34.40 (Thirty Four Point Forty)** acres ("**Aggregated Lands**"), all situate, lying and being at Village Rajavali Taluka Vasai, District Palghar, Maharashtra, India, along with all rights, title, interest, benefits and enjoyments attached to or arising from such land parcels. The summary details of all Aggregated Lands acquired by the Developer including the agreement details are stated in **First Schedule** hereunder.

E. Accordingly, the Developer is the exclusive owner of, and is absolutely seized and possessed of, and otherwise well and sufficiently entitled to, all that piece or parcel of lands admeasuring in aggregate **302.98 (Three Hundred and Two Point Ninety Eight)** consisting of i) Land 1, ii) Land 2, and iii) Aggregated Lands, along with all rights, title, interest, benefits and enjoyments attached to or arising from such land parcels, all situated, lying and being at Village Rajavali, Taluka Vasai, District Palghar, Maharashtra as aforesaid are hereinafter collectively referred to as the "**Existing Properties**".



By and under 2 (two) orders each dated September 28, 2021 issued by the Ministry of Revenue and Forests bearing order number Adivasi 27A 21/ Pr. No. 268/J-4A ("**Tribal Order 1**") and Adivasi 27A 21/ Pr. No. 257/J-4A ("**Tribal Order 2**"), which inter-alia granted the permission to the Developer to purchase / acquire certain piece and parcel of lands owned / possessed by tribal holder for non-agriculture purpose pursuant to provisions of section 36A of Maharashtra Land Revenue Code, 1966. Tribal Order 1 grants the permission for purchase / acquisition of a land bearing survey number 45 hissa number 1 admeasuring 3,500 square meters and Tribal Order 2 grants permission for purchase / acquisition of a land bearing survey number 56 hissa number 2 admeasuring 6,500 square meters, all situated, lying and being at Village Rajavali, Taluka Vasai, District Palghar, Maharashtra,

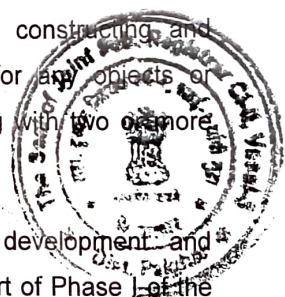
Sunita Yadav

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Tribal Lands, which is
The Tribal

thus admeasuring in aggregate 10,000 square meters ("Tribal Lands"), which is proposed to form a part of the Larger Property (as defined hereinafter). The Tribal Lands are proposed to be acquired / purchased by the Developer over the period of time.

- G. Furthermore, the Developer is in the process of acquiring, and may acquire from time to time, apart from the Tribal Lands, the additional, incremental or supplemental land parcels or properties or other rights relating to the land, abutting or nearby the Existing Properties, and the Developer may at its absolute discretion amalgamate / merge such additional land parcels / properties / other rights, entirely or partly, from time to time with the Existing Properties (all such land parcels collectively referred to as the "Larger Property") and shall be entitled to utilize and consume FSI / TDR or developmental potential from the Existing Properties and/or that may be generated from amalgamation / merging of additional land parcels / properties / other rights including the Tribal Lands, throughout the Larger Property and /or on specific land parcel comprising the Existing Properties and/or on additional land parcels or part thereof as the Developer may deem fit and as may be permitted by the competent authorities. Further, the Developer, with requisite permission from the competent authorities, shall also be entitled to sell the additional FSI and/or the balance and /or unutilized FSI/TDR or other development potential in any manner whatsoever and by whatever name, in the open market.
- H. The Developer has planned to identify, earmark and designate any or all parts or portions of the Larger Property as identified sectors and develop each such sector in a phased manner over a period of time, by, inter alia, constructing and developing upon each such sector, one or more projects, for any objects or purposes, and having one or more building/s and/or a building with two or more wings ("Larger Project").
- I. The Developer has currently, inter alia, undertaken the development and construction of a project on a part of the Larger Property as part of Phase I of the overall Larger Project, known as "Suraksha Smart City – Phase I" comprising of 10 buildings, which are as follows: i) building number 8, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 8"), ii) building number 9, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 9"), iii) building number 10, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 10"), iv) building number 14, consisting of ground plus 23



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FIRST SCHEDULE

The summary details of all Aggregated Lands acquired by agreement details are as under:

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the Developer including the

Sr. No.	Particulars	Area
1	By and under the Agreement for sale dated 26/03/2019, registered in the office of the sub-registrar bearing registration number 3083/2019 executed by and between the Developer as "Party" of the One Part and Yashoda Kamlakar Gharat and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.14 Acres as stated therein.	0.14 Acres
2	By and under the Agreement for sale dated 08/12/2021, registered in the office of the sub-registrar bearing registration number 14820/2021 executed by and between the Developer as "Party" of the One Part and Parag Rajnikant Ladhani as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 14.28 Acres as stated therein.	14.28 Acres
3	By and under the development agreement dated 19/03/2020, registered in the office of the sub-registrar bearing registration number 1752/2020 executed by and between the Developer as "Party" of the One Part and Arvind Laxman Patil and others as Vendors of the Other Part and By and under the development agreement dated 14/07/2020, registered in the office of the sub-registrar bearing registration number 2204/2020 executed by and between the Developer as "Party" of the One Part and Shashikant Laxman Patil and others as Vendors of the Other Part, the Developer inter-alia acquired development rights in respect of all those piece and parcels of land admeasuring approximately 1.29 Acres (combined total) as stated therein.	1.29 Acres
4	By and under the Conveyance Deed dated 06/12/2018 registered in the office of the sub-registrar bearing registration number 11252/2018 executed by and between the Developer as " Party " of the One Part and Marceline Menezes and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 2.08 Acres as stated therein.	2.08 Acres
5	By and under the Agreement for sale dated 26/02/2019, registered in the office of the sub-registrar bearing registration number 2773/2019 executed by and between the Developer as " Party " of the One Part and Riyaz M. Khan and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.72 Acres as stated therein.	0.72 Acres
6	By and under the Conveyance Deed dated 14/03/2019, registered in the office of the sub-registrar bearing registration number 2399/2019 executed by and between the Developer as " Party " of the One Part and Rojin Anton Dalmed alias	0.29 Acres



Sunita Yadav

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	Almeida and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.29 Acres as stated therein.	
7	By and under the Conveyance Deed dated 14/03/2019, registered in the office of the sub-registrar bearing registration number 2632/2019 executed by and between the Developer as "Party" of the One Part and Linus Michael Colaco and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.05 Acres as stated therein.	0.05 Acres
8	By and under the Conveyance Deed dated 10/05/2019, registered in the office of the sub-registrar bearing registration number 4209/2019 executed by and between the Developer as "Party" of the One Part and Indrakumar Patil and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 2.53 Acres as stated therein.	2.53 Acres
9	By and under the Conveyance Deed dated 20/07/2019, registered in the office of the sub-registrar bearing registration number 10812/2019 executed by and between the Developer as "Party" of the One Part and Dominic Michael Lopes and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.94 Acres as stated therein.	0.94 Acres
10	By and under the Conveyance Deed dated 02/12/2019, registered in the office of the sub-registrar bearing registration number 16618/2019 executed by and between the Developer as "Party" of the One Part and Barthil alias Barthol Sebestin Dsa and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 3.34 Acres as stated therein.	3.34 Acres
	By and under the Conveyance Deed dated 21/01/2020, registered in the office of the sub-registrar bearing registration number 606/2020 executed by and between the Developer as "Party" of the One Part and Kapilaben Arvind Patel and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 4.52 Acres as stated therein.	4.52 Acres
12	By and under the Conveyance Deed dated 24/09/2020, registered in the office of the sub-registrar bearing registration number 3161/2020 executed by and between the Developer as "Party" of the One Part and Sadanand Keshav Patil as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.27 Acres as stated therein.	0.27 Acres
13	By and under the Conveyance Deed dated 08/10/2020, registered in the office of the sub-registrar bearing registration number 3414/2020 executed by and between the Developer as "Party" of the One Part and Amitkumar Patil and others as	0.27 Acres



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14	Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.27 Acres as stated therein. By and under the Conveyance Deed dated 22/10/2020, registered in the office of the sub-registrar bearing registration number 3915/2020 executed by and between the Developer as "Party" of the One Part and Charu Jignesh Patel and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.41 Acres as stated therein.		0.41 Acres	
15	By and under the Agreement for sale dated 02/11/2020, registered in the office of the sub-registrar bearing registration number 10503/2020 executed by and between the Developer as "Party" of the One Part and Veronica Thomas Ghonsalves as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.06 Acres as stated therein.		0.06 Acres	
16	By and under the Agreement for sale dated 15/12/2020, registered in the office of the sub-registrar bearing registration number 6876/2020 executed by and between the Developer as "Party" of the One Part and Pallavi Madhusudan Patel and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 1.64 Acres as stated therein.		1.64 Acres	
17	By and under the Agreement for sale dated 15/12/2020, registered in the office of the sub-registrar bearing registration number 6883/2020 executed by and between the Developer as "Party" of the One Part and Nagesh Raghunath Gharat and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 0.29 Acres as stated therein.		0.29 Acres	
18	By and under the Conveyance Deed dated 08/12/2021, registered in the office of the sub-registrar bearing registration number 14810/2021 executed by and between the Developer as "Party" of the One Part and Kalpna Rasiklal Shah and others as Vendors of the Other Part, the Developer inter-alia acquired and purchased all those piece and parcels of land admeasuring approximately 1.28 Acres as stated therein.		1.28 Acres	
Total		93	34.40 Acres	

सुनिता यादव

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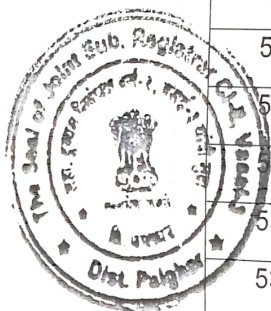


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SECOND SCHEDULE

The relevant details of the Building Lands part of the Project, including the survey no., total area under such survey nos. and area forming part of the Project under:

SURVEY NO. OLD	SURVEY NO. NEW	HISSA NO.	TOTAL AREA UNDER THE SURVEY / HISSA NO. AS PER 7/12.
42	45	1	3,500.00
42	45	2	5,370.00
42	45	3	2,500.00
45	48	2	6,650.00
49	52	2	4,920.00
49	52	3	4,210.00
49	52	4	2,020.00
50	53	1	4,050.00
50	53	2	1,210.00
50	53	3	2,100.00
50	53	4	1,210.00
50	53	6	2,480.00
52	56	1	900.00
52	56	2	6,500.00
52	56	3	4,750.00
52	56	4	6,390.00
53	57	1	2,500.00
53	57	2	1,900.00
53	57	4	1,820.00
53	57	5	3,420.00
53	57	6	2,930.00
53	57	7	600.00
54	58	4	1,470.00
54	58	6	5,390.00



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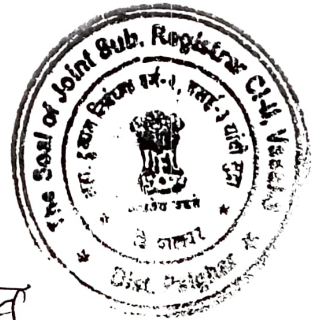
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"SAID PREMISES"

THIRD SCHEDULE

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Flat number **1509** on **15th** Residential floor, admeasuring **26.46** Sq. Mtr. RERA Carpet area in Wing No. **(Not Applicable)** in the Building Number **14**, Sector Number: **IV-A** project known as "**SURAKSHA SMART CITY PHASE- I**" alongwith **NIL** Car-parking (Stilt / Stack / Other) Space/s.



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Swrita Yadav

ANNEXURE - B
BUILDING COMMENCEMENT CERTIFICATE AS APPLICABLE

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



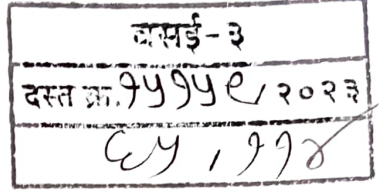
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasairvirarcorporation@yahoo.com

जावक क्र. : व.वि.शा.प.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: ०7/10/2021

- To,
1. M/s. Conceptual Advisory Services LLP, (P.A.Holder)
3, Narayan Building, 23,
L.N.RoadDadar (East),
Mumbai - 400 014.
 2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivalli (W)
Mumbai-400 092.



Sub: Revised Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3,4, S.No.5, H.No.1,2,3/1,3/2, 3/3, 3/4,3/5, 3/6, 3/7, S.No.6, H.No.1,2,S.No.7, H.No.1,2,3,4, S.No.8, H.No.1, 2,3, S.No.9, H.No.1,2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1,2,3,4,5,6, S.No.15, H.No.1,2,3,4,5, S.No.16, H.No.1,2,3,4,5,6,7 S.No.17, H.No.1,2,3,4,5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2,3,4,5, S.No.19, H.No.1,2,3,4,5,6,7,8,9, S.No.20, H.No.1,2,3,4, S.No.21, H.No.1,2,3, S.No.22, H.No.1,2,3, 4, S.No.23, H.No.1,2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1,2,3,4,5, S.No.27, H.No.1, 2,3,4,5, S.No.28, H.No.1,3,4,5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No. 1,2,3,4,5,6, S.No.36, H.No.1,2,3,S.No.37, H.No.1,2, S.No.38, H.No. 1,2,3,4,5,6,7,8, S.No.39, H.No.1,2, S.No.40, S.No.41, H.No.1,2,3,4, S.No.42, S.No.44, S.No.45, H.No.1,2,3,4,5,6,7,S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4,5,6,S.No.48,H.No.1,2,3,S.No.49,H.No.1,2,3,S.No.50,H.No.1,2,3,4,5,6,7,8,S.No.51,H.No.1,2,3,4,5,6, S.No.52, H.No.1,2,3,4, S.No.53, H.No.1,2,3,4,5,6,7,8,9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No. 1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No. 61, H.No.1, 2/Pt.,2/Pt.,3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No. 1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1&2,S.No.74, S.No.75,H.No.1,2,S.No.76,H.No.1,2,S.No.77,S.No.78/Pt.,S.No.79,H.No.1,2/Pt.,3,4/Pt., S.No.80,S.No.81,H.No.1/1A,1/1B, 2, S.No.82, H.No.1,2, S.No.84, S.No.85, S.No.86, H.No.1,2, S.No.87, H.No.1,2,3,4,5A, 5B,6,7, 8,9,10, S.No.88, S.No.89, S.No.91, H.No.1,2, S.No.92, H.No.1,2,3,4,5,6, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3, S.No.97, H.No. 1,2,3,4, S.No.98, H.No.1,2,3, S.No.99, H.No.1,2,3, S.No.100, H.No.1, S.No.103,S.No.104,S.No.105,H.No.1,2,4,5B,S.No.181,H.No.7/1Pt.,S.No.185,H.No.4/Pt.5,6,7,8/Pt.9/1,S.No.189,H.No.2/1,3/1,S.No.191,H.No.1,2,5A/Pt.5 B,6,7,8,9,10,11,12, of VIII: Rajawall, Taluka:Vasai, District: Palghar.



- Ref:
- 1) Govt. of Maharashtra Notification dt. 11/01/2018.
 - 2) Govt. of Maharashtra order dt.26/02/2018 u/s 154 of MRTP Act, 1966
 - 3) Minutes dt.12/12/2018 of 40th meeting of Central Sanctioning & Monitoring Committee (CSMC) for PradhanMantriAwasYojana (Urban).
 - 4) TILR M.R. No. 7539/2018 dt. 07/09/2018.
 - 5) Environment Clearance no. SEAC-2016/CR.176/TC-1 dt.03/12/2016.
 - 6) Revised Environment Clearance No.SIA/MH/NCP/51464/2020 Dated.23/08/2021.
 - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016 & Minutes of 144th Meeting Date 11/06/2020.

Swrita Yadao

दस्तावेज क्र. १५१५८/२०२३
६६,११४

Date: 07/10/2021

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

- 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Esttd. 12/09/2018.
- 9) N.A.Order No. REV/K-1/T-1/Land/KV/SR-120/2019 Dt. 16/02/2019 & others
- 10) Class-I certificate No.Rev/K-1/T-1/Class-1/SR-1/2015 Dt.02-02-2015 & others, N.A. Conversion Tax Receipt No. MH008552753 dt.22/11/2018 & others.
- 11) Commencement Certificate No. VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019.
- 12) Revised Development Permission No. VVCMC/TP/RDP/VP-PMAY-1/102/2021-22 dt.30/04/2021
- 13) Your Licensed Engineer letter dated.06/10/2021.



Sir / Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, ArnalaKilla, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala&Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTPT Act 1966.

Revised Development Permission is hereby granted for the proposed development under PMAY Scheme under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) toM/s. Conceptual Advisory Services LLP, (P.A.Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letterNo. VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019. The details of the layout is given below:-

1	Name of assessee owner/ P.A.Holder	M/s. Conceptual Advisory Services LLP, (P.A.Holder)
2	Location	Vill: Rajawali
3	Land Use (Predominant)	Residential with shopline
4	GROSS PLOT AREA	14,67,400.00
5	Less D.P. Reservations	
A.		
1	HS-High School	37,520.84
2	CL-College	19,104.95
3	PG-Play Ground	53,896.50
4	PS-Primary School	30,997.77
5	G-Garden	36,963.96
6	BT&BD-Bus Terminus & Depot	13,880.28
7	ADM Offices	18,899.34
8	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33



स्विता खांडेकर
Swita Khadekar

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasai@virarcorporation@yahoo.com

वसई - ३
दिनांक: १५/१०/२०२३
६६ १९९४

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

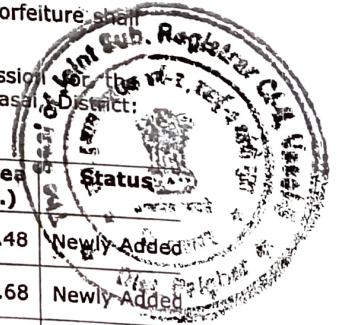
		Date: 07/10/2021
11	H-Hospital	17,614.28
12	CC-Community Centre	10,243.69
13	M&SC-Market & Shopping Centre	6,948.81
14	D.TH-Drama Theatre	1,315.04
SUB TOTAL----- A		2,57,936.65
B.		
1	40 M. DP ROAD	26,483.66
2	30 M. DP ROAD	33,937.72
3	20 M. DP ROAD	1,21,278.82
4	Dumping Ground	1,250.95
5	CHANNEL	33,146.70
SUB TOTAL-----B		2,16,097.85
C.1	DFCC AREA	20226.04
2	MAHSR	12822.90
SUB TOTAL-----C		33048.94
6	Less D.P. Reservations TOTAL (A + B+C)	5,07,083.44
7	NET PLOT AREA (1-2)	9,60,316.56
8	R. G.	1,92,063.31
9	C. F. C	48,015.83
10	BUILDABLE PLOT AREA	8,16,269.08
11	PERMISSIBLE F.S.I	2.50
12	PERMISSIBLE B.U.A (BASIC)	20,40,672.69
13	PERMISSIBLE B.U.A (LAND POOLING)	77,545.56
14	TOTAL PERMISSIBLE B.U.A	21,18,218.25
15	TOTAL PROPOSED B.U.A	6,24,663.55

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

The amount of Rs.1,94,37,600/= (Rupees One Crore Ninety Four Lakhs Thirty Seven Thousand Six Hundredonly) deposited vide Receipt No. 835823 dt. 25/10/2019 & Receipt No. 683dt.27/04/2021 and Receipt No. 25321 dt.06/10/2021 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed development under PMAY Scheme on Village: Rajawall, Taluka:Vasai District: Palgharas per the following details:-

Sr. No	Predominant Building	Sector No.	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built up Area (In Sq. Mt.)	Status
1	Residential with shipline	III	1	St.+Gr+23	697	24	19,958.48	Newly Added
2	Residential with shipline		2	St.+Gr+23	812	14	22,884.68	Newly Added
3	Residential with shipline		3	St.+Gr+23	632	7	17,741.39	Newly Added
SUB TOTAL (A)					2141	45	60,584.55	
4	Residential	IVA	5	Stilt+23	632	Nil	17,599.25	Newly Added
5	Residential		6	Stilt+23	812	Nil	22,602.65	Newly Added
6	Residential with shipline		7	St.+Gr+23	632	18	18,006.50	Newly Added



सुनिता यदाव

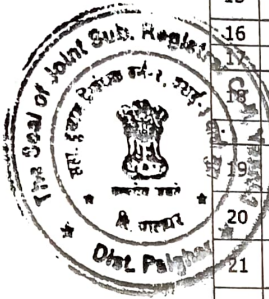
Sunita Yadav

कल-३
कल. १५५९९/२०२३
६६,९९४

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

7	Residential with shopline	IVA	8	Stilt+Gr. + 23	632	18	18,006.50	No Change
8	Residential		9	Stilt+23	812	Nil	22,602.65	No Change
9	Residential		10	Stilt+23	632	Nil	17,599.25	No Change
10	Residential		11	Stilt+23	471	Nil	13,113.76	Newly Added
11	Residential		12	Stilt+23	789	Nil	21,963.32	Newly Added
12	Residential		13	Stilt+23	992	Nil	27,664.02	Newly Added
13	Residential with shopline		14	Stilt+Gr. + 23	632	25	18,143.25	No Change
14	Residential with shopline		15	Stilt+ Gr. + 23	812	14	22,884.68	No Change
15	Residential with shopline		16	Stilt+Gr. + 23	632	7	17,741.39	No Change
16	Residential		21	Stilt+23	789	Nil	21,966.28	Newly Added
17	Residential		22	Stilt+23	517	Nil	14,419.36	Newly Added
18	Residential with shopline		23	St.+Gr + 23	563	18	16,093.05	Newly Added
SUB TOTAL (B)					10349	100	2,90,405.91	
19	Residential with shopline	IVB	17	Stilt+ Gr. + 23	927	9	26,050.40	No Change
20	Residential with shopline		18	Stilt+ Gr. + 23	632	25	18,153.15	No Change
21	Residential with shopline		19	Stilt+Gr. + 23	812	14	22,884.68	No Change
22	Residential with shopline		20	Stilt+ Gr. + 23	900	17	25,584.42	No Change
SUB TOTAL (C)					3271	65	92,672.65	
23	Residential with shopline	VIB	1	St.+Gr+ 23	632	25	18,143.25	Newly Added
24	Residential with shopline		2	St.+Gr + 23	812	14	22,884.68	Newly Added
25	Residential with shopline		3	St.+Gr + 23	812	14	22,884.68	Newly Added
26	Residential with shopline		4	St.+Gr + 23	881	20	24,940.11	Newly Added
27	Residential with shopline		5	St.+Gr + 23	517	19	14,857.71	Newly Added
28	Residential		6	Stilt+23	904	Nil	25,182.87	Newly Added
29	Residential		7	Stilt+23	812	Nil	22,640.49	Newly Added
30	Residential		8	Stilt+23	1057	Nil	29,466.65	Newly Added
SUB TOTAL (D)					6427	92	1,81,000.44	
GRAND TOTAL (A+B+C)					22188	302	6,24,663.55	



The revised plan duly approved herewith supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter No.VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019 stands applicable to this approval of amended plans along with the following conditions:

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

Swrita Yadav

6/10/2021

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दफ्तरी : ०२६० - २०२०११ / ०२६०१०१/०२०११
फैक्यु : ०२६० - २०२०१०९
ई-मेल : vasai@vasaivirar.municipal.gov.in

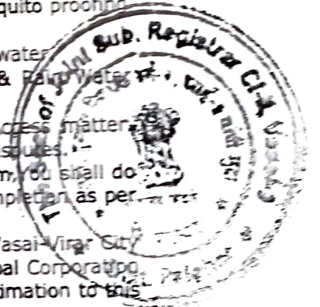
नावक क्र. व. वि. श. प.
दिनांक

नाम नं.-३
दस्ता क्र. १५९५९/२०२३
२२/११/२३

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct Compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding / disease prone condition.
- 11) You shall provide drainage, sewerage, water storage system strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else Occupancy Certificate Shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per DCR as applicable.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall submit subsoil investigation report for structural stability & Rainwater Harvesting purpose before Plinth Completion Certificate.
- 17) You are responsible for the disputes that may arise due to Title/ Access matters. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 18) You shall provide flush tanks in all W.C / Toilets with dual valve system. You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009. You shall plant the plants by taking the sapling/Plants available with Vasai-Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.



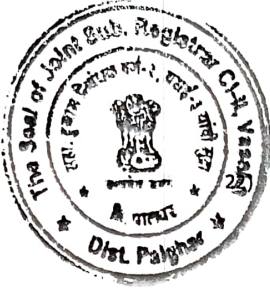
Sanita Yadav

वसई-३
सं. क्र. १११९९/२०२३
७०/११९

Date: 07/10/2021

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

- 20) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 21) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 23) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 24) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 25) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 26) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 27) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.
- 28) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 29) You shall obtain all necessary permission as may be required as per law for Adivasi Land holdings prior to commencement of work for proposed buildings.
- 30) You shall obtain Provisional NOC from Chief Fire Officer prior to commencement of work or within one month from grant of commencement certificate whichever is earlier.
- You shall demarcate RG and CFC within the layout and develop the same as per provisions of sanctioned DCR.
- You shall demarcate D.P.Roads and D.P.Reservations as per sanctioned DP and handover D.P.Roads as per TDR policy of State Government and as directed by Corporation.



Swita Yadav

70/11/21/11/21

मुख्य कार्यालय, विरार

विरार (पूर्व),

वा. अ. वि. बालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फैक्स : ०२५० - २५२५१०९

ई-मेल : vasavirarcorporation@yahoo.com

काम ई-३
जावक दि. : ०७/१०/२०२३
दिनांक : ०७/१०/२०२३

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- 33) You shall submit necessary clearance from Competent Authority regarding shifting of High Tension Line prior to commencement of work and you shall commence the work of the buildings underneath of existing high tension line only after shifting of respective high tension line with prior permission of competent authority.
- 34) You shall not commence the work of proposed buildings abutting DFCC & MAHSR unless all necessary NOC's are obtained from Competent Authority.
- 35) You shall submit Registered Right of Access as may be applicable prior to commencement of work of buildings deriving such access.
- 36) You shall appoint Structural Engineer and Structural Proof Checking Consultant from the panel of VVCMC.
- 37) You shall submit proof checking certificate for structure above 24 mt. height before approaching this office for grant of Occupancy Certificate.
- 38) The Architectural features provided as per Structural design requirements as certified by Structural Engineer shall not be enclosed in usable room & not used as usable area.
- 39) You shall not commence work on tribal lands/Class-II and suit property land prior to obtaining necessary clearance from all Competent Authorities.
- 40) As this approval is considered for 2.50 FSI as per Government Notification dt. 11/01/2018 and directives u/s 154 of MRTP Act dt. 26/02/2018, all terms and conditions mentioned in the said Notifications and said directives including size of tenements etc. shall be binding upon the Applicant and any change in PMAY Notification & Directives shall be forthwith applicable to this project.
- 41) You shall obtain necessary permissions from MHADA/State/Central Govt. or any appropriate Authority regarding PMAY approval for this proposal as may be applicable.
- 42) Revised Consent to Establish to be submitted prior to commencement of additional work.
- 43) Revised Wetland letter in the name of present project proponent shall be obtained within 3 months.
- 44) All additional clearances if any in the name of present project proponent shall be submitted within 3 months.
- 45) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.



Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

C.C. to:

1. Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation
Ward office

9
Sunita Yadav



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

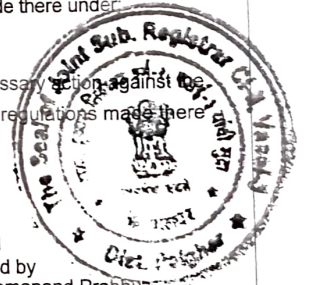
(See rule 6(a))

वसई-३
दस्ता क्र. १५१५९/२०२३
७५,११४

This registration is granted under section 5 of the Act to the following project under project registration number P99000023396

Project: **Suraksha Smart City - Phase I**, Plot Bearing / CTS / Survey / Final Plot No.: SN.45HN.1P,2P,3P,4P,5P,7P,SN.46HN.3P,4P,SN.48HN.2P,SN.52HN.2P,3P,4P,SN.53HN.1,2P,3P,4P,5,6,7P,9P,SN.56HN.1, 2P,3P,4P,SN.57HN. 1P,2P,3P,4P,5P,6,7,SN.58HN.4P,6P at Vasai-Virar City (M Corp), Vasai, Palghar, 401208;

1. **Conceptual Advisory Services Llp** having its registered office / principal place of business at Tehsil: **Ward FNorth, District: Mumbai City, Pin: 400014.**
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 (I) 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 **12/12/2019** and ending with **30/12/2024** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 18:52:23

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

Sunita Yadav

७३ जय प्रकाश २१/११/२१

Dated: 08/09/2021

Place: Mumbai



25/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 3

दन्त क्रमांक : 15159/2023

नोंदणी :

Regn 63m

गावाचे नाव : राजावली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2564220
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2190000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती. सदनिका क्र. 1509,पधरावा मजला सुरक्षा स्मार्ट सिटी फेज-1,बिल्डींग नं. 14,सेक्टर नं. 4-ए,सदनिकेचे क्षेत्र 26.46 चौ. मी. कार्पेट आणि बाल्कनी क्षेत्र 2.52 चौ. मी.,रूपबोर्ड क्षेत्र 0.73 चौ. मी.,एएफ1 क्षेत्र 3.15 चौ. मी. आणि एएफ2 क्षेत्र 2.00 चौ. मी. ही मिळकत. गाव मोंजे राजावली,विभाग क्र. 8.((Survey Number : 45, 48, 52, 53, 56, 57, 58 ;))
(5) क्षेत्रफळ	1) 38.35 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. कन्सेप्च्युअल अंडवायजरी सर्विसेस एलएलपीचे ऑथोराईज्ड सिग्रेटरी विवेक बाळकृष्ण नायकवाड तर्फे कु. मु. आशिष व्ही. मराठे वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सुरक्षा स्मार्ट सिटी. ब्लॉक नं. -, रोड नं: राजावली, वसई पूर्व, वसई विरार सिटी, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AANFC1396C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयप्रकाश साधू यादव - वय:-39; पत्ता:-प्लॉट नं: रूम नं. डी-202, माळा नं: -, इमारतीचे नाव: लुचिनी निवास, ब्लॉक नं: -, रोड नं: 90 फीट रोड, ओम नगर, ओस्तवाल नगरी, यू एस इंग्लिश हाय शाळे जवळ, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AHLPY5196P 2): नाव:-सुनीता जयप्रकाश यादव - वय:-38; पत्ता:-प्लॉट नं: रूम नं. डी-202, माळा नं: -, इमारतीचे नाव: लुचिनी निवास, ब्लॉक नं: -, रोड नं: 90 फीट रोड, ओम नगर, ओस्तवाल नगरी, यू एस इंग्लिश हाय शाळे जवळ, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-APYPY7706C
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15159/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	179500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25650
(14)शेरा	

सह दुय्यम निबंधक
वसई द.ग.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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