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CHALLAN
 MTR Form Number-6

BARCODE [Barcode] Date 13/06/2017-17 13 13 Form ID 25 2

Inspector General Of Registration
 Non Judicial Customer Direct Payment
 Sale of Non Judicial Stamps IGR Rest of Maha

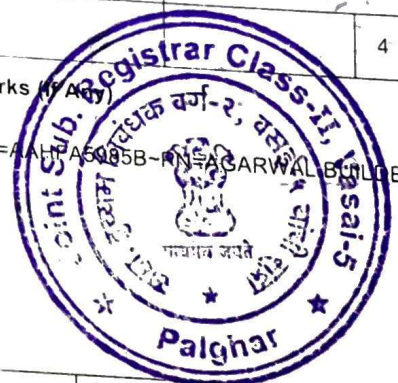
Payer Details

TAX ID (If Any)
 PAN No.(If Applicable) BHYP59722H
 Full Name MR KAILASH SINGH
 Flat/Block No. E/105 AGARWAL SOLITAIRE IN HDIL LAYOUT
 Premises/Building
 Road/Street 35 00SQ MTR CARPET AREA
 Area/Locality NEAR GLOBAL CITY VIRAR W
 Town/City/District
 PIN 4 0 1 3 0 3

NAME VASAI_VASAI NO 5 JOINT SUB REGISTRAR
 CHANE
 2018 One Time

Account Head Details
 Sale of NonJudicial Stamp
 Amount In Rs. 174000 00

Remarks (If Any)
 PAN2=ANHA5005B-RN-AGARWAL BUILDERS-CA=2899835



Amount In Words One Lakh Seventy Four Thousand Rupees Only
 1 74 000 00

Bank Details BANK OF MAHARASHTRA

FOR USE IN RECEIVING BANK

Cheque-DD Details
 DD No
 Bank
 Branch
 Bank CIN Ref No 02300042017061590792 001923782
 Date 15/06/2017-11-54-13
 Bank-Branch BANK OF MAHARASHTRA
 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. 9822968800
 हा चालन केवल दस्तावेज के पंजीकरण के लिए उपयुक्त है। नोडणी के लिए अयोग्य दस्तावेजों के लिए नहीं है। नोडणी न करावयाच्या दस्तावेजांसाठी लागू आहे. नोडणी न करावयाच्या दस्तावेजांसाठी सदर चालन लागू.

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E/105 AGARWAL SONTAIN

MR. KAILASH SINGH

289983500

Value :
Stamping (to Pst) :

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132 AGREEMENT FOR SALE

15th **ARTICLES OF AGREEMENT** is made and entered into at VIRAR, on this day of JUNE in the Christian year Two Thousand SEVENTEEN

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BETWEEN

M/S. AGARWAL BUILDERS, a partnership firm, registered under the provision of Indian Partnership Act 1932, having its office at 9, Gokul Annex, Agarwal Gardens, Gokul Township, Bolin], Virar (West), Taluka Vasai, District Thane, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors, or the heirs, executors, administrators and assigns of the partners) of the **FIRST PART.**

AND

MR./MRS./M/S. KAILASH SINGH B

SOURAV KAILASH SINGH

residing at B-2 - SEEMA NIWAS Flat No 308

MAHESH PARK TULINGI ROAD NALASOPARA

E- Thane 40209

hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS :-

a) By an Development Agreement dated 25th June 2010, M/s. HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED (therein called "The Owners") of the First Part and M/s. SHUBHAM BUILDERS AND DEVELOPERS (therein called "The Developers") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Building No. 2 Wing 'A' to 'E' admeasuring 201408.86 Square feet i.e. 18711.34 Square metres, Built up area (including balcony, Staircase, Lift area, lobby & opla area) forming part of Sector II, out of total FSI approved by the CIDCO in the said layout to be consumed on land admeasuring 7036.75 Square metres, out of land bearing Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No.70, Hissa No. 4, 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai, District Thane to M/s. SHUBHAM BUILDERS AND DEVELOPERS, on the terms and conditions mentioned in the said agreement.

b) By an Development Agreement dated 19th October 2010 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.17930/2010 dated 22/12/2010, M/s. HOUSING DEVELOPMENT AND INFRASTRUCTURE

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LIMITED (therein called "The Owners") of the First Part and M/s. SHUBHAM BUILDERS AND DEVELOPERS (therein called "The Confirming Party") of the Second Part and M/s. AGARWAL BUILDERS (therein called "The Developers") and hereinafter called "The Builders", of the Third Part, the said M/s. Housing Development And Infrastructure Limited and M/s. Shubham Builders And Developers have jointly agreed to sell the FSI of Building No. 2 Wing 'A' to 'E' admeasuring 201408.86 Square feet i.e. 18711.34 Square metres (Built up area) (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector II, out of total FSI approved by the CIDCO in the said layout to be consumed on land admeasuring 7036.75 Square metres, out of land bearing Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No.70, Hissa No. 4, 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai, District Thane to M/s. AGARWAL BUILDERS, on the terms and conditions mentioned in the said agreement.

c) The said M/s. Housing Development And Infrastructure Limited have executed a power of attorney in favour of M/s. Agarwal Builders with a right to develop the same.

d) The aforesaid Agreements and Power of Attorney are valid and subsisting and binding between the parties.

e) The said land is converted into N.A. by the office of Collector of Vasai vide its Order bearing No. i) REV/ DESK-1/T-9/NAP/SR-107/2007 dated 22/04/2008 and ii) REV/DESK-1/T-9/ NAP/SR-54/2008 dated 22/04/2008.

f) M/s. Housing Development And Infrastructure Limited have obtained taken the Layout Permission & got the Layout sanctioned from the City & Industrial Development Corporation of Maharashtra Limited vide their letter No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28/5/2009 and formed various Sector on the said sanctioned layout known as Sector No. I to X.

g) Out of the said sanctioned layout of Sector No. I to X, M/s. Housing Development And Infrastructure Limited have taken Development Permissions of the Building on Sector No. II and Sector No III from CIDCO vide their letter No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28/5/2009 & Revised Development Permission vides their Letter No. CIDCO/VVSR/RDP/BP-4486/W/801 dated 5th July 2010 and Revised Development permission from VVCMC vide their letter bearing No. VVCMC/TP/RDP/VP-0880/104/2012-13 dated 11/7/2012.

h) The City & Industrial Development Corporation of Maharashtra Limited granted Development Permissions for construction of the Residential Building No. 2, in Sector No. II vide its letter No. CIDCO/VVSR/CC/BP-4486/W/805, dated 05/07/2010.

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i) M/s. Housing Development And Infrastructure Limited vide their letter No. CIDCO/VVSR/RDP/BP-4486/W/801 dated 5th July 2010 from Environmental Clearance for the development of the said plot.

j) The Builders "AGARWAL SOLIDARITY BUILDERS" on the land admeasuring Survey No. 175), No. 2, out of Survey No.9 (old Survey No.175), Hissa No. 4, Survey No.70 (old Village Dongare (old Sub-Registrar at Vasai hereunder written

k) The Builders with several parties land on ownership or considerable, the Purchaser/s of the said plot of land Housing Society or s thereon will be

l) The Purchaser the aforesaid building above including the by the Purchaser themselves about

m) The Builders structural drawings of the Architect and

n) The Purchaser inspection to the Project the development

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i) M/s. Housing Development And Infrastructure Limited have obtained an Environmental Clearance Certificate No. EC/HDIA/2009/92/CR-128/EC-1 dated 17/07/2010 from Environment Department, Government of Maharashtra Mumbai for development of the Lay-out land in accordance with the applicable notifications.

j) The Builders are constructing the Building No. 2, in Sector - II known as **"AGARWAL SOLITAIRE"** comprising of Wings 'A', 'B', 'C', 'D', & 'E' constructed on the land admeasuring 3401.01 Square metres, out of Survey No. 9 (old Survey No. 175), Hissa No. 1, out of Survey No. 9 (old Survey No. 175), Hissa No. 2, out of Survey No.9 (old Survey No. 175), Hissa No. 3/1, out of Survey No.9 (old Survey No.175), Hissa No. 3/2, out of Survey No. 9 (old Survey No. 175), Hissa No. 4, out of Survey No.70 (old Survey No. 174), Hissa No. 4, out of Survey No.70 (old Survey No. 174), Hissa No. 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar) more particularly described in Schedule 'B' hereunder written.

k) The Builders are entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builders with a view ultimately that the Purchaser/s of the various premises alongwith occupants of the other premises in the said plot of land shall form a Co-Operative Housing Society/Federal Co-operative Housing Society or Limited Company the said plot of land together with the building/s thereon will be conveyed/leased as herein provided.

l) The Purchaser/s has/have demanded from the Builders for Inspection of the aforesaid building/s plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/ themselves about the same.

m) The Builders have engaged the service of **SHAH GATTANI CONSULTANTS** as an Architect and Structural Engineer for preparation of the structural drawings of the building/s and the Builders accepts the professional supervision of the Architect and Structural Engineer till the completion of the building/s.

n) The Purchaser/s demanded from the Builders and the Builders have given inspection to the Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared

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o) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in Rule 4 of the Maharashtra Ownership Flat, Rules demanded by the Purchaser/s.



NOW, THIS, AGREEMENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The Builders shall construct the said building on the said plot of land particularly described in Schedule 'A' hereinunder written in accordance with the plans, designs, specifications approved by the concerned local authority and with such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

2) The Purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser/s, one **Flat bearing No. E/105**, admeasuring 35.00 **Square metres (Carpet area)** (which is inclusive of the area of balconies) on FIRST Floor in 'E' wing as shown in the floor plan thereof hereto annexed and marked annexure '____'; in the **Building No. 2, Sector - II** known as **"AGARWAL SOLITAIRE"** (hereinafter referred to as "The Flat") for the price of Rs. ₹. 28,99,835/- (Rupees TWENTY EIGHT LAKHS NINETY NINE THOUSAND EIGHT HUNDRED THIRTY FIVE ONLY → -

Including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the schedule 'B' hereunder written.

3) The said consideration of Rs. ₹. 28,99,835/- (Rupees TWENTY EIGHT LAKHS NINETY NINE THOUSAND EIGHT HUNDRED THIRTY FIVE ONLY) → - shall be payable by the Purchaser/s in the following manner :

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- 1) a) Rs. 2,49,835 /- on booking of the Flat
- b) Rs. 50,000 /- on or before completion of plinth/or
 on or before 30/06/17, whichever is earlier.
- c) Rs. 26,00,000 /- on or before completion of 1st slab/or
 on or before 15/07/17, whichever is earlier.
- d) Rs. /- on or before completion of 2nd slab/or
 on or before , whichever is earlier.
- e) Rs. /- on or before completion of 3rd slab/or
 on or before , whichever is earlier.
- f) Rs. /- on or before completion of 4th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 5th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 6th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 7th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 8th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 9th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 10th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 11th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 12th slab/or
 on or before , whichever is earlier.
- g) Rs. /- on or before completion of 13th slab/or
 on or before , whichever is earlier.
- k) Rs. /- on or before completion of brick work/or
 on or before , whichever is earlier.
- l) Rs. /- on or before completion of plaster (Internal & External)
 /or on or before , whichever is earlier.
- m) Rs. /- on or before completion of flooring and plumbing/or
 on or before , whichever is earlier.
- n) Rs. /- remaining before the possession of the said Flat.

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4) The Builders hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.

5) The Purchaser/s agrees to pay to the Builders interest at 18 % p.a. on all the amounts which become due and payable by the Purchaser/s to the Builders under the terms of this agreement from the date of the said amount is payable by the Purchaser/s to the Builders.

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6) On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Builders under this agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoing) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their own option to terminate this agreement;

PROVIDED always that the Power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the Builders shall refund to the Purchaser/s the installments of sale price of the Flat which may till have been paid by the Purchaser/s to the Builders but the Builders shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement, the Builders shall be at liberty to dispose off and sell the Flat to such person and at such price as the Builders may in their absolute discretion think fit.

7) The fixtures, fittings and amenities to be provided by the Builders in the premises and the said building/s are those that are set out in schedule 'D' hereunder written.

8) The Builders shall give possession of the Flat to the Purchaser/s on or before 31st day of December 2019. The Builders shall handover the possession

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of the said Flat to the Flat Purchaser, only after realization of full sum due from the purchaser as per this agreement. If the Builders fails or neglects to give possession of the Flat to the Purchaser/s on account of reasons other than beyond their control and of his/their agents as per the Provisions of Section 8 of Maharashtra Ownership Flat, Act, by the aforesaid date or dates prescribed in Section 8 of the said act, then the Builders shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the Flat with simple interest at 9 % p.a. from the date the Builders received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator.

PROVIDED that the Builders shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if, the completion of building/s in which that Flat is to be situated is delayed on account of:

- i) Non-Availability of steel, cement, other building/s material, water or electric supply.
- ii) War, Civil Commotion or act of God.
- iii) Any notice, order rule, notification of the Government and/or other public or competent authority or on delay in issue of Occupation Certificate of the Building by concerned Authority.
- 9) The Purchaser/s shall take possession of the Flat within seven days of the Builders giving notice to the Purchaser/s intimating that the said Flats are ready for use and occupation.
- 10) The Flat Purchaser/s shall use the Flat or any part thereof or permit the same to be used only for purpose of RESIDENCE.
- 11) The Purchaser/s alongwith other Purchaser/s of Flat in the building/s shall join in forming and registering the society/ societies/ or Federal Society a limited company to be known by the name as **Agarwal Solitaire Co-operative Housing Society Ltd.**, The Purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society/societies or limited company and for becoming a member, including the bye-laws of the proposed society and full fill and sign and returns to the Builders within seven days of the same being forwarded by the Builders to the Purchaser/s. So as to enable Builders

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to register the organisation of the Purchaser/s, under Section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer), Rules, 1964. No objection shall be taken by the Purchaser/s if any, changes or modifications are made in draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the registrar of Co-Operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.

The Builders shall have right to form one or more societies for convenience

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Flat is ready for use and occupation,



Commencing a week after the Builders inform to the Purchaser/s that the Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and

pay the outgoings in respect of the said land and building/s namely local tax, betterment charges or such other levies by the concern local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the society/limited company is formed and the building/s transferred to it, the Purchaser/s shall pay to the Builders such share of outgoings as may be determined.

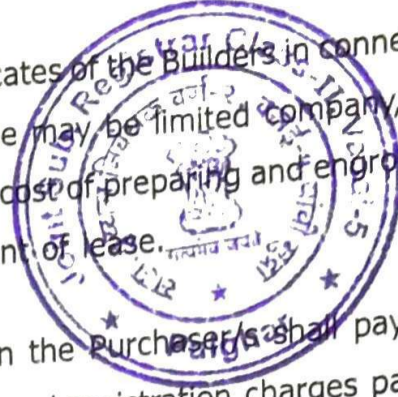
The Purchaser/s shall pay to the Builders initially Provisional monthly contribution of Rs. ₹ 2,000/- per month towards the outgoings, which shall be revised by the Builders from time to time and payment of such increase in initial contribution shall not be withheld by the Purchaser/s for any reason whatsoever. The Purchaser/s undertake to pay such provisional monthly contribution and such share of outgoings in advance for 24 months before the possession of the said Flat and thereafter regularly on the 5th day of every month in advance and shall not withhold the same for any reason whatsoever.

13) The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builders the following amounts:-

- i) Rs. 250/- for legal charges.
 - ii) Rs. 600/- for share money, entrance fee of the society or limited company.
 - iii) Rs. 500/- for formation and registration of the society or limited company.
- Rs. 1,350/-

14) The Builders shall utilise the sum of Rs. 1,350/- paid by the Purchaser/s to the Builders for meeting all legal costs, charges and expenses, including professional

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costs of the attorney-at-law/advocates of the Builders in connection with formation of the said society, or as the case may be limited company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this agreement and the conveyance or assignment of lease.

15) At the time of registration the Purchaser/s shall pay to the Builders the Purchaser's share of stamp duty and registration charges payable, if any, by the said society/societies or limited company on the conveyance or lease or any documents or instrument of transfer in respect of the said land and the building/s to be executed in favour of the society/societies or limited company.

16) The Purchaser/s or himself/herself/themselves with intention to bring all persons into whatsoever hands the Flat may come, doth hereby covenant with the Builder as follows :-

a) To maintain the Flat at Purchaser's own costs any good tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffered to be done anything in or to the building/s in which the Flat is situated, staircase or any passages which may be against the rule, regulations or bye-laws or concerned local or any other authority or change/alter to make addition in or to the building/s in which the Flat is situated the Flat itself or any part thereof.

b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building/s in which the Flat is situated or storing of which good is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building/s in which Flat is situated, including entrances of the building/s in which the Flat is situated and in case any damage is caused to the building/s in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

c) To carry at his/her/their own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Builders to the Purchaser/s and shall not do or suffering to be done any thing in or to the building/s in which the Flat is situated or the Flat which may given the rules and regulations and bye-laws of the

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concerned local authority or other public authority. And in the event of the Purchaser/s committing any act the contravention of the above provision the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building/s in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenable repair and condition and in particular, so as to support shelter and protect the other parts of the building/s in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. Pardees or other structural members in the Flat without the prior written permission of the Builders and/or the society/societies or limited company.

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e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building/s in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building/s in with the Flat is situated.

g) Pay to the Builders within seven days of demand by the Builders, their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building/s in which the Flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other Levis, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser/s viz. user for any purposes other than for residential / commercial purpose.

i) The Purchaser/s shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit factor of this agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Builders under this agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser/s has/have intimated in writing to the Builders and obtains No Objection Certificate for the same.

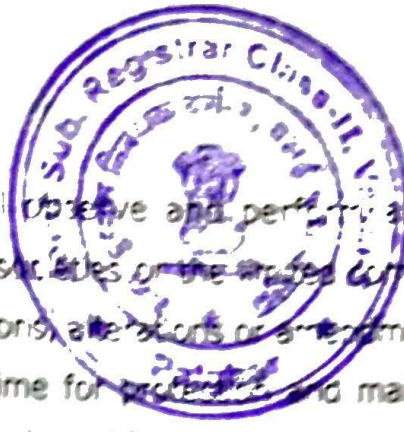
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The Purchaser/s shall observe and perform all the rules and regulations which the society/societies or the limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the Flat therein and for the observance and performance of the said building/s Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society/societies /limited company regarding the occupation and use of the Flat in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

k) Till a conveyance/lease of Federal society consisting of all the building/s in the layout is executed the Purchaser/s shall permit the Builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and condition thereof.

17) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flats or of the said plot of land and building/s or any part thereof.

The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc., will remain the property of the Builder until the said land and building/s is transferred/leased to the society/societies as hereinbefore mentioned.

18) Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this agreement by Purchaser/s nor shall the same in any manner prejudice the right of the Builders.

19) All notices to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the Purchaser/s, by registered post A.D./Under Certificate of posting at his/her/their address specified below :

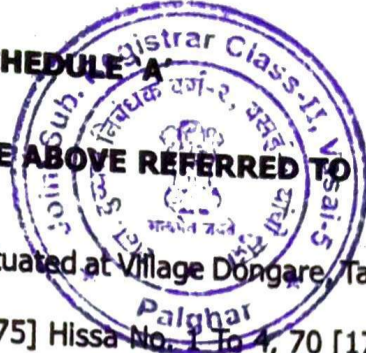
VIZ: B-2- SEEMA NIWAS FLAT No 308
MAHESH PARK TULINGI ROAD
NALASOPARA E - 4101209

Handwritten signatures and initials: "Raj", "SP", and other illegible marks.

वस. - ५
त.क्र. 30402/2090
20 i ELO

SCHEDULE 'A'

THE SCHEDULE ABOVE REFERRED TO



Piece and Parcels of Lands Situated at Village Dongare, Taluka Vasal, District Thane and bearing Survey No. 9 [175] Hissa No. 1 To 4, 70 [174] Hissa No. 1 To 6, Survey No. 71 [173] Hissa No.4 & 5, Survey No. 86 [187] Hissa No. I, Survey No. 87 [186] Hissa No.1 to 3, Survey No. 88 [185] Hissa No.1 & 2, Survey No. 89 [184] Hissa No.1 & 2, Survey No. 90[183] Hissa No. 1 To 7, Survey NO. 91 [176] Hissa No. 1 To 3, Survey No. 93 [177] Hissa No. 1 & 2, Survey No. 94[182] Hissa No. 1 To 23, Survey No. 95 [181] Hissa No.1, 4, To 8 and 16, 17, 19 to 21, Survey No. 96 [178] Hissa No.1 To 7, Total admeasuring 145765.38 Sq. Mtrs.

SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT

Flat No. E/105, on the FIRST Floor in E wing admeasuring 35-00 Square metres (Carpet area inclusive of Balconies), in the Building No. 2, Sector - II known as "AGARWAL SOLITAIRE" constructed on land admeasuring 7036.75 Square metres, out of Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No.70, Hissa No. 4, 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasal, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

Handwritten signatures and initials: 'P.L.I.', 'A', and a circular stamp with 'S.I.' inside.

Handwritten signatures: 'Arun' and 'S.I.'.

| |
|---------------------|
| वर्ग - ५ |
| दस्त क्र. 3002/2090 |
| 22 / ELO |

SCHEDULE 'C'

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of land admeasuring 7036.75 Square metres, out of land bearing Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No.70, Hissa No. 4, 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai, District Thane.



By an Development Agreement dated 25th June 2010, M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. SHUBHAM BUILDERS AND DEVELOPERS (therein called "The Developers") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Building No. 2 Wing 'A' to 'E' admeasuring 201408.86 Square feet i.e. 18711.34 Square metres, Built up area (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector II, out of total FSI approved by the CIDCO in the said layout to be consumed on land admeasuring 7036.75 Square metres, out of land bearing Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No.70, Hissa No. 4, 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai District Thane to M/s. SHUBHAM BUILDERS AND DEVELOPERS, on the terms and conditions mentioned in the said agreement.

By an Development Agreement dated 19th October 2010 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.17930/2010 dated 22/12/2010, M/s. HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED (therein called "The Owners") of the First Part, and M/s. SHUBHAM BUILDERS AND DEVELOPERS (therein called "The Confirming Party") of the Second Part and M/s. AGARWAL BUILDERS (therein called "The Developers") of the Third Part, the said M/s. Housing Development And Infrastructure Limited and M/s. Shubham Builders And Developers have jointly agreed to sell the FSI of Building No. 2 Wing 'A' to 'E' admeasuring 201408.86 Square feet i.e. 18711.34 Square metres (Built up area) (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector II, out of total FSI approved by the CIDCO in the said layout to be consumed on land admeasuring 7036.75 Square metres, out of land bearing Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No.70, Hissa No. 4, 5/1, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai, District Thane to M/s. AGARWAL BUILDERS, on the terms and conditions mentioned in the said agreement.

I have investigated the title and the same is found clear, marketable and without any encumbrance.

9/11

[Handwritten signature]

[Handwritten signature]

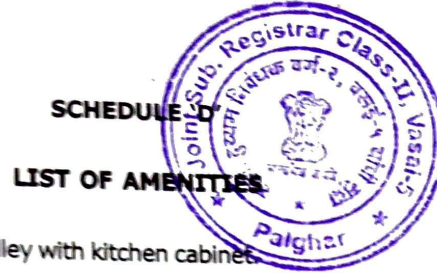
(21)

sd/-

N.B.DESHMUKH & CO.
ADVOCATE



वसः - ५
दस्तावे. 3002/2096
22 / ELO



- 1) Designer Kitchen trolley with kitchen cabinet.
- 2) Flooring in full Flat.
- 3) POP finished walls in all the rooms, with acrylic distemper paint.
- 4) Concealed plumbing.
- 5) One Water Tank.
- 6) Wash Basin.
- 7) Flush tank in W.C.
- 8) Full dado tiles in bath and W.C.
- 9) Electric wiring with sufficient points.
- 10) Attractive main doors with attractive fittings for safety.
- 11) Aluminum sliding windows with Marble frame.
- 12) Granite kitchen platform with tiles above kitchen platform wall.
- 13) Lift

pej

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.



SIGNED AND DELIVERED by me)

with in named "THE BUILDERS")

M/s. AGARWAL BUILDERS,)

a partnership firm, through its)

partner ^{through its partner})

MR. PANKAJ L. AGARWAL)

in the presence of

For M/s. Agarwal Builders

P.L.

Partner



1. Chandrakant

Name : Chandrakant P. Sarekar.

Address : vizeraw)

| |
|-----------------|
| वसः ५ |
| दस्त. 3002/2099 |
| 30 / 80 |

2. *Pankaj*

Name : Pankaj Ritena.

Address : vizeraw).

SIGNED AND DELIVERED by the)

with in named "THE PURCHASER/S")

MR. KAILASH SINGH)

MR. SOURAV KAILASH SINGH)

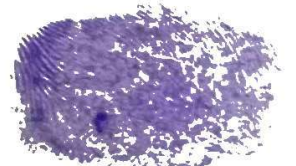
in the presence of

1. Chandrakant

2. *Pankaj*



Pankaj



S.P.



वसई - ५

दस्तावेज. 3002/2093

39 / ELO

RECEIPT

RECEIVED the day and the year first)

hereinabove written of and from the)

withinnamed PURCHASER/S, the)

sum of Rupees TWO LAKHS FOURTY)

NINE THOUSAND EIGHT HUNDRED)

THIRTY FIVE ONLY -)
as and by way of part consideration)

money, to be paid by him/her/them to us.)

vide Cash/ Cheque No. 000137)

dated 22/5/17 drawn on STATE BANK)

OF INDIA - JUHU)



Rs. ₹. 2,49,835/-

WE SAY WE HAVE RECEIVED

For M/s. Agarwal Builders



Partner

WITNESSES :-

1. Chandrakant

2. Gromi

वसई - ५
 दस्त क्र. 30602/2099
 32 / ६०

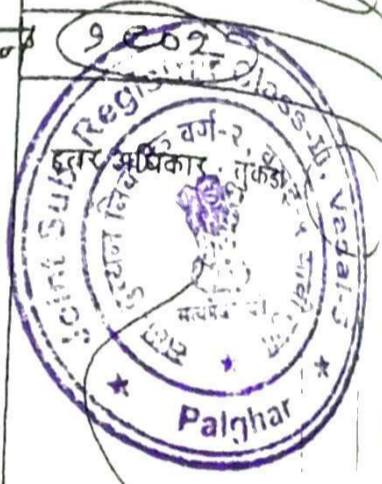
गांव नमुना सात

(अधिकार अभिलेख प्रकृत
 तहसिल : वसई)

जुना तर्क ३१७५

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यांतील नियम ३, ५, ६ आणि ७)

| | | | |
|-------------------------------|---------------------------|---|------------------------------|
| गाव | डोंगरे | भोगवटदाराचे नाव | खाते क्रमांक |
| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | ५५०८, ६३०, ७००७, ७००६, ५६७१, ५०२६, ५२५५ | कूळारचे नाव |
| ९ | ९ | मे. घालदार लँड डेव्ह. कार्पो. ह्यांचे भागीदार श्री. राकेबाकुमार के. वधावन | ७२५५, ९९४८, ९५४२, ९५७०, ९२७२ |
| शेताचे स्थानिक नांव | खिन्शोती | ६३३ | |
| लागवडी योग्य क्षेत्र | हेक्टर आर प्रति | | |
| २०० मी. | ०-५०-२ | | |
| ६२३०२०० | | | |
| ६५५ | | | |
| एकूण | ०-५०-२ | | |
| पोटखराब (लागवडी योग्य नसलेले) | | | |
| वा (अ) | ०-०५-९ | | |
| वा (ब) | ०-०५-९ | | |
| एकूण | | | |
| जुडी किंवा विशेष आकार | ५-३९ | | |



सीमा आणि भूमापन वि. हे

गांव नमुना बारा (पिकांची नोंदवारी)

(महाराष्ट्र अधिकार अभिलेख व नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यांतील नियम २९)

पिकाखाली क्षेत्राचा तपशील

| वर्ष | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | लागवडीसाठी उपलब्ध नसलेली जमिन | | जल सिंचनाचे साधन | जमिन करणाराचे नाव | शेरा | |
|------|-------------------------|-----------|------------|------------|-----------|------------|--------------------------|-----------|------------|-------------------------------|---------|------------------|-------------------|------|----|
| | संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ |
| | | | हे.आर. | हे.आर. | | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | | | |
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२००६
२२९०

(अस्तित्वात बराहकूम खरी नसत)

दिनांक :

20 OCT 2010

तहसिल - वसई, नि.

Handwritten signature

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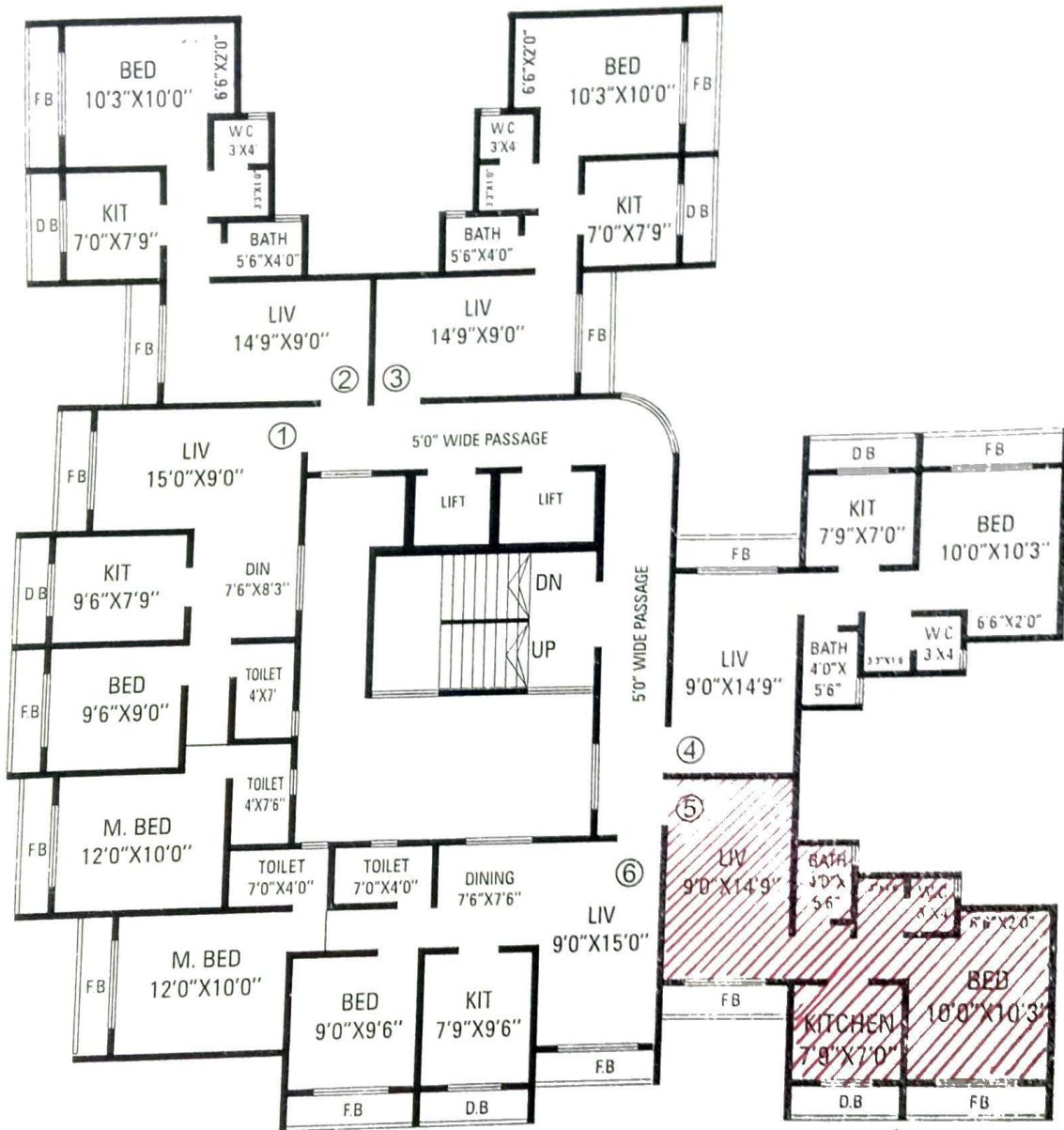
वसई - 4
 दस्त क्र. 31002/2099
 38 / E10



Agarwal Solitaire

SECTOR-II - BLDG.NO. 2

1st TO 7th & 9th TO 12th FLOOR PLAN



Amey
SS

**WING-E
 TYPE-1**

For AGARWAL BUILDERS

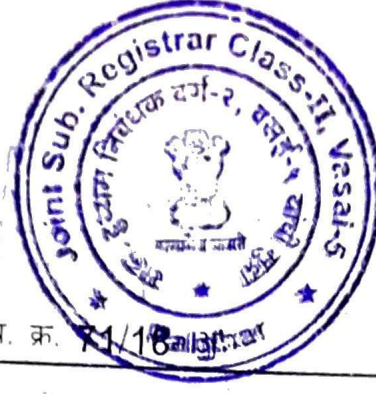
FLAT NO. E/105 ON FIRST FLOOR IN 'E' WING,
 IN THE BUILDING KNOWN AS "AGARWAL SOLITAIRE".
 CARPET AREA OF THE FLAT 35.00 SQ. MTRS.

pe

Partner

pe

| |
|-----------------------|
| वसई - ५ |
| दस्त क्र. 310102/2090 |
| 34 / ६० |



शासन निर्णय क्रमांक प्रसुधा 1614/345/प्र. क्र. 71/18

प्रपत्र - ब

स्वय- साक्षांकनासाठी स्वयं घोषणापत्र



मी MR PANKAJ L AGARWAL

श्री. MR. LAXMINARAYAN AGARWAL

याचा मुलगा/ मुलगी वय 38 वर्ष, आधार क्रमांक (असल्यास) —

व्यवसाय BUILDERS & DEVELOPERS राहणार 9 GOKUL-ANNEXE, GOKUL TOWNSHIP, VIRAR(W)

आद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्राच्याच सत्य प्रती आहेत या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र असल्याची मला पूर्ण जाणीव आहे.

ठिकाण VIRAR(W)

अर्जदाराची सही [Signature]

दिनांक 15/06/2017

अर्जदाराचे नाव MR. PANKAJ L. AGARWAL

वसई - ५
दस्ता क्र. 310102/2099
8E / 8L0



सिडको
शहराचे विकासाकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/MSR/RDP/BP-4486/W/ 80

To
Mr. Rakesh Wadhawan, Chairman of
M/s. Housing Development and Infrastructure Ltd.
Dheeraj Arma, 9th floor, Anant Kanekar Marg,
Station Road, Bandra (East),
MUMBAI - 400 051.



S/07/2010

Sub: Revised Development Permission and Commencement Certificate for proposed layout of Residential / Residential with Shopline Buildings on land bearing S. No. 37, H. No. 1 To 8; S. No. 38, H. No. 1, 2(pt), 2 (pt), 3; S. No. 39, H. No. 1, 2, 3; S. No. 40, S. No. 41 H. No. 1 To 24; S. No. 42, H. No. 1 To 6; S. No. 43, H. No. 1A, 1B; S. No. 44; S. No. 45, H. No. 1 To 9; S. No. 46, H. No. 1 To 6; S. No. 51, H. No. 1, 2, 3(pt); S. No. 52 H. No. 1 To 9; S. No. 53, H. No. 1 To 5; S. No. 54, H. No. 1 To 6, 7 (pt), 8 To 12; S. No. 55, H. No. 1 To 20; S. No. 56, H. No. 1 To 9; S. No. 57, H. No. 1 To 23; S. No. 58, H. No. 1 To 16; S. No. 59, H. No. 1 To 22; S. No. 60, H. No. 1 To 13; S. No. 61, H. No. 1 To 28; S. No. 62, H. No. 1 To 20; S. No. 63, H. No. 1 To 34; S. No. 64, H. No. 1 To 20; S. No. 65, H. No. 1 To 32, 33/1, 33/2, 34 To 37; S. No. 66, H. No. 1 To 16; S. No. 67, H. No. 1 To 14; S. No. 98, H. No. 100; S. No. 99, H. No. 1 To 26; S. No. 100, H. No. 1 To 20; S. No. 101, H. No. 1 To 4; S. No. 102, H. No. 1 To 7; S. No. 103, H. No. 1 To 5; S. No. 104 H. No. 1 To 29; S. No. 105, H. No. 1 To 5; S. No. 106, H. No. 1 To 10; S. No. 107, H. No. 1 To 10; S. No. 108, H. No. 1 To 8; S. No. 109, H. No. 1 To 12; S. No. 110, H. No. 1 To 12; S. No. 111, H. No. 1 To 10; S. No. 112, H. No. 1 (pt), 1/2, 2, 3 (pt), 4, 5, 6 (pt), 6 A, 7; S. No. 113, H. No. 1 To 4; S. No. 114, H. No. 1 To 3; S. No. 115, H. No. 1, 2, 3 (pt), 4, 5, 6, 7 (pt), 8, 9 (pt); S. No. 116, H. No. 1 To 5, 6/2, 6/3, 6/1, 7; S. No. 117, H. No. 1 To 3; S. No. 118, H. No. 1 To 5; S. No. 119, H. No. 1 To 22; S. No. 120 H. No. 1 To 39; S. No. 121, H. No. 1 To 8; S. No. 124, H. No. 1 To 6; S. No. 145; S. No. 146, H. No. 1 To 11, 12A, 12B; S. No. 147, H. No. 1 To 3, 4A, 4B, 5 To 7, 8A, 8B; S. No. 368, H. No. A & B; S. No. 374, H. No. 1 To 9; S. No. 375, H. No. 1 To 5; S. No. 376; S. No. 384; S. No. 416, H. No. 2; S. No. 420, H. No. 1/1, 1/2, 2 To 8. At Village Bolln, S. No. 31, H. No. 4, 5, 6, 15, 21, 23, 25; S. No. 34, H. No. 14 To 25; S. No. 38, H. No. 1 To 11; S. No. 39, H. No. 1 To 13; S. No. 40, H. No. 1 To 7; S. No. 41, H. No. 1, 2; S. No. 42, H. No. 1, 2, 3/1, 3/2, 4, 5, 6/1, 6/2, 7, 8/1, 8/2, 9, 10/1, 10/2, 11, 12, 13/1, 13/2, 14/1, 14/2, 15/1, 15/2, 16/1, 16/2, 17; S. No. 43, H. No. 1, 2, 3, 4/1, 4/2, 5, 6, 7/1, 7/2, 8 To 12, 13/1, 13/2, 14; S. No. 44, H. No. 1 To 5; S. No. 45, H. No. 1 To 4; S. No. 299, H. No. 6 To 8, 9P, 10 of Village: Cr ikhal Dongre S. No. 5 (1, 5), S. No. 1, 2, 3/1, 3/2, 4; S. No. 14 (438), H. No. 31, 1, 32, 4; S. No. 17 (190), H. No. 1; S. No. 16 (124), H. No. 1 To 9; S. No. 19 (125), H. No. 1 To 11; S. No. 20 (123), H. No. 1 To 13, 14 A, 14 B, 15 To 25, 26/1, 26/2, 27, 28; S. No. 21 (122), H. No. 1 To 12; S. No. 22 (126), H. No. 1 To 3; S. No. 23 (127), H. No. 1 To 5; S. No. 24 (128), H. No. 1 To 21; S. No. 25 (129), H. No. 1 To 31; S. No. 26 (130), H. No. 1 To 7; S. No. 27 (131), H. No. 1 To 21; S. No. 28 (132), H. No. 1 To 1 To 22; S. No. 29 (133), H. No. 1 To 20; S. No. 30 (134), H. No. 1 To 17; S. No. 31 (135), H. No. 1, 2, 3A, 3B, 4, 5 A, 5 B, 6 To 10; S. No. 32 (136), H. No. 1 To 13; S. No. 33 (138), H. No. 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 2; S. No. 34 (139), H. No. 1, 2 A, 2B, 2C, 3 To 8, 9A, 9B, 10 To 13, 14 (pt); S. No. 35 (140), H. No. 1; S. No. 36 (141), H. No. 1 To 7; S. No. 37 (142), H. No. 1 To 5; S. No. 38 (143), H. No. 1 (pt), 2 To 6; S. No. 39 (144).

Contd.....2

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२३०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६९४. दूरध्वनी : ६७९९ ८९०० फॅक्स : ००-९१-२२-६७९९ ८९६६

(Handwritten signatures)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०२ २१०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/VSRRDP/BP-4486/W/80/

दिनांक : 5/07/2010

..... 2

S. No. 1 To 4, 5A, CB, C, 5 (pt), 7, 8; S. No. 40 (145), H. No. 1 To 19; S. No. 41 (146), H. No. 1 To 10, 11 (pt), 12 To 14; S. No. 42 (147), H. No. 1 (pt); S. No. 43 (137), H. No. 1 To 7; S. No. 44 (149), H. No. 1; S. No. 45 (150), H. No. 1 To 7; S. No. 46 (491), H. No. 1; S. No. 47, H. No. 1 To 5; S. No. 48 (152), H. No. 1, 2, 2.2, 2.3, 3 To 10, 11/1, 11/2; S. No. 49 (153), H. No. 1; S. No. 50 (154), H. No. 1; S. No. 51 (155), H. No. 1 To 3; S. No. 52 (156), H. No. 1 (pt); S. No. 53 (157), H. No. 1 (pt); S. No. 54 (158), H. No. 1; S. No. 56 (159), H. No. 1 To 14, 14 (pt), 15 To 34; S. No. 57 (160), H. No. 1 To 6; S. No. 58 (161), H. No. 1 To 6; S. No. 60 (162), H. No. 1 To 9; S. No. 61 (163), H. No. 1 To 6; S. No. 62 (164), H. No. 1; S. No. 64 (165), H. No. 1, 2, 3A, 3B, 3C, 3D, 4 To 8, 9/1, 9/2, 10; S. No. 65 (166), H. No. 1; S. No. 66, H. No. 1 To 15, 16/1, 16/2, 16/3, 16/4, 16/5, 17 To 21, 22/1, 22/2, 22/3, 22/4, 23, 24/1, 24/2; S. No. 68 (171), H. No. 1; S. No. 69 (173), H. No. 1 To 5; S. No. 70 (174), H. No. 1 To 4, 5/1, 5/2, 5/3, 5/4, 6; S. No. 71 (173), H. No. 1 To 5; S. No. 72 (167), H. No. 1/1, 1/2, 1/3, 2, 3/1/1, 3/1/2, 3/2, 4 To 6, 7/1, 7/2, 8 To 11; S. No. 73 (166), H. No. 1 (pt), 2 To 6; S. No. 74 (451), H. No. 1 To 15; S. No. 75 (192), H. No. 1; S. No. 76 (450), H. No. 1 To 8, 9 (pt); S. No. 70 (470); S. No. 80, H. No. 1 (P); S. No. 81; S. No. 82 (198), H. No. 1; S. No. 83 (191), H. No. 1, 2, 3 (pt), 4; S. No. 84 (189), H. No. 1 To 5; S. No. 85 (188), H. No. 1 To 3; S. No. 86 (187), H. No. 1 To 9; S. No. 87 (186), H. No. 1 To 3; S. No. 88 (185), H. No. 1, 2A, 2B, 2C; S. No. 89 (184), H. No. 1, 2; S. No. 90 (183), H. No. 1 To 6, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15, 7/16; S. No. 91 (176), H. No. 1/1, 1/2, 2, 3; S. No. 93 (177), H. No. 1 & 2; S. No. 94 (182), H. No. 1 To 23; S. No. 95 (181), H. No. 1 To 23; S. No. 96 (178), H. No. 1 To 3, 3A, 4 To 6, 7A, 7B; S. No. 97 (179), H. No. 1 To 4; S. No. 98 (180), H. No. 1, 2; S. No. 99 (201), H. No. 1 To 3, 4 (pt); S. No. 100 (190), H. No. 1 To 3, 4 (pt), 5 To 7; S. No. 101 (199), H. No. 1, 1 (pt); S. No. 102 (200), H. No. 1 (pt), 2 To 6; S. No. 103 (472), H. No. A & B; S. No. 104 (202), H. No. 1 & 2; S. No. 105 (203), H. No. 1 To 3; S. No. 106 (204), H. No. 1, 107 (205), H. No. 1; S. No. 109 (206), H. No. 1 (pt); S. No. 110 (207), H. No. 1 (pt), 2; S. No. 111 (427), H. No. 1, 2, 3/1, 3/2, 4, 5/1, 5/2; S. No. 112 (212), H. No. 1 To 10; S. No. 113 (213); S. No. 146 (148), H. No. 1 To 16; S. No. 213 (194), H. No. 1 To 4, S. No. 234 (193), H. No. 1 To 3. of Village: Dongare, Taluka Vasai Dist Thane.

- Ref: 1) Location clearance letter No.MMRDA/RHS-21/09 dated 02/02/2009 from Metropolitan Commissioner of MMRDA .
- 2) N.A. Order No.
- REV/D-1/T-9/NAP/SR-53/2008 dated 22/04/2008.
 - REV/D-1/T-9/NAP/SR-11/2004 dated 27/02/2004.
 - REV/D-1/T-9/NAP/SR-54/2008 dated 22/04/2008
 - REV/D-1/T-9/NAP/SR-107/2007 dated 22/11/2007
 - REV/D-1/T-9/NAP/SR-130/2007 dated 25/01/2008 from the Collector, Thane.
- 3) Commencement Certificate granted vide letter No.CIDCO/VSRR/CC/ BP-4486/W/ 4002 dated 28/05/2009.
- 4) Your letter regarding fulfillment of MOEF & MPCB's conditions dated 26/05/2009.

Contd.....3.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभियंता कार्यालय कोयलेवास, दुसरा मजला, वरुई (पूर्व), जि. तापे ४०१ २१०
दूरधनी : (कोड - १५२५०) २३१०४८७ फॅक्स : (कोड १५२५०) २३१०४८८

संदर्भ क्र. : CIDCOM/VS/RDP/BP-4486/W/80/

दिनांक :

30/07/2010
30/07/2010
30/07/2010

- 5) Assurance letter from Virar Municipal Council vide letter dated 20/02/2004, 16/11/2007 & 16/04/2008.
- 6) Assurance letter from Bolinj Grampanchayat vide letter dated 17/04/2008 for potable water supply.
- 7) NOC from Bolinj Grampanchayat dated 17/04/2008 for construction.
- 8) NOC from Virar Municipal Council vide letter dated 20/02/2004, 16/11/2007 & 16/04/2008 for construction.
- 9) Your Licensed Surveyor's letter dated 29/06/1010.

Sir/Madam,

Revised Development Permission and Commencement Certificate for proposed layout of Residential / Residential with Shopline Buildings is hereby granted under Sec.45 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Rakesh Wadhawan, Chairman of M/s. Housing Development and Infrastructure Ltd..

This drawing shall be read with the conditions mentioned in the letter No.CIDCOM/VS/R/CC/BP-4486/W/4001, dated 28/05/2009. The detail of the Layout are given below:

- 1) Name of assessee owner/ P.A. Holder : Mr. Rakesh Wadhawan, Chairman of M/s.Housing Development and Infrastructure Ltd.
- 2) Location : Dongre, Chikdar Dongre & Bolinj.
- 3) Land use (predominant) : Resi. / Resi. with Shopline.
- 4) Gross Plot Area : 2104449.07 sq. m.

| SR. No. | DESCRIPTION | G-ZONE AREA (IN SQ.M.) | L.D.Z. AREA (IN SQ.M.) | R-ZONE AREA (IN SQ.M.) |
|---------|---------------------------|------------------------|------------------------|------------------------|
| 1. | Gross Plot Area | 103700.86 | 1369038.41 | 631717.89 |
| 2. | Existing Road Area | --- | 1048.38 | 113.75 |
| 3. | CRZ Area (Non Deductible) | 8983.69 | 332492.91 | 2955.40 |
| 4. | Balance Plot Area | 103700.86 | 1267982.03 | 641604.05 |
| 5. | Less: a) D.P.Roads | --- | 222995.40 | 12785.86 |
| | b) Nalla & Water Body | 8484.93 | 64470.09 | 13717.03 |
| | c) Hospital | 17584.37 | --- | --- |
| | d) HS Reservation | --- | 62629.77 | 9760.96 |
| | e) PS Reservation | --- | 32251.21 | 2081.11 |
| | f) CC Reservation | --- | 11278.00 | --- |
| | g) ES/S Reservation | --- | 27890.00 | --- |
| | h) PG Reservation | --- | 58507.28 | 47118.22 |

Contd.....4

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : C/DCOA/VSR/RDP/BP-4436/W/80

दिनांक : 5/07/2010

| | | | | |
|-----|--|----------|-----------|-----------|
| | j) G Reservation | | | |
| | j) M Reservation | --- | 7685.25 | 5005 18 |
| | k) M/SC Reservation | --- | 4854.00 | --- |
| | l) HC Reservation | --- | --- | 3539 00 |
| | m) PL Reservoir | --- | --- | 4836.00 |
| | n) BT Reservation | --- | 19757.00 | --- |
| | o) FB Reservation | --- | 3973.00 | --- |
| | p) Police Dept. | --- | 6720.97 | --- |
| | Total Reservations | 26069.30 | 572585.19 | 219802.53 |
| 6. | Net Plot Area | 77631.56 | 795396.84 | 411201.52 |
| | Less: a) R.G. @ 15% | 11644.73 | 119309.53 | 61680.23 |
| | b) CFC @ 5% | 3881.58 | 39769.84 | 20560.08 |
| 7. | Buildable Plot Area(6 x 0.85) | 65986.83 | 676087.31 | 349521 29 |
| | Permissible FSI | 0.30 | 0.30 | 1 00 |
| 8. | Permissible BUA | 19796.05 | 202826.19 | 349521 29 |
| 9. | Add: Land Pooling FSI (5.5% @ 9.5%) | --- | --- | 33204 52 |
| 10. | Total Permissible BUA | 19796.05 | 202826.19 | 382725 81 |
| 11. | Total Permissible BUA | | 585552.01 | |
| 12. | Proposed BUA | | 486202.81 | |

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 48 of MR & TP Act, 1976 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission and Commencement Certificates for the proposed Residential / Residential with Shopline Building on above subjected land, Tal. Vasai, Dist Thane, as per the following details:-

SECTOR - II

| Sr. No. | Predominant Use | Bldg.No./ Sector No. | No. of Floor | No. of Flats | No. of Shops | Total B.U.A. (In Sq.m.) |
|---------|---------------------------|----------------------|--------------|--------------|--------------|-------------------------|
| 1. | Residential with Shopline | 1 (Sec-II) | SVPt.+ 12 | 141 | 18 | 5531.64 |
| 2. | Residential | 2 (Sec-II) | St.+ 12 | 331 | Nil | 14347.69 |
| 3. | Residential with Shopline | 3 (Sec-II) | SVPt.+ 12 | 377 | 53 | 18365.39 |
| 4. | Residential with Shopline | 4 (Sec-II) | SVPt.+ 12 | 636 | 102 | 30276.27 |
| 5. | Residential | 5 (Sec-II) | St.+ 12 | 213 | Nil | 9601.77 |

Contd.... 5.

नोंदणीकृत कार्यालय : 'निर्मल' दुसरा मजला, नवीमन वॉर्ड, वसई - ४०० २१०, दूरध्वनी ४६५० ०९०० फॅक्स : ००-९६-२३-२३०२ २५०१
 मुख्य कार्यालय : सिविली माल, सी. बी. डी. बेलपूर, नवी वसई - ४०० ६१४, दूरध्वनी : ४६११ ८१०० फॅक्स : ००-९६-२३-४५१४०६६६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वरई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - १५२५०) २३९०४८७ फॅक्स : (कोड - ५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/VS/RDP/BP-4486/WI/80

दिनांक : 5/07/2010

| Sr. No. | Predominant Use | Bldg.No./ Sector No. | No. of Floor | No. of Flats | No. of Shops | Total B.S.A. (sq. ft.) |
|---------|---------------------------|----------------------|--------------|--------------|--------------|------------------------|
| 6. | Residential with Shopline | 6 (Sec-II) | SVPt + 12 | 612 | 102 | 29900.58 |
| 7 | Residential | 7 (Sec-II) | St + 12 | 201 | Nil | 8738.86 |
| 8 | Residential with Shopline | 8 (Sec-II) | SVPt + 12 | 259 | 40 | 13288.49 |
| 9. | Residential | 9 (Sec-II) | St + 12 | 660 | 102 | 12034.20 |
| 10. | Residential with Shopline | 10 (Sec-II) | StPt + 12 | 259 | 40 | 13288.49 |
| 11. | Residential | 11 (Sec-II) | St + 12 | 201 | Nil | 8738.86 |
| 12. | Residential with Shopline | 12 (Sec-II) | SVF + 12 | 612 | 102 | 29900.58 |
| 13 | Residential with Shopline | 13 (Sec-II) | SVF + 12 | 508 | 56 | 23440.86 |
| 14. | Residential with Shopline | 14 (Sec-II) | SVF + 12 | 212 | 32 | 10765.93 |
| 15. | Residential | 15 (Sec-II) | St + 12 | 249 | Nil | 11349.72 |
| 16. | Residential | 16 (Sec-II) | St + 12 | 212 | Nil | 9333.97 |
| 17. | Residential | 17 (Sec-II) | S + 12 | 450 | Nil | 19326.62 |
| | Total | 17 Bldgs. (Sec-II) | | 5733 | 545 | 268529.32 |

In Sector-II previously approved Bldgs. No.5, 7, 9 & 10 are deleted and now newly above shown Buildings are approved.

SECTOR - III

| Sr. No. | Predominant Use | Bldg.No./ Sector No. | No. of Floor | No. of Flats | No. of Shops | Total B.S.A. (sq. ft.) |
|---------|---------------------------|----------------------|--------------|--------------|--------------|------------------------|
| 1. | Residential with Shopline | 1 (Sec-III) | SVPt + 12 | 648 | 72 | 30277.23 |
| 2. | Residential with Shopline | 2 (Sec-III) | St/pt + 12 | 648 | 33 | 29428.36 |
| 3. | Residential with Shopline | 3 (Sec-III) | St/Pt + 12 | 648 | 33 | 30133.21 |
| 4. | Residential with Shopline | 4 (Sec-III) | St/Pt + 12 | 461 | 28 | 22854.82 |
| 5. | Residential with Sholine | 5 (Sec-III) | St /pt + 12 | 414 | 23 | 19700.24 |

Contd.....6.

मौद्रणीकृत कार्यालय : 'मिर्मल' दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५००९०० फॅक्स : ००-११-२२-२३२ २५०९
मुख्य कार्यालय : सिडको, बी. डी. बेलगाव, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७११ ८१०० फॅक्स : ००-११-२२-६७११८१६६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वरई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - १५२५०) २३९०४८७ फॅक्स : (कोड - १५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/VS/RDP/BP-4486/WI/80

दिनांक : 5/07/20

8) The development permission

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०

दूरध्वनी : (कॉड - ९५२५०) २३९०४८७ फॅक्स : (फोड-९५२५०) २३९०४३६

संदर्भ क्र. : CIDCO/VSR/RDP/BP-4486/W/९५

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दिनांक

5/07/2010

| | | | | | | |
|----|---------------------------|-----------------------|------------|------|-----|----------|
| 6. | Residential with Shopline | 6 (Sec-III) | SV/Pt.+ 12 | 472 | 18 | 21498.62 |
| 7. | Residential with Shopline | 7 (Sec-III) | SV/Pt.+ 12 | 542 | 30 | 25377.99 |
| 8. | Residential with Shopline | 8 (Sec-III) | SV/Pt.+ 12 | 271 | 12 | 12795.54 |
| 9. | Residential with Shopline | 9 (Sec-III) | SV/Pt.+ 12 | 555 | 54 | 26107.41 |
| | Total..... | 9 Bldgs. (Sec-III) | | 4659 | 303 | 21763.49 |

In Sector-III previously approved Bldgs. No.1, 2, 3, 4, & 5 are deleted and now newly above shown Buildings are approved.

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No. CIDCO/VSR/CC/BP-4486/W/4001, dated 28/05/2009 stands applicable to this approval of amended plans along with the following conditions :

- 1) This revised development permission 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.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) Cupboards, if any, to be constructed as per Development Control Regulations provisions.
- 6) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 7) You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

Contd.....7.

नोंदणीकृत कार्यालय 'विर्मल' दूसरा मजला, पतीपन चौई, पुनई - ४०० ०२१ दूरध्वनी ९९५००९०० फॅक्स ००-९१-२२-२२०२ २५०९
 महाराष्ट्र शासन, विमानतळ - ४०० ११४ वासई १५११/१०० फॅक्स ०० ९१ २२-२०९१/१६६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कर्मशासितळ कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१.०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४९६

दिनांक : 5/07/2010

दस्तावेज क्र. 310/02/2099
 वसई - 4
 610

- दर्शक : CIDCOM/VS/RDP/BP-4486/W/80
- 8) The development permission granted to you vide our letter No CIDCOM/VS/RCC/BP-4486/W/4001, dated 28/05/2009 is hereby revalidated on your request up to 27/05/2011. All the conditions mentioned in the commencement certificate dated 28/05/2009 stands applicable and need to be observed by you.
 - 9) You shall submit Maharashtra Pollution Control Board Clearance before approaching this office for occupancy certificate for 1st Building of this project.
 - 10) You shall obtain confirmation of R.L. of each individual building before starting its construction from Engineering Section of this office and further obtain sector-wise Engineering Report before 1st plinth completion certificate in the respective sector and also obtain consolidated Engineering Report before 1st occupancy certificate of the project.
 - 11) You shall obtained Chief Fire Officer's NOC for Gr+12th floor buildings before approaching for plinth completion certificate of the respective building.
 - 12) You shall not consume more than base FSI as per provision of sanctioned DP & DCR before executing agreement with MMRDA.

End.: a/a.
 c.c. to:

- 1) M/s Ajay Wade & Associates, A/6, Sai Tower, 1st Floor Ambadi Road, Vasai (W) Tal. Vasai, DIST : THANE.
- 2) The Collector, Office of the Collector, Thane.
- 3) The Tahasildar Office of the Tahasildar, Vasai
- 3) Dy. Commissioner Vasai Virar City Municipal Corporation, Virar.
- 5) CUC (W)

Yours faithfully,

 ASSOCIATE PLANNER/ATPO (W)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभिज्ञा कर्माश्रित कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी (कोड-९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/5R/CC BP/4486W/805

दिनांक : 5/07/2010

To,
Mr Rakesh Wadgaonkar, Chairman of
M/s Housing Development and Infrastructure Ltd.
Dheeraj Arna, 9th floor, Anant Kanekar Marg,
Station Road, Bandra (East),
MUMBAI- 400 051.

Sub: Commencement Certificate for proposed Residential Building No.2 in Sector -
II on land bearing S. No. 37, H. No. 1 To 8; S. No. 38, H. No. 1, 2(pt), 2 (pt), 3; S.
No. 39, H. No. 1, 2 (pt); S. No. 40; S. No. 41, H. No. 1 To 24; S. No. 42, H. No. 1 To
6; S. No. 43, H. No. 1A, 1B; S. No. 44; S. No. 45, H. No. 1 To 9; S. No. 46, H. No. 1
To 6; S. No. 51, H. No. 1, 2, 3(pt); S. No. 52, H. No. 1 To 9; S. No. 53, H. No. 1 To
5; S. No. 54, H. No. 1 To 6, 7 (pt), 8 To 12; S. No. 55, H. No. 1 To 20; S. No. 56, H.
No. 1 To 9; S. No. 57, H. No. 1 To 23; S. No. 58, H. No. 1 To 16; S. No. 59, H. No. 1
To 22; S. No. 60, H. No. 1 To 13; S. No. 61, H. No. 1 To 28; S. No. 62, H. No. 1 To
20; S. No. 63, H. No. 1 To 34; S. No. 64, H. No. 1 To 20; S. No. 65, H. No. 1 To 32,
33, 33/2, 34 To 37; S. No. 66, H. No. 1 To 16; S. No. 67, H. No. 1 To 14; S. No.
98, H. No. 100; S. No. 99, H. No. 1 To 26; S. No. 100, H. No. 1 To 20; S. No. 101,
H. No. 1 To 4; S. No. 102, H. No. 1 To 7; S. No. 103, H. No. 1 To 5; S. No. 104, H
No. 1 To 29; S. No. 105, H. No. 1 To 5; S. No. 106, H. No. 1 To 10; S. No. 107, H
No. 1 To 10; S. No. 108, H. No. 1 To 8; S. No. 109, H. No. 1 To 12; S. No. 110, H
No. 1 To 12; S. No. 111, H. No. 1 To 10; S. No. 112, H. No. 1 (pt), 1/2, 2, 3 (pt), 4
5, 6 (pt), 6 A, 7; S. No. 113, H. No. 1 To 4; S. No. 114, H. No. 1 To 3; S. No. 115, H
No. 1, 2, 3 (pt), 4, 5, 6, 7 (pt), 8, 9 (pt); S. No. 116, H. No. 1 To 5, 6/2, 6/3, 6/1, 7; S
No. 117, H. No. 1 To 3; S. No. 118, H. No. 1 To 5; S. No. 119, H. No. 1 To 22; S
No. 120, H. No. 1 To 39; S. No. 121, H. No. 1 To 8; S. No. 124, H. No. 1 To 6; S
No. 145; S. No. 146, H. No. 1 To 11, 12A, 12B; S. No. 147, H. No. 1 To 1, 4A, 4B,
To 7, 8A, 8B; S. No. 368, H. No. A & B; S. No. 374, H. No. 1 To 9; S. No. 375, H
No. 1 To 5; S. No. 376; S. No. 384; S. No. 416, H. No. 2; S. No. 420, H. No. 1/1, 1/2,
2 To 8, At Village Bolinj, S. No. 31, H. No. 4, 5, 6, 15, 21, 23, 25; S. No. 34, H. No. 1,
To 25; S. No. 38, H. No. 1 To 11; S. No. 39, H. No. 1 To 13; S. No. 40, H. No. 1 To
7; S. No. 41, H. No. 1, 2; S. No. 42, H. No. 1, 2, 3/1, 3/2, 4, 5, 6/1, 6/2, 7, 8/1, 8/2, 9,
10/1, 10/2, 11, 12, 13/1, 13/2, 14/1, 14/2, 15/1, 15/2, 16/1, 16/2, 17; S. No. 43, H. No.
1, 2, 3, 4/1, 4/2, 5, 6, 7/1, 7/2, 8 To 12, 13/1, 13/2, 14; S. No. 44, H. No. 1 To 5; S. No. 45,
H. No. 1 To 4; S. No. 299, H. No. 6 To 8, 9P, 10 of Village: Chikhaldongre S. No.
9 (175), H. No. 1, 2, 3/1, 3/2, 4; S. No. 14 (438), H. No. 31, 1, 32, 4; S. No. 17 (490), H.
No. 1; S. No. 18 (124), H. No. 1 To 9; S. No. 19 (125), H. No. 1 To 11; S. No. 20
(123), H. No. 1 To 13, 14 A, 14 B, 15 To 25, 26/1, 26/2, 27, 28; S. No. 21 (122); H.
No. 1 To 12; S. No. 22 (126), H. No. 1 To 3; S. No. 23 (127), H. No. 1 To 5; S. No.
24 (128), H. No. 1 To 21; S. No. 25 (129), H. No. 1 To 31; S. No. 26 (130), H. No. 1
To 7; S. No. 27 (131), H. No. 1 To 21; S. No. 28 (132), H. No. 1 To 1 To 22; S. No.
29 (133), H. No. 1 To 20; S. No. 30 (134), H. No. 1 To 17; S. No. 31 (135), H. No.
1, 2, 3A, 3B, 4, 5 A, 5 B, 6 To 10; S. No. 32 (136), H. No. 1 To 13; S. No. 33 (138), H.
No. 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 2; S. No. 34 (139), H. No. 1, 2 A, 2B, 2C, 3 To
8, 9A, 9B, 10 To 13, 14 (pt); S. No. 35 (140), H. No. 1; S. No. 36 (141), H. No. 1 To
7; S. No. 37 (142), H. No. 1 To 5; S. No. 38 (143), H. No. 1 (pt), 2 To 6; S. No. 39 (144),

Contd.....2.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कमंडीयल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दफ्तरी (फोन-२५२५०) : ३२०४८० फॅक्स (कोड-९५२५०) २३९०४६६

दस्तावेज : CIDCOM/VR/CC/B/4186/W/805

दिनांक : 5/07/2010

2

H. No. 1 To 4, 5A, 5B, C, 6 (pt), 7,8; S. No. 40 (145), H. No. 1 To 19; S. No. 41 (146), H. No. 1 To 10, 11 (pt), 12 To 14; S. No. 42 (147), H. No. 1 (pt); S. No. 43 (137), H. No. 1 To 7; S. No. 44 (149), H. No. 1; S. No. 45 (150), H. No. 1 To 7; S. No. 46 (49), H. No. 1; S. No. 47, H. No. 1 To 5; S. No. 48 (152), H. No. 1, 2, 2.2, 2.3, 3 To 10, 11/1, 11/2, S. No. 49 (153), H. No. 1; S. No. 50 (154), H. No. 1; S. No. 51 (155), H. No. 1 To 3; S. No. 52 (156), H. No. 1 (pt); S. No. 53 (157), H. No. 1 (pt), S. No. 54 (158), H. No. 1; S. No. 56 (159), H. No. 1 To 14, 14 (pt), 15 To 34, S. No. 57 (160), H. No. 1 To 6; S. No. 58 (161), H. No. 1 To 6; S. No. 60 (162), H. No. 1 To 3, S. No. 61 (163), H. No. 1 To 6; S. No. 62 (164), H. No. 1; S. No. 64 (165), H. No. 1, 2, 3A, 3B, 3C, 3D, 4 To 8, 9/1, 9/2, 10; S. No. 65 (168), H. No. 1; S. No. 66, H. No. 1 To 15, 16/1, 16/2, 16/3, 16/4, 16/5, 17 To 21, 22/1, 22/2, 22/3, 22/4, 23, 24/1, 24/2; S. No. 68 (171), H. No. 1; S. No. 69 (173), H. No. 1 To 6; S. No. 70 (174), H. No. 1 To 4, 5/1, 5/2, 5/3, 5/4, 6; S. No. 71 (173), H. No. 1 To 5; S. No. 72 (167), H. No. 1/1, 1/2, 1/3, 2, 3/1/1, 3/1/2, 3/2, 4 To 6, 7/1, 7/2, 8 To 11; S. No. 73 (169), H. No. 1 (pt), 2 To 6; S. No. 74 (45), H. No. 1 To 15; S. No. 75 (192), H. No. 1; S. No. 76 (45), H. No. 1 To 8, 9 (pt); S. No. 70 (470); S. No. 80, H. No. 1 (P); S. No. 81; S. No. 82 (198), H. No. 1; S. No. 83 (191), H. No. 1, 2, 3 (pt), 4; S. No. 84 (183), H. No. 1 To 5; S. No. 85 (188), H. No. 1 To 3; S. No. 86 (187), H. No. 1 To 9; S. No. 87 (186), H. No. 1 To 3; S. No. 88 (185), H. No. 1, 2A, 2B, 2C; S. No. 89 (184), H. No. 1, 2; S. No. 90 (183), H. No. 1 To 6, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15, 7/16; S. No. 91 (176), H. No. 1/1, 1/2, 2, 3; S. No. 93 (177), H. No. 1 & 2; S. No. 94 (182), H. No. 1 To 23; S. No. 95 (181), H. No. 1 To 23; S. No. 96 (178), H. No. 1 To 3, 3A, 4 To 6, 7A, 7B; S. No. 97 (179), H. No. 1 To 4; S. No. 98 (180), H. No. 1, 2; S. No. 99 (201), H. No. 1 To 3, 4 (pt); S. No. 100 (190), H. No. 1 To 3, 4 (pt), 5 To 7; S. No. 101 (199), H. No. 1, 1 (pt); S. No. 102 (200), H. No. 1 (pt), 2 To 6; S. No. 103 (472), H. No. A & B; S. No. 104 (202), H. No. 1 & 2; S. No. 105 (203), H. No. 1 To 3; S. No. 106 (204), H. No. 1, 107 (205), H. No. 1; S. No. 109 (206), H. No. 1 (pt); S. No. 110 (207), H. No. 1 (pt), 2; S. No. 111 (427), H. No. 1, 2, 3/1, 3/2, 4, 5/1, 5/2; S. No. 112 (212), H. No. 1 To 10; S. No. 113 (210), S. No. 146 (148), H. No. 1 To 16; S. No. 213 (194), H. No. 1 To 4, S. No. 234 (193), H. No. 1 To 3, of Village: Dongare, Taluka Vasai Dist Thane.

दस्तावेज : 310102/2090



- Ref. 1) Location clearance letter No.MMRDA/VRHS/21/09 dated 02/07/2009 from Metropolitan Commissioner of MMRDA
- 2) H.A. Order No.
- REVID-1/T-9/NAP/SR-53/2008 dated 22/04/2008
 - REVID-1/T-9/NAP/SR-11/2004 dated 27/02/2004
 - REVID-1/T-9/NAP/SR-54/2008 dated 22/04/2008
 - REVID-1/T-9/NAP/SR-107/2007 dated 22/11/2007
 - REVID-1/T-9/NAP/SR-130/2007 dated 25/01/2008 from the Collector, Thane.

नोंदणीकृत कार्यालय : 'निर्मल' दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०२ २१०
 7, S.No 37 (142), II No.1 To 5, S.No. 38
 २२५०९
 शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 अबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०२ २१०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VSR/CC/BP-4486/W/ 865

दिनांक : 5/07/2010

..... 3

- 3) Commencement Certificate granted vide letter No.CIDCO/VSR/CC/ BP-4486/W/ 4002 dated 28/05/2009.
- 4) Your letter regarding fulfillment of MOEF & MPCB's conditions dated 26/05/2009.
- 5) Assurance letter from Virar Municipal Council vide letter dated 20/02/2004, 16/11/2007 & 16/04/2008.
- 6) Assurance letter from Bolinj Grampanchayat vide letter dated 17/04/2008 for potable water supply.
- 7) NOC from Bolinj Grampanchayat dated 17/04/2008 for constructions.
- 8) NOC from Virar Municipal Council vide letter dated 20/02/2004, 16/11/2007 & 16/04/2008 for construction.
- 9) Your Licensed Surveyor's letter dated 29/06/2010.

Sir/Madam,

Development Permission for proposed Residential Building No.2 in Sector-II is hereby granted under Sec.45 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Rakesh Wadhawan, Chairman of M/s. Housing Development and Infrastructure Ltd..

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VSR/RDP/ BP-4486/E/ 86/ dated 5/07/2010 & the conditions mentioned in the letter No. CIDCO/VSR/CC/BP-4486/W/4001, dated 28/05/2009. The detail of the building are given below:-

| Sr. No. | Predominant Use | Bldg.No./ Sector No. | No. of Floor | No. of Flats | No. of Shops | Total B.U.A. (in Sq.m.) |
|---------|-----------------|----------------------|--------------|--------------|--------------|-------------------------|
| 1. | Residential | 2 (Sec-II) | St + 12 | 331 | Nil | 14347.09 |

The amount of Rs.2,60,000/- deposited vide challan-No.21688, 21692 & 21696 dated 28/05/2009 and amount Rs.1,97,800/- deposited vide Challan No.27269 dated 05/07/2010 with CIDCO as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.

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 48 of MR & TP Act, 1966 and Clause 2.4 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.....4.

REVID-1/T-9/NAP/SR-54/2008 dated 22/04/2008
d) REVID-1/T-9/NAP/SR-107/2007 dated 22/11/2007
c) REVID-1/T-9/NAP/SR-130/2007 dated 22/11/2007 from the
Collector, Thane

Contd.....3.

नंदनीकर कार्यालय : मिर्मत दुमरा मजला, वसई (पूर्व) पिन : ४०००२१ दूरधनी ६६१००९०१ फॅक्स : ००-९१-२२-२२०२२५०९

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VSR/CC/BP-4486/W/ 805

दिनांक : 5/07/2010

..... 4

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,

End : a/a



ASSOCIATE PLANNER / ABDL - TPO. (W)

c. c. to:

Ms. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Taluka Vasai

TRUE COPY



Joint Sub. Registrar Class-II, Vasai
अध्यक्ष निबंधक वर्ग-२, वसई-२

AJAY WADE & ASSOCIATES
ARCHITECTS ENGINEERS & SURVYORS
B.M.C. (C.N.P. W)
A-6, 1st Floor, Sai T
Ambadi Road, Vasai R.
Dist.-Thane, Tel. 93250

22/09/10

वसई - ५
दस्त क्र. 3002/2090
५३ / ६०

घोषणापत्र



मी चेतन किशोर चौधरी याद्वारे घोषित करतो की, दुय्यम निवेदन क्र. ५ यांच्या कार्यालयाने
करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे, अगरवाल बिल्डर्स
चे भागीदार पंकज एल अगरवाल व इ. यांनी दि. 25/10/2012 रोजी मला दिलेल्या
कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला आहे / निपादीत करून
कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले
नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्याक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चु गिचे आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल्या याची मला
जणीव आहे.

दिनांक :- 15/06/2017

कुलमुखत्यारपत्र धारकाची गही

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 दस्त क्र. 36002/2009
 42 / 1 ELO

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OF OWNERSHIP, FOR ANY
 DISPUTES IN ANY COURT OF

Approved as amended in
 Subject to the Conditions mentioned
 in this Office Letter No. 5/17/2010
 Date: 5/17/2010
 CHIKAL-DONGER & BOLEPSAI
 RENTAL HOUSING PROJECT AT VILL-DONGER
 VASAI, DIST:- THANE
 DEVELOPER
 M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE LTD
 R.H. WOODHURST

PROJECT

PROPOSED

CHIKAL-DONGER

DEVELOPER

M/S. HOUSING DEVELOPMENT

BP-4486/W/805

PROJECT AT VILL-DONGER

VASAI, DIST:- THANE

& INFRASTRUCTURE LTD

R.H. WOODHURST

| | |
|------------|----------------|
| DATE | DRN BY |
| 25/05/2009 | RAJESH/SANTOSH |
| SCALE | CHKD BY |
| AS SHOWN | SANJAY |
| IRTH | ORG. NO. |
| | JOB NO |
| | BP-4486(W) |
| | BP-4486(E) |

ARCHITECT

JIJI AJAY WADE & ASSOCIATES

Architects, Engineers & Surveyors

A/B 1ST FLOOR, SAI TOWER, AMABADI ROAD,

VASAI (West), PHONE NO - 0250-2335504, 2350925

ajaywade@rediffmail.com, wodeajay1@gmail.com

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OF OWNERSHIP, FOR ANY
DISPUTES IN ANY COURT OF

Approved as amended in

Subject to the conditions mentioned

in this Office, under No. 5/200/2010

Dated 5/7/2010

RENTAL HOUSING PR

GEORGE OFFICE

...

DEVELOPERS

M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE LTD.

REGD. OFFICE: 101, MARKET STREET, CHENNAI - 600 009

ARCHITECT

DATE: 25/05/2009

SCALE: AS SHOWN

DRAWN BY: RAJESH/SANTOSH

CHECKED BY: SANJAY

DWG. NO: 101/102/103

JOB NO: BP-1486(W)
E-10001E

AV. 1ST FLOOR, SAI TOWER, XI/ASADI ROAD,
V/ASAD, CHENNAI. PHONE NO: 0250-2335504, 23350925
www.housingdevelopment.com, www.infra.com



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