

80/17682

पावती

Original/Duplicate

Wednesday, October 04, 2023

नोंदणी क्र. :39म

1:11 PM

Regn.:39M

पावती क्र.: 19695

दिनांक: 04/10/2023

गावाचे नाव: डोंगरे

दस्तऐवजाचा अनुक्रमांक: वसई-17682-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जय प्रकाश मीना --

नोंदणी फी

रु. 30000.00

सदर दस्तऐवजी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:30 PM ह्या वेळेस मिळेल.

Suh Registrar, Vasai-2

बाजार मूल्य: रु.5154992.865 /-

मोबदला रु.4999000/-

भरलेले मुद्रांक शुल्क: रु. 360850/-

वसई क्र. २ (विरार)

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023034516064 दिनांक: 04/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023034415863 दिनांक: 04/10/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallen रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023034415863 दिनांक: 04/10/2023

10/4/2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202310042072				04 October 2023, 12:03
मूल्यांकनाचे वर्ष	2023				
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप मूल्य विभाग	1/1-रहिवास व इतर तत्सम वापरातील जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#5'		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
18400	76200	86300	95400	86300	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	62.931 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	57.21 चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.81915/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= (((81915-18400) * (100 / 100)) + 18400)				
	= Rs.81915/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 81915 * 62.931				
	= Rs.5154992.865/-				
Applicable Rules-	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + तपतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा बाल्कनी + स्वयंचरित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 5154992.865 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.5154993/-				
	= ₹ एककावन्न लाख चौपन्न हजार नऊ शे त्र्याण्णव /-				

Home Print

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

वसई क्र.-२
9482 9 992
२०२३

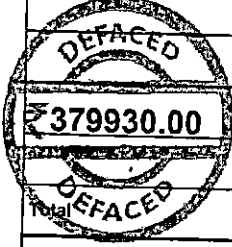




CHALLAN
MTR Form Number-6



GRN	MH008923368202324E	BARCODE	Date 03/10/2023-16:50:11		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
		PAN No.(If Applicable)	AKSPM3667K			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		Full Name	JAI PRAKASH MEENA		
Location	PALGHAR		Flat/Block No.	GARDEN AVENUE K3, GARDEN AVENUE K		
Year	2023-2024 One Time		Premises/Building			
Account Head Details	Amount In Rs.	Road/Street				
0030046401 Stamp Duty	349930.00	Area/Locality	VIRAR E			
9030063301 Registration Fee	30000.00	Town/City/District				
		PIN	4 0 1 3 0 5			
		Remarks (If Any)	SecondPartyName=SRI DUTT CONSTRUCTION-			
		Amount In	Three Lakh Seventy Nine Thousand Nine Hundred Thir			
		Words	ty Rupees Only			
Total	3,79,930.00					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042023100308351	232764608267		
Cheque/DD No.	Bank Date	RBI Date	03/10/2023-16:51:43	Not Verified with RBI		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8830401637
सदर चालन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-80-17682	0004676426202324	04/10/2023-13:11:03	IGR134	30000.00
2	(IS)-80-17682	0004676426202324	04/10/2023-13:11:03	IGR134	349930.00
Total Defacement Amount					3,79,930.00

वसई क्र.- २
१५६२ २ १११
२०२३





CHALLAN
MTR Form Number-6

वसई क्र.-२		
१५६८२	४	११७
२०२३		



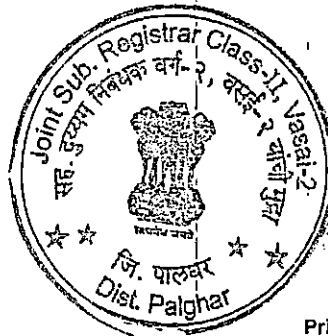
GRN	MH008923368202324E	BARCODE	Date		03/10/2023-16:50:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN-No.(If Applicable)	AKSPM3667K			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		Full Name	JAI PRAKASH MEENA			
Location	PALGHAR		Flat/Block No.	GARDEN AVENUE K3, GARDEN AVENUE K			
Year	2023-2024 One Time		Premises/Bullding				
Account Head Details	Amount In Rs.	Road/Street					
0030046401 Stamp Duty	349930.00						
0030063301 Registration Fee	30000.00	Area/Locality					
		VIRAR E					
		Town/City/District					
		PIN					
		4 0 1 3 0 5					
		Remarks (If Any)					
		SecondPartyName=SRI DUTT CONSTRUCTION-					
		Amount In					
		Three Lakh Seventy Nine Thousand Nine Hundred Thir					
		Words					
		ty Rupees Only					
Total	3,79,930.00						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042023100308351		232764608267		
Cheque/DD No.	Bank Date	RBI Date	03/10/2023-16:51:43		Not Verified with RBI		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 8830401637

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023034415863 Receipt Date 04/10/2023

Received from SRI DUTT CONS, Mobile number 8830401637, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17682 dated 04/10/2023 at the Sub Registrar office Joint S.R.Vasai 2 of the District Palghar.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name MAHB Payment Date 03/10/2023

Bank CIN 10004152023100314049 REF No. 014902773

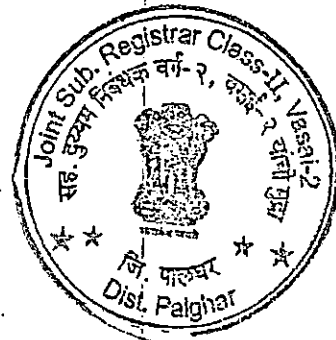
Deface No 1023034415863D Deface Date 04/10/2023

This is computer generated receipt, hence no signature is required.

वसई क्र.-२

१७६८२ ६ ११९

२०२३



आम्ही, खाली सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमच्या जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधित व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुळमुखत्यारधारक (P.A. HOLDER) लिहून देणार व लिहून घेणार ह्यात आहेत व कुळमुखत्यार अद्यापही रद्द झाले नाही. आजही सदरचे कुळमुखत्यारपत्र अस्तित्वात आहे ह्याची आम्ही खात्री देत आहोत, तसेच मिळकतीचे इतर हक्क,कर्ज,बँक बोजे व कुळमुखत्यारधारकानी केलेल्या व्यवहारांच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करित आहोत.

त्यामुळे, नोंदणीसाठी सादर केलेल्या दस्तेवजामधील मिळकत हि फसवणुकीद्वारे दुबार किंवा तिसरी याचा आम्ही अभिलेख देत नाहीत आहे. दस्तातील लिहून देणार/लिहून घेणार कुळमुखत्यारधारक हे खरे असून याची आम्ही खात्री करून या दस्तासोबत दोन जोडप्यांचे इतर मालकीसाठी घेऊन आलो आहोत. व्यवहार पूर्ण करलेवेळी पुरावा कायद्यानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरव कागदपत्रे हे खरे आहेत, तसेच मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाचा किंवा शासनाचा मनाई हुकुम नाही. याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर सल्लागार/वकील यांना कागदपत्रे दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तेवज नोंदणीसाठी सादर करण्यात आलेला आहे.

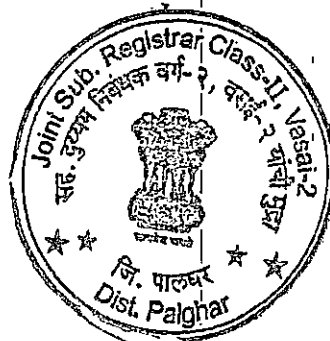
मिळकतीची मालकी तपासणे/ठरवीणे साठी सक्षम तलाठी व भूमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत, त्यामुळे नोंदणी कायदा 1908 चे कलम 44 व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/कुळमुखत्यारधारक व दस्तातील खरेपणा व वैद्युता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास नोंद आहे.

दस्त मिळकतीविषयी सद्ददा होत असलेल्या फसवणुक व त्या अनुषंगाने पिलिसा येवजत दाखल होत असलेले गुन्हे हे आमच्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आमचे घोषणापत्र/शमथपत्र लिहून देत आहोत. तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात कुळमुखत्यारधारक उद्भवल्यास त्यासाठी दस्तातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. ल. 1960 मधील नमुद असलेल्या शिक्षेस पात्र राहणार आहोत. याची मला/आम्हाला पूर्ण जाणीव व खात्री आहे. त्यामुळे हे घोषणापत्र/शमथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून घेणार

वसई क्र. - २		
१०६६२	७	११०
२०२३		

लिहून देणार



वसई क्र. - २		
१५६८	८	११९
२०२३		



AGREEMENT FOR SALE

Agreement for Sale made at Virar this 4 day of Oct in the year - 2023;

Between

Messrs. **Sri Dutt Constructions**, a partnership firm registered under the Indian Partnership Act, 1932, having its Office at Flat No. B/103, Bldg. No. 4, S.N. 5,5B,5D,5F & 5G, K. Avenue, Global City, Dongarpada, Narangi, Virar (West), Pin- 401303, represented herein by its partners (1) Mrs. Jyotsana P Patil, through their constituted Attorney Mr Ramjibhai M Anghan, hereinafter referred, to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the successors and assigns of the said partnership firm, the said partners and the heirs, executors, administrators, legal representatives, assigns and trustees of the survivors or of the last survivor of the said partners and the person who may join as partners and their respective heirs, executors, administrators, assigns and trustees) of the One Part:-

AND

MR. JAI PRAKASH MEENA, Indian Inhabitant/s, having his/her/their/its address at B/205 Sai Sarovar, 2nd Road, Opp Mother Mary School, Shanti Park, Nallasopara West - Mumbai, Thane - Maharashtra - 401203, hereinafter referred to as "**Allottee/s**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their/its heirs, executors, administrators and permitted assigns) Allottee/s of the Other Part;

[Signature]

Purchaser (s)

[Signature]

1

Sri Dutt Constructions


वसई क्र.-२		
१५६६२	e	११०
२०२३		

The Promoters and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party", and collectively referred as "Parties".

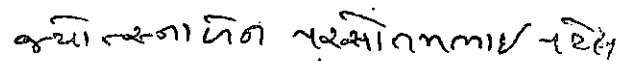
Whereas:

- (i) Keystone Realtors Private Limited (formerly known as Enigma Constructions Private Limited prior to the amalgamation/merger vide order dated 7th November, 2014 passed by the Hon'ble High Court, Bombay in the Company Scheme Petition No. 403 of 2014 along with Company Summons For direction No. 437 of 2014), a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 702, Natraj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069 (hereinafter referred to as "Keystone") and Evershine (hereinafter collectively referred to as the "Co-Owners"), are jointly seized and possessed of, or otherwise well and sufficiently entitled, in equal shares to all the contiguous pieces or parcels of freehold non-agricultural land, allocated New Survey Nos. 5, 5B, 5D, 5F and 5G admeasuring approximately 8,79,581 square meters situate at Village Dongare (Dongar Pada) also known as Village Narangi, within the Registration of Sub-District of Vasai, District Thane, more particularly described in the **First Schedule** hereunder written and shown surrounded by RED coloured boundary line on the sanctioned Lay-out Plan hereto annexed and marked **Annexure 'A'** (hereinafter collectively referred to as the "Entire Land").
- (ii) Certain Portions of the Entire Land are reserved/earmarked under the approved Development Plan of the Virar - Vasai Sub-Region, i.e., for D. P. Roads, D. P. Reservations for Playground Schools, College, Recreation Ground, CFC, Market, Parking Areas, etc. The aforesaid reserved portions are hereinafter collectively referred to as the "Amenity Plots".




Purchaser (s)

2



Sri Dutt Constructions

वसु क्र.-२

१५६२ १०

११०

२०२३

- (iii) The Co-Owners intend to identify and earmark any or all parts/portions of the Entire Land as sectors, and develop the same in a phased manner over a period of time, by, inter alia, constructing upon each such sector, multiple projects, for any objects or purposes, and having one or more building/s, and/or a building with two or more wings by utilisation of such part of the entire Compensatory Floor Space Index ("FSI"), Transferable Development Rights, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, including fungible FSI, that is, or may be available, or acquired, under any applicable law, or otherwise howsoever, including by way of hand over and/or transfer, to any governmental authority or persons, of any or all of the Amenity Plots or any part/s of the Entire Land (hereinafter referred to as the "Development Potential");;
- (iv) The Co-Owners have agreed to undertake the development of the Entire Land on a joint venture basis on terms and conditions as set out in a Joint Venture Agreement dated 20th March, 2009 executed by and between the Co-Owners;
- (v) The Co-Owners have notionally divided the Entire Land into Avenues 'K' and 'L', and Avenue 'K' has been notionally divided into four Avenues namely Avenue 'K-1', Avenue 'K-2', Avenue 'K-3' and Avenue 'K-4' and Avenue 'L' has been notionally divided into six Avenues namely Avenue 'L-1', Avenue 'L-2', Avenue 'L-3', Avenue 'L-4', Avenue 'L-5' and Avenue 'L-6' to facilitate construction of residential buildings through utilisation of part of the Development Potential, that is 29,13,133.77 square feet (built-up area) which is sanctioned vide 2011 Commencement Certificate (defined hereinafter) as modified by the 2012 Commencement Certificate (defined hereinafter);




Purchaser (s)

3

J. P. P


Sri Dutt Constructions

वसई क्र.-२		
१५६६२	११	११०
२० (२)		



By an Agreement dated 13th October 2012, made by and between Evershine of the One Part and Keystone (then known as Enigma) of the Other Part and registered with the Sub-Registrar of Assurances at Vasai-Virar City Municipal under Serial no. Vasai - 2/9924 of 2012, on 15th October, 2012 (hereinafter referred to as the "Inter-se Agreement") the Co-Owners have jointly and mutually agreed to the division and distribution of the said part of the Development Potential that is 29,39,133.77 square feet between themselves in equal shares to the intent and effect that Evershine will be absolutely and exclusively entitled to part of the Development Potential aggregating to 14,69,566.88 square feet as per details set out in Part I of the Second Schedule thereunder written (hereinafter referred to as "Evershine's FSI") and Keystone shall be absolutely and exclusively entitled to part of the Development Potential aggregating to 14,69,566.88 square feet as per details set out in Part II of the Second Schedule thereunder written (hereinafter referred to as "Keystone's FSI"), and that each of them that is, Evershine and Keystone are and shall be entitled to exclusively and separately exploit their respective shares being Evershine's FSI and Keystone's FSI in the construction of residential buildings to be constructed on portions of Avenues 'K' and 'L' in accordance with 2011 Commencement Certificate (defined hereinafter) as modified by the 2012 Commencement Certificate (defined hereinafter);




Purchaser (s)

4

J. P. P.
Sri Dutt Constructions

(vii) Accordingly as agreed and recorded in the Inter-se Agreement, Evershine became irrevocably entitled without notice or reference to Keystone to sell Evershine's FSI or any part thereof and/or to grant development rights to third parties in exercise of which such third party shall be entitled to develop part/portion of the Entire Land, being Avenue K-3 admeasuring approximately 293301.45 square feet BUA, more particularly described in the Second Schedule hereunder written and plan annexed hereto at Annexure 'A' (hereinafter referred to as the "Project Land") by constructing a residential building thereon through utilisation of part/portion of Keystone's FSI as sanctioned under the 2011 Commencement Certificate (defined hereinafter) and as modified by the 2012 Commencement Certificate (defined hereinafter) and as may be modified by a further Commencement Certificate to be issued on a basis of a revised Building Proposal to be submitted to the VVCMC.

(viii) By and under the Development Agreement dated 25th April, 2013 (hereinafter referred to as "Development Agreement") made by and between Keystone as Owners of the One Part and the Promoter herein as Developer of the Other Part, and registered in the Office of the Sub-Registrar at Vasai-2 under Serial no. 3823/2013 on 26th April, 2013, the Promoters have agreed to develop the Project Land, by inter alia:

(ix) Evershine by a Development Agreement have granted Development Rights in respect of the part envisaged in the scheme of development. The Development Agreement interalia involves the project land to be developed in phases in the following manner:-

(x) The Co-Owners have identified and earmarked, a part/portion of the Entire Land, being Avenue 'K-3' admeasuring approximately 293301.45 square meters, more particularly described in the Second Schedule hereunder written and hatched in RED colour on the plan annexed hereto at Annexure 'A' (hereinafter referred to as the "Project Land"), to be developed in phases, which inter alia involves:



[Signature]

Purchaser (s)

5

J. P. P

Sri Dutt Constructions

वसई क्र.-२

१७६८२

१३

११७

(a)

२०२३

the construction of residential building comprising of 05 wings namely GARDEN AVUNUE - K to be developed and constructed, in phases, upon the Project Land, all or any of them; proposed to be upto fourteen upper floors above the ground floor level thereof (hereinafter referred to as the "Building"), with the areas, amenities and facilities to be developed upon the Project Land in phases, all within the Project Land which are intended for the common use of, inter alia, the allottees, purchasers, owners and occupants, from time to time of flats and premises, and more particularly described in Part A of the Statement annexed hereto and marked Annexure 'B' (hereinafter referred to as the "Common Areas & Amenities"), by utilisation of part/portion of Evershine's FSI which is estimated to be approximately 293301.45 square feet BUA as the Promoter deems fit, in its discretion. Each of the Buildings shall include staircases, lifts and common passages on each floor/level thereof, fire-fighting systems, refuge areas, garbage disposal areas, and certain areas within each of the Buildings (hereinafter referred to as the "Limited Common Areas & Amenities"). Limited Common Areas & Amenities shall always exclude Common Areas & Amenities, parking spaces, and independent areas and utility areas in the Project (defined hereinafter). The Limited Common Areas & Amenities in respect of the Buildings are more particularly described in Part B of the Statement annexed hereto at Annexure 'B'; and,

(b) the allotments and sales, by the Promoters of the flats and premises in the Project Building/s, on an "ownership basis" under the applicable provisions, from time to time, of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") (as applicable) and the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"), and/or the grant of leases, tenancies, licences, and/or any other alienation or disposed of such flats and premises, as the Promoters deem fit, in their discretion.




Purchaser (s)

6


Sri Dutt Constructions

वसई क्र. - २

१५६२ १४ ११२

(xi) In respect of the Project:

- (a) The Promoter has appointed M/s. Shan Gattani Consultants, registered with the council of architects, (hereinafter referred to as the "Project Architect") and structural engineer M/s. J W Consultants LLP in respect of the design and execution of the Project (hereinafter referred to as the "Project Engineer"). The Promoter shall have the right to remove and substitute the Project Architect and/or Project Engineer and have accepted their professional supervision till the completion of the Project.
- (b) The Promoter has obtained the Certificate of Title dated 16th day of July, 2013 as modified by further Supplementary Certificate of Title dated 27th day of December, 2013 issued by M/s. M. T. Miskita and Company, Advocates and Solicitors certifying the title of the Co-Owners to the Project Land (including the rights to develop the same), a copy whereof is annexed hereto and marked as Annexure 'C'.
- (c) The Co-Owners have obtained, and are in the process of being obtained, and are to obtain, all approvals, permissions, sanctions, licences, and no objection certificates/letters, by whatever name called, under applicable law, as the Co-Owners may consider necessary and expedient, and/or as required by any governmental authority, inter alia, in relation to the development of the Project, and/or, inter alia, in relation to the Project Land, or any part thereof, and includes specifically: (1) the current lay-out plan ("Plan") and the Building Plan in respect of the Project Land approved by the Vasai-Virar City Municipal Corporation (hereinafter referred to as "VCMC"), (2) the current 2012 Commencement Certificate bearing no. VCMC/TP/AM/VP-0453/296/2011-12 dated 31st March, 2012 (hereinafter referred to as the "2012 Commencement Certificate") issued by VCMC Authority in respect of the Project,




Purchaser (s)

7

J. P. P
Sri Dutt Constructions

वसई क्र.-२	
१७६८२	
१५	११०
०२३	



and (3) Environmental Clearance Certificate bearing No. 21-544/2006-1A-III dated 13th March, 2007 of the Union Ministry of Environment and Forests, Government of India, in respect of the Project Land in accordance with Environment Impact Assessment Notification S. O. (E), dated 27th January, 1994, read with the Amendment notified on 7th July, 2004 vide Notification S. C. 801(E) (hereinafter referred to as the "GOI Environmental Certificate") copies whereof are annexed hereto and marked Annexures 'D-1' and 'D-2' respectively, together with all further Commencement Certificates, GOI Environmental Certificates and other approvals, permissions, sanctions, licences, no objection letters/certificates, and together with renewals, extensions, revisions, amendments and modifications thereof, from time to time, as the Co-Owners may consider necessary and expedient, in their discretion, and/or as required by the CIDCO/VCMC, and/or any governmental authorities (hereinafter collectively referred to as the "Approvals").

(xii) The phases in respect of the Project are as follows:

- (a) Phase I being the building identified as "Building No. K7, K7/A, K8, K9 & K10" (Wing "K7-A, K8-B, K9-C, K10-D, K7/A-E" as per Approvals) including the Limited Common Areas & Amenities thereto (hereinafter referred to as the "said Building")

The Promoter are in the process of applying for registration of each Phase as referred above, as a "Project" as defined in RERA.

- (b) RERA Register No is P99000007110 for Garden Avenue - K K3.



[Handwritten Signature]

Purchaser (s)

8

[Handwritten Signature]

Sri Dutt Constructions

वसई क्र.-२

१०६८२ १६ १९९

(xiii) By an Indenture of Re-Conveyance Deed dated 30th September, 2016 executed by HDFCL in favour of Evershine and Enigma (being predecessors-in-title of Keystone) as Joint Venturers and registered in the Office of the Sub-Registrar of Assurances at Vasai-5 under Serial No. 5300/2016 ("2016 Reconveyance"), HDFCL re-conveyed to Evershine and Enigma (being predecessors-in-title of Keystone) as Joint Venturers, a large portion of the Land admeasuring 6,41,942 square meters which includes Avenues "G", "H", "J", "K", and "M" admeasuring 11,818 square meters, 42,113 square meters, 56,695 square meters, 12,910 square meters and 23,577 square meters respectively together with the buildings constructed and to be constructed thereon, the Evershine and Enigma having repaid to the HDFCL the mortgage debt payable under the 2011 Mortgage.

(xiv) A copy of the 7/12 extract issued by the Talathi Office showing the nature of title of the Co-Owners to the Larger Land on which the said Residential Building is being constructed is annexed hereto and marked as Annexure "E".

(xv) The Allottee/s has/have approached, and applied to, the Promoter for allotment to the Allottee/s, of the proposed residential unit in the said Building (hereinafter referred to as the "Apartment"), details whereof are listed in the Statement annexed hereto and marked Annexure 'F', which is shown on the typical floor plan thereof annexed hereto and marked Annexure 'G' and which is more particularly described in the Third Schedule hereto, with the benefit of the use of the parking space/s, referred to in the Statement annexed hereto and marked Annexure 'F' (hereinafter referred to as the "Parking Space/s") as amenity thereto. In this regard, the Allottee has/have demanded from the Promoter, and the Promoter have given to the Allottee/s, inspection of the documents and records relating to the Entire Land, the Project Land, and the Project, as well as all other documents specified under RERA including the current Sanctioned Plans, Building Plans and Commencement Certificate as required to be disclosed. The Allottee has satisfied himself/herself/themselves/itself in respect thereof, including the title of the Co-Owners to the Entire Land/Project Land (including the right to develop the same).




Purchaser (s)

9

J.P.P
Sri Dutt Constructions

वसई क्र.-२

१५६८७

१६

११९

(xvi) Based upon the agreements, confirmations and undertakings of and applicable to the Allottee/s herein, including to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoter have agreed to allot and sell the Apartment to the Allottee/s, strictly upon and subject to the terms, conditions and provisions hereof

(xvii) Under the provisions of RERA, the Parties are required to execute an Agreement for Sale, being this Agreement, and to register the same under the provisions of the Indian Registration Act, 1908.

Now These Presents Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Under:-

1. The recitals, annexures and schedules in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the agreement herein, this Agreement shall be read and construed in its entirety.
2. In this Agreement
 - 2.1.1 unless the subject or context otherwise requires, reference to the word "include", "includes" or "including" shall be construed as without limitation;
 - 2.1.2 reference to the terms "herein", "hereto", "hereof", or "thereof", and any other similar terms refer to this Agreement and not to the particular provision in which the term is used, unless the subject or context otherwise requires;
 - 2.1.3 reference to any one gender, masculine, feminine, or neutral, includes the other two, and the singular includes the plural and vice versa, unless the subject or context otherwise requires;
 - 2.1.4 reference to an "amendment" includes a supplement, modification, novation, replacement, or re-enactment, and the term "amended" is to be construed accordingly unless the subject or context otherwise requires;
 - 2.1.5 bold typeface, headings and titles are used for convenience of reference only and shall not affect the construction of this Agreement, and/or limit, extend, or define any of the terms, conditions and provisions hereof;



Purchaser (s)

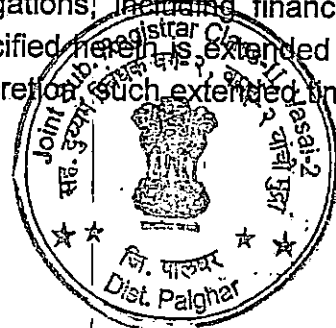
10

J.P.P
Sri Dutt Constructions

वसई क्र.-२।

१५६७५६ ११९

- 2.1.6 when any number of days is prescribed in any document, the same shall be reckoned exclusively of the first and inclusively of the last day;
- 2.1.7 wherever the Allottee has confirmed, and/or accepted, and/or acknowledged, and/or agreed to, and/or given any undertaking in respect of, any act, deed, matter, thing, item, action, or term or provision of this Agreement, the same means, and shall be deemed to mean, the irrevocable and unconditional confirmation, acceptance, acknowledgement, agreement, undertaking, declaration, representation and warranty on the part of the Allottee, in respect of, and/or in relation, to such act, deed, matter, thing, item, action, or provision;
- 2.1.8 wherever reference is made to the "discretion of the Promoters", or "Promoters' discretion", and any grammatical variations thereof, the same means, and shall be deemed to mean, the sole, absolute and unfettered discretion of the Promoters, which irrevocably binds the Allottee/s and all other concerned persons, and which shall not be called into question, and/or challenged, and/or disputed in any manner, on any grounds whatsoever, by the Allottee and all concerned persons;
- 2.1.9 wherever reference is made to the "entitlement" of the Promoter, and/or the Promoter being "entitled", and any grammatical variations thereof, the same means, and shall be deemed to mean, the full complete, absolute, exclusive and unfettered entitlement and liberty of the Promoter in their sole discretion, over, and/or in relation, to the act, deed, matter, or thing in question;
- 2.1.10 time is of the essence in respect of the performance by the Allottee of all his/her/their/its obligations, including financial obligations. If any time period specified herein is extended in writing by the Promoter in their discretion such extended time period shall also be of the essence;

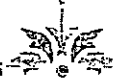



Purchaser (s)

11

J.P.P
Sri Dutt Constructions

वसई क्र.-२	
१५६८२	
१९	११०
२०	२५



2.1.11 all payments under this Agreement shall be paid by the Allottee on or before the due dates for payment thereof, and/or as demanded by the Promoter, without any delay, demur, default, dispute, or deduction, whatsoever;

2.1.12 references to recitals, clauses, schedules and annexures shall be reference to the recitals, clauses, schedules and annexures contained in, or annexed to, this Agreement, as the case may be;

2.1.13 references to laws, rules or regulations, or to any provision/s thereof, shall include references to any such law, rules and regulations as they may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation, including rules or regulations, made from time to time under that provision.

3. ALLOTMENT & SALE

3.1 Subject to and upon the terms, conditions and provisions hereof, including payment by the Allottee/s of all amounts, charges, deposits, interest, damages, liabilities, contributions including fund contributions and corpus, etc., including the Purchase Price (defined hereinafter), payable, agreed to be paid, and/or required to be paid by the Allottee/s herein and in relation to, and/or in pursuance of, the agreement for allotment and sale herein, the Promoter hereby agrees to allot and sell to the Allottee/s, and the Allottee/s hereby agree/s to purchase and acquire from the Promoter, on what is commonly known as "ownership basis" in terms of RERA, the Apartment, together with the use, as an amenity attached to the Apartment, of the Parking Space/s, solely and exclusively for the parking of the Allottee/s light motor vehicle, for no other purposes whatsoever, including not for storage, or any commercial purpose, or for parking of any other vehicles, and not for parking of any large, or extra-large, vehicles.

3.2 Apartment Amenities



[Signature]
Purchaser (s)

J.P.P.
Sri Dutt Constructions

वसई क्र.-२

१५२७

२०

११९

२०२३

3.2.1 The Promoter shall install and/or provide the amenities, fixtures and fittings proposed to be provided in the Apartment, (hereinafter referred to as the "Apartment Amenities"). The Allottee/s hereby agree/s, declare/s and confirm/s that save and except the Apartment Amenities, the Promoter shall not be liable, required and/or obligated to provide any other fixtures or fittings in the Apartment. For betterment thereof and/or for quality control purposes and/or due to non-availability or short supply, any of the Apartment Amenities and/or materials or items used, or comprised therein, may be altered, amended, or substituted, and/or materials or items of a similar nature materials or items may be provided.

3.2.2 The Allottee/s has/have been informed and is/are aware that (i) all natural materials, including, marble, granite, natural timber etc., contain veins and grains with tonality differences, and while the Promoter shall pre-select such natural materials for installation in the said Building, and/or the Apartment, and/or that form a part of the Apartment Amenities their non-conformity, natural discoloration, or tonal differences/variations at the time of installation will be unavoidable, (ii) the warranties of equipment, appliances and electronic items installed in the Apartment by the Promoter shall be as per the standard warranties provided by the manufacturer only and accordingly any defect in such equipment, appliances and electronic items, and/or the installation thereof, shall be rectified in accordance with the warranties provided by the system /equipment installer/ manufacturer only (with the Promoter having no liability or obligation for the same) and it is agreed and acknowledged that, beyond manufacturer warranties, comprehensive/non comprehensive annual maintenance contracts shall be obtained by the Allottee/s. The equipment




Purchaser (s)

13

J.P.P

Sri Dutt Constructions

वसई क्र.- २

१५६८२-२९

११९

२०२३

appliances and electronic items installed and provided in respect of and forming a part of the Apartment Amenities shall be maintained, serviced and repaired by third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the authorized third party manufacturers, suppliers, dealers or maintenance providers, then the warranties in respect thereof shall be rendered void. The Promoter shall never be held liable or responsible in respect thereof.

3.3 Common Areas & Amenities

3.3.1 The nature, extent and description of the Common Areas & Amenities and Limited Common Areas & Amenities proposed to be comprised in the Project are set forth in Part A and Part B respectively of the Statement annexed hereto at Annexure 'B', which may be completed and/or available on or before Project Completion (defined hereinafter), at the Promoter's discretion.

3.3.2 The Allottee/s has/have been informed and is/are aware that the warranties of plant, machinery, equipment, appliances and electronic items installed by the Promoter in the Project shall be as per the standard warranties provided by the manufacturer only, and accordingly any defect in such plant, machinery, equipment, appliances and electronic items, and/or the installation thereof, shall be rectified in accordance with the warranties provided by the system/ equipment installer/manufacturer only (with the Promoter having no liability or obligation for the same), and it is agreed and acknowledge that, beyond manufacturer's warranties, comprehensive/non comprehensive annual maintenance contracts shall be obtained by the Entity & Organisation (defined hereinafter) or Apex Body (defined hereinafter) (as the case may be).




Purchaser (s)

14

J.P.P
Sri Dutt Constructions

वसई क्र. - २		
90812	22	990

The equipment, machinery and various other facilities which form a part of the Common Areas & Amenities and Limited Common Areas & Amenities shall be maintained, serviced and repaired by third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. If any equipment, machinery and various other facilities is maintained, serviced, repaired and/or tampered with, in any manner, by any person other than the authorized third party manufacturer, supplier, dealer or maintenance provider, then the warranty in respect thereof shall be rendered void. The Promoter shall never be held liable or responsible in respect thereof.

4. PURCHASE PRICE

4.1 The Allottee/s agree/s and undertake/s to pay to the Promoter, the agreed entire purchase price and consideration as stated in the Annexure 'F' hereto (hereinafter referred to as the "Purchase Price") in instalments, strictly in accordance with the schedule of payment set out in the Statement annexed hereto and marked Annexure 'F', and in terms of and subject to the terms and provisions of this Clause (4), or within fifteen (15) days from the date of a written demand being made by the Promoter, as directed by it.

4.2 All payments shall be made by cheques, and/or pay orders, and/or demand drafts, drawn in favour of "SRIDUTT CONSTRUCTION - COLLECTION Account No. 8612417049", or if directed by the Promoter, in its discretion, by direct bank transfer/RTGS deposited by the Allottee/s in the Promoter's Bank Account, along with the applicable Taxes (defined hereinafter) subject to deduction of applicable Tax Deducted at Source ("TDS").



[Signature]

Purchaser (s)

15

J.P.P

Sri Dutt Constructions

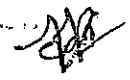
वसई क्र.-२		
१५६६२	२३	११०
	२०	२३

4.3 The Allottee/s is/are aware and acknowledges that the Purchase Price has been accepted by the Allottee/s, on the specific agreement and confirmation of the Allottee/s that the Purchase Price shall be free of escalation other than escalation/increases, on account of escalation/increase in development charges payable to the governmental authorities and/or any other increase in charges which have or may be levied or imposed by any governmental authorities, from time to time. The Promoter shall consequently be entitled to an increase in the Purchase Price proportionate to the extent of such escalations/increases. Such additional Purchase Price shall be determined by the Promoter and shall be due and payable on or before the Possession Date (defined hereinafter) apportioned equally between the (unpaid) balance installments of the Purchase Price and payable along with the same. While raising a demand on the Allottee/s for increase in the Purchase Price, the Promoter shall enclose the notification/order/rule/regulation published/issued providing for, or other evidence of, such escalation/increase in the Purchase Price.

4.4 The Allottee/s further confirm/s that it has willingly paid the earnest money/deposit as stated in the Annexure 'F' (hereinafter referred to as the "Booking Amount") and other installments of the Purchase Price to the Promoter on or prior to the execution of this Agreement.

4.5 The Allottee/s shall pay all the amounts payable under this Agreement on the due dates without any delay or default, time for payment of each of the aforesaid installments being the essence of the contract. The Promoter will forward to the Allottee/s written intimation of the Promoter having carried out the aforesaid work at the address recorded in this Agreement and the Allottee/s will be bound to pay the amount of installment within 8 (eight) days of the Promoter dispatching such intimation under Certificate of Posting or by Courier. The Promoter will keep the Certificate of Project Architects confirming that




Purchaser (s)

16

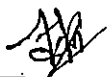

Sri Dutt Constructions

वसई क्र.-२

१०२६२ ५४ ११०

२०२३

the Promoter has completed item/s of work/s mentioned therein and the Certificate will be open for inspection by the Allottee/s at the site office recorded in these presents. The Certificate shall be final and binding upon the Allottee/s. It is further agreed that on the Allottee/s committing default in payment of any of the installments of the Purchase Price or of any other amounts, government or local government bodies taxes applicable before or after the Agreement under these presents on their respective due dates (including his/her/their proportionate share of taxes (direct or indirect), sums, deposits, levies, rates, duties, charges, rents, cess, other charges, betterment charges, development charges and all other outgoings) the Promoter shall be entitled at their option to terminate this Agreement PROVIDED AND ALWAYS THAT the power to terminate herein contained shall be exercised by the Promoter after giving the Allottee/s 15 (Fifteen) days prior notice (in writing) of their intention to terminate this Agreement and specifying therein the breach or breaches of the terms and conditions on account of which the Promoter intend to terminate this Agreement, and the Allottee/s fails to rectify the default or/breach within the stipulated period of 15 (Fifteen) days from the date of receipt of such notice from the Allottee/s. It is further agreed that upon termination of this Agreement as stated herein Promoter shall forfeit the Booking amount of Rs.50,000/- (Rupees Fifty Thousand Only), and thereupon these presents shall stand cancelled and terminated and the Allottee/s shall have no claim, right over the Booking amount or the Apartment. The Promoter shall be at liberty to dispose off and sell the Apartment upon such termination of these presents to such person or persons at such price and on such conditions as the Promoters may deem and think fit in the Promoter's discretion. The Promoter shall refund the installments of the Purchase Price paid till then by the Allottee/s to the Promoter save and except the Booking amount. The Allottee/s shall not claim any interest upon such amount/s so refunded upon such termination of this Agreement. The Promoter shall be at liberty to dispose off and sell the Apartment upon such termination of these presents to such person or persons at such price and on such conditions as the Promoter may deem and think fit in its absolute discretion. The Promoter also agrees that the payment and delivery of the said refund by Account Payee Cheque to the

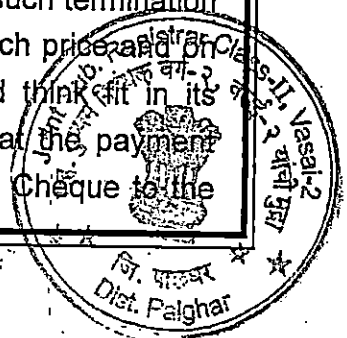


Purchaser (s)

17

J.P.P

Sri Dutt Constructions



वसई क्र.-२

१५६८२

२५

१११

२०२३

Allottee/s at the address given by the Allottee/s in these presents, (whether the Allottee/s encashes the Cheque/s or not), shall be deemed to be a refund of the amount so required to be refunded by the Promoter. On and after such termination, the Promoter shall after deducting and appropriating from and out of the Purchase Price paid by the Allottee/s and received and realised by the Promoter, pre-estimated liquidated damages which shall be equivalent to [10] per-cent (10%) of the Purchase Price (which the Parties consider to be reasonable and not as a penalty) pay to the Allottee/s (or at the sole option of the Promoter to the bank or financial institution from whom the Allottee/s has/have availed of a housing loan in terms of this Agreement), the net balance thereof, within thirty (30) Days of the execution and registration of the Deed of Cancellation (in terms of a draft prepared by the Promoter) recording the termination and cancellation of this Agreement, if called upon by the Promoter to do so. It is agreed and clarified that other than the aforesaid amount, the Promoter shall not be liable to bear, pay and discharge to the Allottee/s any other amounts, charges, liabilities, compensation or damages.

4.6 Without prejudice to the Promoter other rights under this Agreement and/or law, in the event the Promoter at their sole discretion may decide to grant grace period to the extent of the period mentioned above in this clause 4 or beyond the period mentioned above in clause 4 as they may deem fit to the Allottee/s for payment of the unpaid installment, the Allottee shall be liable, and hereby agree to pay interest on all amounts remain unpaid for 7 seven days or more after becoming due and payable by the Allottee/s under the Agreement; The Allottee/s shall, in addition to the Purchase Price, be liable to bear, pay and discharge, no later than seven (7) Days from a demand being made by the Promoter in that regard, but in any event no later than fifteen (15) Days from the Date of Offer of Possession, the Other Charges & Deposits.



Purchaser (s)

18

J.P.P
Sri Dutt Constructions

वसई क्र.- २

94E/2/2E 999

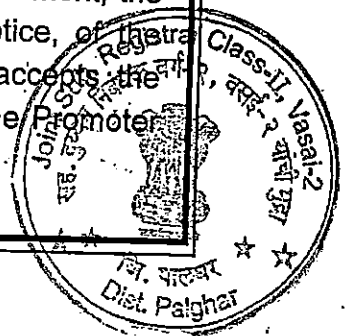
२०२३

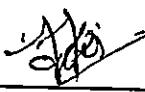
- 4.7 It is expressly agreed that the Allottee/s shall, in addition to the Purchase Price, be liable to bear, pay and discharge, no later than 8 (eight) days after a demand being made by the Promoter in that regard, but in any event prior to the date on delivery of the possession of the Apartment, the under mentioned amounts to the Promoter.
- 4.7.1 Rs. 600/- (Rupees Six hundred Only) towards non refundable deposit for share money / application / entrance fee of the Entities & Organisation;
- 4.7.2 Rs. 1767/- (Rupees one thousand seven hundred sixty-seven only) for proportionate share of taxes, maintenance and other charges;
- 4.7.3 Rs. 3000/- (Rupees three thousand only) towards non refundable deposit for formation and registration of the Entities & Organisations;
- 4.7.4 Rs. _____ /- (Rupees _____ Only) towards legal charges;
- 4.7.5 Rs. _____ /- (Rupees _____ Only) towards non refundable deposit towards installation of transformer & electric meter;
- 4.7.6 Rs. _____ /- (Rupees _____ Only) towards non refundable deposit towards installation of water meter;
- 4.7.7 Rs. _____ /- (Rupees _____ Only) towards development charges;
- 4.7.8 Rs. 28272.48/- (Rupees twenty-eight thousand two hundred seventy-two only) towards 12 (Twelve) months advance maintenance charges;
- 4.7.9 Rs. _____ /- (Rupees _____ Only) Towards Project Infra Cost.

(hereinafter referred to as the "Other Charges & Deposits")

5. **DEVELOPMENT: PROMOTER RIGHTS & ENTITLEMENTS**

In addition to rights, entitlements, powers, authorities and discretions of the Promoter, and the information and disclosures referred to, contained and made elsewhere in this Agreement, the Promoter has informed, and put the Allottee/s to notice, of the following matters and the Allottee/s agrees to and accepts the same, inter alia, on the basis and strength of which the Promoter has entered into this Agreement:




Purchaser (s)

19


J.P.P

Sri Dutt Constructions

90812 21 999

- 5.1.5 With respect to the Development Potential contemplated to be utilised by the Promoter in the Project, if, either prior to Project Completion, or thereafter, any FSI, TDR, DR. or other development potential, of whatsoever nature or by whatever name called arises, and/or becomes available, and/or may be loaded or utilized upon, and/or in respect of the Entire Land, and/or any part of the Project Land, which may, for better and beneficial planning, and/or for convenience at the Promoter's discretion, form a part of the Development Potential; and be utilised in the Project, and/or any of the other projects to be developed, from time to time, as separate projects and/or as phases of separate projects, on various parts of Entire Land as determined by the Promoter, of building/s and structure/s, including for residential, commercial, retail, and recreational, user/s (hereinafter referred to as the "Other Projects"), then in such case the Promoter shall be entitled to prepare, amend, modify or revise and have sanctioned, such plans in respect thereof, and obtain any Approvals in respect thereof. There shall be no change in the planning of the Apartment by virtue thereof;
- 5.1.6 The Allottee/s confirm/s and acknowledge/s that all Other Projects and/or the plans, layout plans, approvals etc. in respect thereof, being implemented, or to be implemented in future are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of any allottee/s in respect thereof;
- 5.1.7 Governmental authorities has/have set out, and may set out, any terms, conditions and restrictions which may apply to, and have to be complied with, by the Promoter, and/or the purchasers and allottees of flats and premises in the Project;
- 5.1.8 The Promoter shall, until Project Completion, be and remain exclusive owner and holder and shall have, entire right, title, interest, benefit, claim and demand in respect of the Project, including all flats and premises therein, and all the Development Potential so utilised therein; and the interest being solely limited to the Apartment;




Purchaser (s)

21

J.P.P
Sri Dutt Constructions

वसई क्र. - २		
१०६६६	२९	११०
५.१.९	The Promoter have the right, in their discretion, to receive, collect to themselves, appropriate, apply and utilise the entire consideration/purchase price received from the allottees of the flats/premises in the Project in such manner and to such extent as the Promoter, in their discretion deem fit.	

- 5.1.10 All purchasers and allottees, from time to time, of flats and premises of the Project, shall be and be deemed to be on the same footing, and have and shall always have the same rights, interests and entitlements as all the other (including initial) allottees and purchasers of the flats and premises, planned from time to time in respect of the Project, they shall be admitted as members of the relevant Entity & Organisation (defined hereinafter) and as a result thereof there may be a modification and variation to the undivided share appertaining to the Apartment in the Common Areas & Amenities and the Limited Common Areas & Amenities. All purchasers and allottees shall be admitted as and made members thereof;
- 5.1.11 The Promoter may, for the purpose of clarity, and/or for maintaining correctness thereof, and/or to comply with applicable law, alter the terms and conditions of any agreements for allotment and sales, in respect of flats and premises in the said Building.
- 5.1.12 No persons or parties, including the Entities & Organisations and the Federation in respect of the Project shall be involved in, or be entitled to interfere, obstruct or in any manner deal with any matters relating to the Other Projects and/or the Entire Land and/or the utilisation and/or the dealing with the Development Potential, or any part/s thereof. The Entities & Organisations to be formed in respect of the Project, the Apex Body (defined hereinafter), and all other entities, organisations, federations, etc, formed in respect of the Entire Land, by the Promoter and Co-owners, shall each strictly function within the frame work of their respective constitutions as framed, from time to time, by the Promoter and/or the Co-owners



[Signature]
Purchaser (s)

22

[Signature]

Sri Dutt Constructiens

वसई क्र. - २

१०६८२-३० ११७

5.2 General

5.2.1 The Co-Owners are and shall always be the sole, absolute, irrevocable and complete owners, holders and in the charge and control of the Entire Land and the Development Potential, and every part thereof; and have, and shall always have, the entire, exclusive overriding, and irrevocable interest and power, entitlement and authority to develop, from time to time, in a phased manner, over such period of time, and in such sequence or order (the same being dynamic in nature) all projects and/or phases of projects upon the Entire Land, including by submitting any part/s or portions thereof, under any applicable law and by dealing with, distributing, apportioning, utilising and transferring, the Development Potential, in such manner, to such extent, and at such intervals, as they fit, in their discretion, upon any part/s or portion/s of the Entire Land; to the end and intent that the Entire Land is fully and completely developed to the maximum and complete extent possible and feasible.

5.2.2 Without prejudice to the generality of the foregoing provision, the Co-Owners may in their discretion, inter alia, be entitled to:

5.2.2.1 club, amalgamate, or sub-divide any parts or portion of the Entire Land, and/or any adjoining lands, into one layout, and/or separate, or combined layout/s, and/or in respect of any projects, including the Project, and Other Projects, and to do, execute and perform all acts, deeds, matters and things in relation thereto;

5.2.2.2 designate, allocate, reserve and/or relocate, realign, modify, and amend from time to time, any common areas, amenities, infrastructure facilities, shared services, open spaces, parking spaces, gardens, recreational facilities, internal roads, entrances and accesses, in respect of all the projects, upon the Entire Land, including the Project, and/or any phases thereof, and the Other Projects, including in pursuance of applicable law, and/or by virtue of any approvals, and/or as may be required by the governmental authorities;




Purchaser (s)

23

J.P.P
Sri Dutt Constructions

वसई क्र.-२		
१५६६	३१	११०
२५२३	५.२.२.३	



5.2.2.3 direct, designate, hold and control all infrastructure facilities, including public space advertising and all promotional signage, hoarding, and all other nature of signage whatsoever, and designate and allocate any flat and premises, areas, and spaces, upon or in the Entire Land to any persons, including third party service providers, and/or their affiliates, for the purpose of facilitating the provision and proper maintenance of utility services including without limitation, electricity, water and telecommunication related services;

5.2.2.4 allot and/or grant on lease or otherwise howsoever any areas or spaces therein (including in respect of the Project) to the Maharashtra State Electricity Distribution Company Ltd (MSEDCL) or any governmental authorities, utility service providers for the purpose of installing power sub-stations with a view to service the electricity requirement of the Entire Land, or any part thereof (including the Project) and/or any neighboring areas;

5.2.2.5 hand over and/or transfer any part/s or portion/s of the Entire Land, to any persons, parties; government, or statutory authorities, or bodies, with or without any development or construction thereon, in accordance with applicable law, and/or any Approvals, and/or develop any of the Amenity Plots and/or as the case may be, and/or develop such further or additional reservations as may be imposed or applied, in their discretion;

5.2.2.6 continue to retain, all rights, powers, authorities, control and ownership over all undeveloped part/s and/or portion/s of the Entire Land, and/or those that may be under development at such time (including all Other Projects and all unutilized Development Potential), with the irrevocable, full, complete and unfettered right, power, authority and discretion to own, hold, deal with, develop, and encumber the same, including to complete developments and ongoing developments thereof, whether as Other Projects, or otherwise howsoever. The Deed/s of Transfer that shall be executed in favour of the Apex Body (defined hereinafter), shall exclude all such part/s and/or portion/s of the Entire Land, and/or reserve the aforesaid rights, powers and authorities of the Co-Owners over the same, as the Co-Owners deem fit in their discretion.



[Signature]
Purchaser (s)

J.P.P
Sri Dutt Constructions

वसई क्र.-२

१५६५ ३२ ११९

२०२३

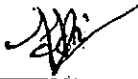
5.3 Allottee/s's Confirmations

The Allottee/s hereby confirm/s personally and as a prospective member/s of the applicable Entity & Organisation (defined hereinafter), as follows, which are and shall always be the essence of this Agreement, that is:

- 5.4.1 all the matters, and the rights, powers, authorities, discretions, and entitlements of the Promoter as recorded and contained in this Agreement including this Clause (5), and the Promoter's intent and desire in respect of the Entire Land and the developments thereof;
- 5.4.2 neither the Allottee/s, nor any of the Entities & Organisations formed in respect of the Project nor the Apex Body (defined hereinafter), have, or shall ever have, any right to make, or raise, any objection to the rights, powers, authorities, discretions and entitlements of the Promoter as contained in this Agreement including this clause (5) and no consent or permission in that regard shall be required to be obtained or given by them;
- 5.4.3 The Allottee/s shall not object to, hinder, obstruct or interfere with the Promoter exercising their rights and powers herein or any grounds
- 6: The Allottee/s has/have agreed to acquire the said Apartment after thorough enquiries and inspection of the Project. The Allottee/s has/have inspected the original Title Certificate dated 16th day of July, 2013 as modified by further Supplementary Certificate of Title dated 27th day of December, 2013 issued by M/s. M. T. Miskita and Company, Advocates and Solicitors and is/are satisfied with the same. The Allottee/s hereby undertake/s not to raise any objection and/or requisitions on the title of the Co-Owners to the Entire Land or any part thereof of the Project Land and/or the Project or the title of the Promoter or its irrevocable powers and authorities to develop the Project Land and exploit the part/portion of the Development Potential as sanctioned under 2012 Commencement Certificate

7. POSSESSION: DEFECT RECTIFICATION




Purchaser (s)

25

J.P.P
Sri-Dutt Constructions

वसई क्र.-२	
१५६१	
३३	११७
२६२	



Subject to what is mentioned herein and compliance of monetary and other obligations in this regard by the Allottee/s, the Promoter shall endeavor to give possession of the said Apartment to the Allottee on or about the date 31st December, 2022' or on any further date as may be mutually agreed upon (hereinafter referred to as the "Possession Date") subject to Force Majeure shall be delivered by the Promoter to the Allottee/s;

7.2 The Promoter shall, in their discretion, address a communication (in writing) to the Allottee/s offering an inspection of the Apartment, on a specific date and time fixed by the Promoter. The Allottee/s shall thereupon be bound and liable to undertake such inspection along with the representatives of the Promoter, and to satisfy himself/herself/themselves/itself that the Apartment has been constructed as per the Approvals and the Apartment Amenities have been provided as per this Agreement. The Allottee/s shall thereupon be bound and liable to undertake such inspection along with the representatives of the Promoter, and to satisfy himself/herself/themselves/itself that the Apartment has been constructed as per the Approvals. If, during the course of such inspection, the Allottee/s points out to the representatives of the Promoter any defects or deficiencies in respect of the Apartment, the representatives of the Promoter shall, if such objection/s raised by the Allottee/s is/are valid, enter the same, if valid, upon an Inspection Sheet which shall be signed by the Allottee/s and the representatives of the Promoter. Thereupon the Promoter shall endeavour to rectify and remedy such defects or deficiencies prior to the Possession Date. Other than the defects or deficiencies entered upon the Inspection Sheet, the Promoter shall not be liable to make good remedy or rectify any other defects or deficiencies noticed or pointed out by the Allottee/s at the Possession Date. Notwithstanding anything to the contrary stated hereinabove, if the Allottee/s fails to attend at the inspection he/she/they/it shall be deemed to have fully accepted the construction, state and condition of the Apartment and shall not be entitled to raise any objection, dispute or difference whatsoever in respect thereof.

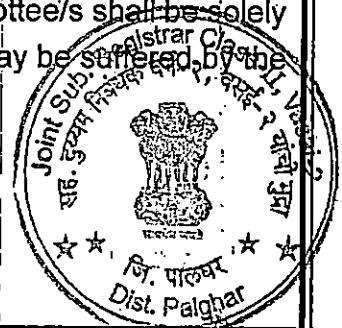


[Signature]
Purchaser (s)

J.P.P
Sri Dutt Constructions

वसई क्र.-२
 १०६२ ३४ ११०
 २०२३

7.3 The Allottee/s shall, no later than Fifteen (15) days prior to taking possession of the Apartment make payment of all the then balance/remaining payments/amounts payable under this Agreement and complete all formalities in respect thereof, including executing and delivering to the Promoter: (i) all writings and papers as may be necessary, including letters of possession and for electric meter, transfer forms, affidavits and other papers for formation and registration of the Entity & Organisation (defined hereinafter), (ii) a specific Undertaking that the Allottee/s will not obstruct, hinder or interfere with the continuance or resumption of development of the Project or with the development of the remaining/balance Entire Land and the Common Areas & Amenities; (iii) the Allottee/s shall pay to the Promoter all the deposits payable to the concerned authorities or deposits for water connection and electricity charges which become payable in respect of the said Apartment or the same shall be reimbursed to the Promoter by the Allottee/s and (iv) the Allottee/s shall also pay proportionate share in respect of all payments made/or required to be made, by way of betterment charges, development charges, contributions, Municipal Taxes, Property Taxes, Service Tax, VAT, Labour Welfare Cess, Local Body Tax, Fire Cess and any other taxes in respect of the said Building under construction, rates, cesses, charges and any other levies demanded by any other statutory bodies/authorities (present or future) charges imposed levied or recovered by Central and/or State Government or by any other Concerned Authorities as per the laws in force or those may become enforceable and payable at any time in future (prospective or retrospective) as are or may be applicable and / or payable hereunder and shall not raise any objection in respect thereof. Without prejudice to the above, the Allottee/s shall be liable to comply with all his/her/their its obligations under this clause and take possession of the Apartment no later than Fifteen (15) Days from the Possession Date, failing which the Allottee/s shall be solely responsible/liable for all loss or damage that may be suffered by the Co-Owners on account of such default;



[Signature]
 Purchaser (s)

J.P.P
 Sri Dutt Constructions

वसई क्र. - २

१५६२

३५

११९

Notwithstanding anything contained in this Agreement, the Promoter shall not incur any liability if they are unable to complete the said Building and to deliver possession of the said Apartment by the Possession date, owing to events of force majeure and act beyond the reasonable control of the Promoter including non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any act of God or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other public or competent authority or financial condition of the Promoter, any strike, lock-out, bandh or other like cause or any force majeure or procedural delay in obtaining the Amended Plan/Further Commencement Certificate/Occupation Certificate/the Building Completion Certificate/s from Planning Authority/VCCMC or any other authorities or for any other reason beyond the control of the Promoter (hereinafter referred to as "Force Majeure").

7.5 The Promoter shall endeavor to take all such steps and precautions necessary to achieve construction, completion as contemplated herein. However, if on account of Force Majeure event/s, there is any delay or anticipated delay in the Possession Date then the Promoter shall not be responsible or liable in any manner, and the same shall both automatically and forthwith stand extended for a period that is equivalent to the period that the Force Majeure event continues and has continued and an additional period of Ninety (90) days thereafter; for remobilization, in which case, the Possession Date shall automatically stand revised to and substituted by the revised Possession Date as communicated by the Promoter. The Allottee/s shall not object, raise any disputes, and/or protest, and/or hold the Promoter liable for the aforesaid delay and extension of time, and shall not be entitled to, and shall not, make, or raise, any claim, for any damages, compensation, reimbursement of expenses or any other payments, the Allottees' sole right and remedy in such a case being as provided in clause 7.11 hereinbelow.



Purchaser (s)

28

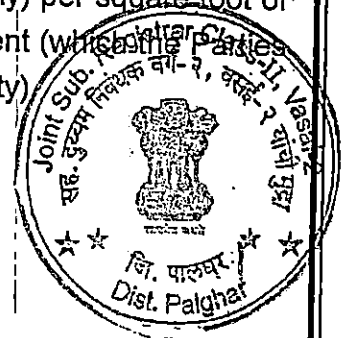
J.P.P

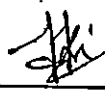
Sri Dutt Constructions

वसई क्र. - २		
१०६६२	३६	११७
२०२३		

7.6 If, for any reason whatsoever, including on account of any Force Majeure event/s, there is a delay, or anticipated delay, and there is, or will be, a consequent extension of the Possession Date, then the sole remedy of the Allottee/s, on being notified (in writing) by the Promoter of the same, shall be to either: (i) continue with this Agreement, and accept the revised/extended Possession Date as estimated and decided by the Promoter in their discretion (unless the Force Majeure event is of such nature that the Promoter are not in a position, in their discretion, to estimate such revised dates in which case the Promoter shall be entitled to extend such dates from time to time), or (ii) to terminate this Agreement by giving a written notice to the Promoter; provided that the aforesaid right of termination shall be exercised by the Allottee/s by addressing and delivering to the Promoter the aforesaid written notice no later than seven (7) days from being notified in writing by the Promoter, as aforesaid, of such delay, failing which the Allottee/s shall have deemed to have irrevocably opted and elected to continue with this Agreement, and shall be deemed to have waived his/her/their/its aforesaid option to terminate this Agreement, and shall have accepted, and be deemed to have accepted, all future revisions/extensions of the Possession Date, from time to time, without any liability or obligation whatsoever on the part of the Promoter.

7.7 If the Allottee/s has opted to terminate this Agreement, and has terminated the same in strict accordance with clause (7.5), then the Promoter shall refund to the Allottee/s the Purchase Price Installments and other charges, amounts and deposits, received and realised by the Promoter together with Interest. In a situation of termination other than by virtue of Force Majeure, the Promoter shall additionally pay a one-time fixed pre-estimated liquidated damages of Rs.10/- (Rupees Ten Rupees Only) per square foot of the carpet area (as per RERA) of the Apartment (which the Parties consider to be reasonable, and not as a penalty)




Purchaser (s)

29

J.P.P
Sri Dutt Constructions

वसई क्र. -
96 E2 30
२०२३

and no other penalties, damages or liabilities. The aforesaid amounts shall be refunded/paid within Thirty (30) days from the same being due. The date of the Allottee/s aforesaid notice of termination shall be and be deemed to be the date on which this Agreement has stood terminated and cancelled, provided that the Promoter may, in their discretion, require the Allottee/s, as a condition precedent to the aforesaid refund/payments to execute and register a Deed of Cancellation recording such termination and cancellation of this Agreement.

7.8 Subject to the Allottee/s having complied with his/her/their/its obligations under this Agreement, including this clause (7), if within a period of sixty (60) months from the Possession Date, the Allottee/s bring to the notice of the Promoter, any defects in the materials used in the construction of the said Building which would result in the failure of a component part thereof or result in damage thereto (excluding wear and tear, loss or damage due to an event of Force Majeure, defects due to minor changes/ cracks to the said Building/the Apartment on account of any variation in temperature/weather, misuse, unauthorised or non-permitted alterations, renovations or repairs and loss or damage caused by any willful act or negligence, defects due to the failure of the Allottee/s and/or the Entity & Organisation (defined hereinafter) (as the case may be) to undertake proper and effective care and maintenance of the said Building/the Apartment as prudent persons would (hereinafter referred to as the "Construction Defects"), the same shall be rectified/repared by the Promoter at their own costs, or if the Promoter is of the view and opinion, in their discretion that it is not feasible or practicable to rectify/repair the same, then at their discretion the Promoter shall pay reasonable compensation equivalent solely to the estimated cost of rectifying the Construction Defects in the Apartment, which shall be determined by the Project Architect, in its sole and absolute discretion, and which determination shall be final and binding upon the Parties.



[Signature]
Purchaser (s)

30

J.P.P

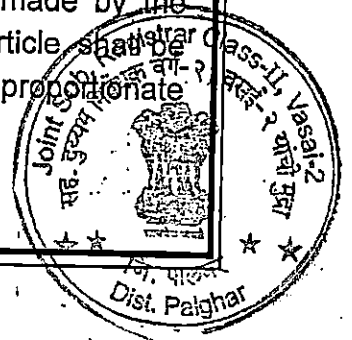
Sri Dutt Constructions

वसई क्र. - २		
१०६८	३८	११७
२०२३		

7.9 In spite of all the necessary steps and precautions taken while designing and constructing the Project, concrete slabs/beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (the inherent properties of concrete), for years after construction. Further the Allottee/s may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and also caused due to any renovation and/or alterations etc. carried out by the Allottee/s and any other purchasers/promoter /occupants of the flats and premises in the said Building. The Allottee/s agree/s and covenant/s not to hold the Promoter liable and/or responsible in respect thereof.

7.10 The Allottee/s confirms that if and when he/she/they/it is/are permitted to enter upon the Apartment, after the Date of Offer of Possession, the Allottee/s shall have and/or be deemed to have taken full, complete and detailed inspection thereof and approved the same in all respects and it shall be deemed to have been completed in all respects in accordance with the terms and conditions of this Agreement and consequently, the Promoter shall be discharged from its liabilities, responsibilities and obligations with regard to the same.

7.11 The Allottee/s agree/s and confirm/s that there could be variation in the carpet area (as per RERA) of the completed Apartment on measurement thereof, to the extent of three per-cent (3%) of the Apartment as a result of construction/ execution/ finishing variances, etc. The Allottee/s accept/s the same and agrees that he/she/they/it shall not claim any adjustment, or reduction, in the Purchase Price on account of such variation (if any). However, if the Carpet Area (RERA) of the constructed Apartment increases or decreases over and above the variation/tolerance referred above, the Purchase Price shall vary accordingly, that is: (i) if there is a reduction, the amount reduced shall be adjusted by Promoter at the time of offering possession of the said Apartment, and (ii) if there is an increase, then the increased amount shall be payable by Allottee/s to the Promoter prior to taking possession of the said Apartment. It is clarified that the payments to be made by the Promoter/Allottee/s, as the case may be, under this article shall be made at the same rate per square meter on pro-rate/ proportionate basis.



[Signature]

Purchaser (s)

31

J.P.P

Sri Dutt Constructions

वसई क्र.-२		
१५६६२	३६	११७
२०१३		

Upon taking possession of the said Apartment and thereafter, the Allottee/s shall be entitled to use and occupy the said Apartment for the purpose for which it is agreed to be purchased; but without having claim against the Promoter as to specifications, amenities or any defect in the building material used in construction of the said Apartment. The Purchaser shall not be entitled to and shall not change the user of the Apartment;

7.13 Notwithstanding anything to the contrary in this Agreement the Promoter shall always be entitled, in its discretion to complete any part/portion or floor of the said Building and apply for and obtain part occupation certificate/s thereof, whereby, on the Possession Date, the Allottee/s shall be obliged, and undertake/s, to take possession of the Apartment for occupation on the basis of such occupation/part occupation certificate which relates to the Apartment. Thereafter, the Promoter shall, without any hindrance or objection by the Allottee/s, be entitled to carry out by itself or through its contractors or otherwise all remaining development and work in respect of the Project.

8. Taxes

8.1 Commencing a week after notice is given by the Promoter to the Allottee/s that the Apartment is ready for use, the Allottee/s shall be liable to bear and pay all applicable taxes (including but not limited to Service Tax, Vat, any other present or future levies/taxes) and charges for electricity and other service charges and the outgoings payable in respect of the said Apartment (including the property taxes assessed or non-assessed) mentioned in clause 4.5 hereof. The Purchaser agrees and binds themselves/himself/herself to pay regularly every month, by the 5th of each month to the Promoter until the Lease of Project Land and the transfer and conveyance of the said Building is executed in favour of the Entity & Organisation (defined hereinafter) by the Co-Owners,



[Signature]
Purchaser (s)

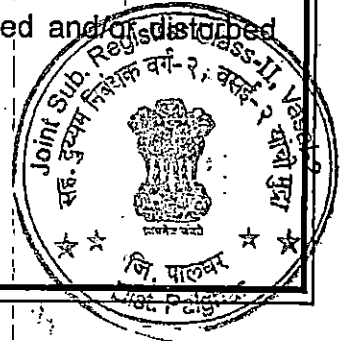
वसई क्र.-२


966 80 990

२०२३

the proportionate share that may be decided by Promoter for (a) Insurance Premium, (b) all taxes due to statutory bodies/authorities that may from time to time be levied against the Project Land and / or the said Building including water taxes and water charges and (c) outgoings for the provisional maintenance and management of the said Building including the said Apartment and the amenities, common lights and other outgoings and maintenance charges such as collection charges, wages for watchman, sweeper and maintenance of accounts, incurred in connection with the said Project and the said Building;

- 8.2 The Allottee/s shall pay all taxes as and when they are levied, charged, become due and payable, upon all the amount and charges payable under this Agreement, including the Purchase Price installments. If any taxes (whether retrospective, or prospective, in nature) arise hereafter, including after the Possession Date, the Allottee/s shall be solely liable to pay or reimburse (as directed by the Promoter in their discretion) such taxes including any interest and/or penalties and/or other amounts, charges and costs, if any; in respect thereof within fifteen (15) days from the date of written demand made on the Allottee/s by the Promoter.
- 8.3 The Allottee/s shall not use the said Apartment for any other purposes other than as a private residence or the said Shop for any commercial purpose permissible by law and the said Parking Space/s for parking a motor vehicle. The Allottee/s shall not use or cause to be used the said Apartment or any part thereof for any immoral or illegal purpose or in a manner which may be or is likely to cause nuisance or annoyance to the occupiers of other Apartments in the said Building or to the Promoters or occupiers of the neighboring building/s on the Entire Land. The Allottee/s shall not undertake any structural changes in the said Apartment and shall be entitled to only do the necessary interior work and repairs. The elevation of the said Apartment and the said Wing and the said Residential Buildings shall not be changed and/or disturbed by the Allottee/s;




Purchaser (s)

33

J.P.P
Sri Dutt Constructions



9. ENTITY & ORGANISATION; APEX BODY; TRANSFER

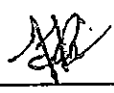
9.1 The Promoter, in their discretion, and subject to events of Force Majeure, intend as follows:

वसई क्र. - २		
१६६२	४१	११०
२०२३		

9.1.1 on or before the completion of construction of all the Buildings, and on receipt of the final Approvals in respect thereof (including the final occupation certificate/s in respect thereof), the Promoter shall, in their discretion, form and register in respect of all of the Buildings, or any of them, co-operative society/ies under the Maharashtra Co-operative Societies Act 1960, and/or any other entity, organisation, association, or body, referred to in, or permitted under, RERA comprising of purchasers of various residential/commercial units (and not of the lessees/licensees thereof or occupants in any capacity other than as purchaser) and allottees of car parking space/s in the Buildings (hereinafter referred to as the "Entity & Organisation"). The nature, type, and constituents of all Entities & Organisations shall be determined by the Promoter in their discretion.

9.1.2 after completion of construction of any or all of the Buildings, the Co-Owners shall under a Deed/s of Conveyance-cum-Lease (a) grant to the respective Entity & Organisation a fully transferable, assignable and heritable lease of the land underneath each of the Buildings and six meters appurtenant thereto for a term of nine hundred and ninety-nine years from the date of grant thereof, at or for a ground rent of Re. 1/- (Rupee One Only) per annum and other charges and taxes, subject to and upon, inter alia, the terms, provisions, covenants and conditions recorded and contained in this Agreement and reserving all rights of the Promoter herein, and (b) convey and transfer to the respective Entity & Organisation, the respective Buildings. For the purpose of clarity, the Deed/s of Conveyance-cum-Lease in respect of each of the Building to the applicable Entity & Organisation shall be executed by the Co-Owners on completion of _____ (_____) month from completion of the Project, or on the happening of all the following events, whichever is later, that is:




Purchaser (s)


Sri Dutt Constructions

वसई क्र. - २

१७१८२ | ४२ | ११०


(a). the receipt of the Occupation Certificate of the applicable Buildings; and,

(b). the receipt of the entire purchase price and consideration by the Promoter from all the purchasers and allottee/s of the flats and premises in the applicable Buildings; and,

9.2 The Co-Owners shall, on or prior to execution and registration of the Deed/s of Conveyance-cum-Lease in favour of all the Entities & Organisations formed in respect of the Project, make full and true disclosure of the nature of its title to the Buildings and the Project land, to the Entities & Organisations concerned, as well as encumbrances thereon, if any, including any right, title, interest or claim of any person/s in, to or upon the same;

9.3 The Allottee/s agree and confirm, personally and as prospective member/s of the applicable Entity & Organisation, that he/she/they/it, is/are not entitled to and shall never raise any objection or dispute and/or claim any compensation, if the area of the Project Land and/or any or all of the Buildings, and/or the remaining development of the Project, that is proposed to be transferred as provided in this Article (12), shall be at variance with, or may be less than, the area contemplated, or referred by herein, including virtue of any reservations, encroachments, spaces for sub-station (by electricity supply company), if any, and/or the reservations being handed over and transferred to and/or acquisition of any portion of the Project Land and/or the Entire Land by the VVCMC and/or other governmental authorities, during the course of developments of the Entire Land, or for any other reason whatsoever.




Purchaser (s)

35

J.P.P

Sri Dutt Constructions

वसई क्र.-२

१०६२

४३ ७७

२०२४

Upon the promoter completing, in their discretion, the development of all phases of the Project and the Co-Owners completing the development of the Other Projects, which shall mean and include construction of all the buildings therein and the Common Areas & Amenities, all Entities & Organisations in respect of the Project and Other Projects being formed and constituted and all the Deed/s of Conveyance-cum-Lease Buildings having been executed in favour of such Entities & Organisations, the Co-Owners shall, in their discretion, form a corporate body, association, organisation or other entity, as may be formed and constituted by the Co-Owners, at their discretion, under any applicable law (hereinafter referred to as the "Apex Body") having as its members the Entities & Organisations formed in respect of the Project and Other Projects, and/or the Co-Owners, and/or any other persons or parties, including the holders and/or lessees, from time to time, of parts or portions of the Entire Land, and/or the owners and/or holders, from time to time, of any buildings or structures developed thereon as projects; as the Co-Owners deems fit in their discretion, for the maintenance and repairs of the Common Areas & Amenities. After completion of construction and development of the entire land and after formation of the Apex Body, the Co-Owners shall execute and register a Deed of Conveyance in favour of the Apex Body, inter alia transferring the Co-Owners reversionary rights in the Entire Land to the Apex Body and transferring and conveying the Common Areas & Amenities to the Apex Body. The Co-Owners shall execute Deed of Conveyance and other writings in respect thereof, subject to (a) what is stated hereinabove, and (b) all other rights, easements, powers, privileges, authorities reserved herein unto the Co-Owners.




Purchaser (s)

36


Sri Dutt Constructions

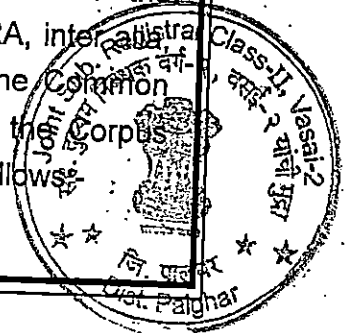
वसई क्र.-२

१७६८ ४४ ११०

२०२३

9.5 The Co-Owners have constructed and are in the process of constructing certain common areas, facilities and infrastructure, at their own costs, in a phased manner, upon the Entire Land for the common use and benefit of the allottees and purchasers of flats and units in the entire Layout and in respect thereof the Co-Owners have set-up a Corpus Fund towards the maintenance and/or upkeep of the repair and maintenance of such certain common areas, facilities and infrastructure. Such corpus fund will be called Global City Infrastructure and Common Amenities and Facilities Repair and Maintenance Fund (hereinafter referred to as the "Corpus Fund"). As stated in clause above an Apex Body consisting of all Entities & Organisations formed in respect of the Entire Land will be formed to which the Co-Owners will transfer their reversionary rights in the Entire Land. The Allottee/s hereby covenant/s with the Co-Owners, as follows:

- (a) The Allottee/s shall pay to the Co-Owners the sum of Rs.35/- (Rupees Thirty Five Rupees Only) per square foot within 8 (eight) days of the demand letter by the Promoter or at the time of delivery of possession of the Apartment, whichever is earlier, towards his/her/their/its non-refundable contributions to the Corpus Fund. It is hereby agreed that the Co-Owners shall be entitled to use the Corpus Fund for payments towards the maintenance and/or up-keep of the repair and maintenance of the Common Areas & Amenities until formation of the Apex Body and transfer of the Corpus Fund by the Owners to such Apex Body. All unused amounts in the Corpus Fund shall be transferred by the Co-Owners to such Apex Body. The Co-Owners will not be required to submit any account either to the Promoter and/or to the Allottee/s.
- (b) the Apex Body shall be formed of Entities & Organisations formed in respect of the Project and the Other Projects on the Entire Land as its members and registered under the provisions of the MOFA (as applicable) and RERA, inter alia for the purpose of repair and maintenance of the Common Areas & Amenities and for the management of the Corpus Fund. Accordingly, it is agreed and recorded as follows:




Purchaser (s)

37

J.P.P.
Sri Dutt Constructions

वसई क्र.-२	
१७६६	४५ ११९
२०२३	



(i) the Co-owners shall open a Bank Account in the name of the Apex Body for the limited purpose of depositing therein contributions towards a Corpus Fund and making disbursements towards such repair and maintenance of the Common Areas & Amenities;

(ii) The Co-owners/ Apex Body (as the case may be) shall be entitled to appoint a Property Management Company/Agency having know how and experience in maintenance of Common Areas & Amenities and shall have the authority and discretion to negotiate with such Property Management Company/Agency and to enter unto and execute a formal Agreement/s for maintenance and management of Common Areas & Amenities with it/them. The Apex Body may enter into other related Agreements with any other company or organization as may be necessary for effective, full and efficient management of the Common Areas & Amenities Infrastructure (hereinafter referred to as the " Common Areas & Amenities Maintenance Agreements");

(iii) The Co-Owners/Apex Body (as the case may be) shall be entitled to invest the Corpus Fund less the aggregate of the payments to be made to the Property Management Company/Agency or any other organizations towards the repair and maintenance of the Common Areas & Amenities in accordance with the Common Areas & Amenities Agreements made with them, in Fixed Deposit/s with Bank/s for an appropriate term as may be determined by the Co-Owners/ Apex Body and or its nominees / assigns;

(iv) It is clarified that the Apex Body and/or the respective Entities & Organisations formed in respect of the Project and Other Projects shall not be competent and it shall not be within the power, authority and/or jurisdiction of Apex Body and/or the respective Entity/ies & Organisations formed in respect of the Project and the Other Projects to deal with any matter relating to the development of the Larger Land or any part thereof or the transfer or the sale or utilization of any part of the Development Potential.




Purchaser (s)

38

J.P.P
Sri Dutt Constructions

वसई क्र.-२

१०६८२ ४६ १९९

The Apex Body and/or the respective Entities & Organizations formed in respect of the Project and Other Projects shall strictly function within the frame work of its constitution as framed by the Co-Owners. All the development potential of the Entire Land including in the form of the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the Co-Owners and the Co-Owners shall always be entitled to utilize and exploit the same on the Entire Land or any part thereof and/or upon the buildings constructed thereupon in such manner as it deems fit except on the Project Land;

(v) The Lease in perpetuity to be executed by the Co-Owners in favour of the Entity & Organisation formed in respect of the Project of the land underneath the said Buildings together with land appurtenant thereto not less than 6 meters in width thereon at a nominal lease rent of Re 1/- (Rupee One Only) per annum shall, inter alia, contain covenants to be observed and performed by the Entity & Organisation formed in respect of the Project viz: (a) to pay the Co-operative Society's share of taxes in respect of all taxes assessment, dues, cesses and outgoings, in respect of the Project Land and the Buildings thereon, (b) to bear and pay the nominal lease rent as stipulated in the Lease, (c) to bear and pay any contribution of costs, charges and expenses as may be levied by the Promoter or the Apex Body, (d) not be entitled to any part or portion of the Development Potential which shall always stand vested in the Co-Owners and the Co-Owners shall always be entitled to utilize and exploit the same on the Project Land Avenue 'K-4' and/or the said Avenues in such manner as it deems fit and the Entities & Organisations formed in respect of the Project shall not have any objection in this regard, (e) to do all other acts, deeds, matters and things as may be necessary to enable




Purchaser (s)

39

J.P.P
Sri Dutt Constructions

वसई क्र.-२


१५६६२

४५ ११७

२०२३

the Promoter and/or Co-Owners to continue / resume the development of the remaining phases in respect of the Project and the Other Projects on the remaining portion of the Entire Land and the Common Areas & Amenities without any obstruction, hindrance or interference from the Entity & Organisation formed in respect of the Project or any of its members it being agreed that breach of any of these covenants will entitle the Co-Owners to terminate the Lease and to re-enter the Project Land or any portion thereof including the said Building in accordance with the provisions of the law, (f) to become a member of the Apex Body as and when formed along with other Entities & Organisations formed in respect of the Project and Other Projects for the purpose of repair and maintenance of the Common Areas & Amenities and for acceptance of the Deed of Conveyance of the reversionary rights of the Co-Owners in the Entire Land upon completion of the entire Project and Other Projects. The entire development of the Entire Land shall deemed to be completed upon the development of the Entire Land by utilization of the entire Development Potential in accordance with any scheme introduced by the Government, CIDCO/VCMC/Planning Authority, MMRDA or any other statutory bodies/authorities and on completion of the Common Areas and Amenities including Amenity Plots and buildable reservations by construction of all buildings thereon and completion of the Common Areas & Amenities and the sale of built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and / or let-out made with purchasers and / or lessees, licensees, etc. and formation of all Entities & Organisations formed in respect of the Project and Other Projects and execution of Leases in favour of the Entities & Organisations formed in respect of the Project and Other Projects and the transfer and conveyance of the buildings in favour of the Entities & Organisations formed in respect of the Project and Other Projects and, formation of the Apex Body and transfer of the reversionary rights of the Co-Owners in the Entire Land to the Apex Body. The Allottee/s shall not raise any objection and/or claim any compensation if the area of the Project Land to be leased is less or more than the area shown in the Second Schedule hereunder written;




Purchaser (s)

40

J.P.P

Sri Dutt Constructions

वसई क्र.-२

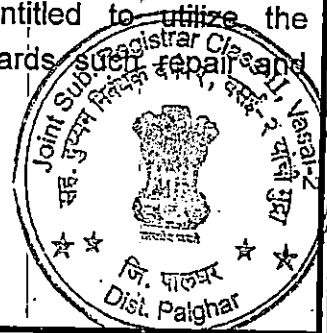
90 E 2 86 999


(vi) The Apex Body shall take over the balance ^{२०२३} Corpus Fund and utilize the same and/or the interest thereon towards the repair and maintenance of the Common Areas & Amenities and shall not hold the Co-Owners or the Promoter or any of them and or its nominees / assigns responsible or liable in any way;

(vii) Each Entity & Organisation formed in respect of the Project shall immediately on the formation provide a Specific Written Undertaking to the Co-Owners in terms of a format prepared by the Co-Owners Advocates and Solicitors that each Entity & Organisation formed in respect of the Project will along with other Entities & Organisations formed in respect of the Other Project join the Apex Body as members thereof for the purpose of the acceptance from the Co-Owners of the Deed of Conveyance of the Co-Owners reversionary interest in the Entire Land and subject to the Apex Body's written Undertaking to the Co-Owners that the Apex Body shall take over the balance Corpus Fund and utilize the same and/or the interest thereon towards the repair and maintenance of the Common Areas & Amenities and shall not hold the Co-Owners or any of them and or its nominees / assigns responsible or liable in any way;

(viii) The Apex Body shall be formed by the Co-Owners after the formation of all the Entities & Organisations formed in respect of the Project and Other Projects and the execution of all leases and conveyance of the respective buildings in their favour to look after the repair and maintenance of the Common Areas & Amenities and the management of the Corpus Fund;

(ix) The Co-Owners shall look after the maintenance of the Common Areas & Amenities upto the execution of the Deed of Conveyance in favour of the Apex Body and for the said purpose the Co-Owners shall be entitled to utilize the contributions to the Corpus Fund towards such repair and maintenance;




Purchaser (s)

41

J.P.P
Sri Dutt Constructions

वसई क्र.-२	
१५६६२	४९ ११९
२०२३	

(x) the Promoters shall look after the maintenance of the Common Areas & Amenities along with the Co-Owners until the formation of the Apex Body and for the said purpose the CO-Owners shall be entitled to utilize the contributions to the Corpus Fund towards such Repair and Maintenance, and;

(xi) The Apex Body shall not admit any outside Societies, Organizations, Bodies as its members, save and except, those formed in respect of the buildings constructed on the Entire Land;

(c) The Co-Owners shall be at liberty and be entitled to amend the Lay-out Plan of the Land, the Building Plans, other approvals for, including but not limited to:-

(i) Addition of excess land in the Layout Plan, loading TDR from the Land and/or any other land or property, increasing the height, floors in the said Building whether construction of the said Building is complete or not;

(ii) De-reservation of the areas earmarked for reservation by the CIDCO/VVCMC/Planning Authority and carrying out incidental acts, deeds, matters, things thereto;

(iii) Obtaining development permission for the Land or any part thereof which may be earmarked for buildable or non-buildable reservation by way of increasing or decreasing open spaces;

(iv) Implementing any scheme including for township or any other scheme as may be initiated by the Government, CIDCO/VVCMC/Planning Authority, MMRDA or any other statutory/planning body;

(v) All other acts, deeds, things permissible under the D.C. Regulations and development plan of CIDCO/VVCMC/Planning Authority and other statutory bodies/authorities and the Purchaser, each Society and Organization and the Apex Body shall not have any objection to the aforesaid and do hereby grant their irrevocable consent to the Co-owners to carry out necessary acts, deeds, matters and things.




Purchaser (s)

42

J.P.P.

Sri Dutt Constructions


वसई क्र.-२

१०६८२-५० ११९

२०२३

- 9.6 All the documents, writings, Deed/s of Conveyance-cum-Lease etc., to be executed in the lease/s and the conveyance/s and transfer/s, as referred in this clause (9) and all other related documents and writings to be executed in relation thereto and/or in pursuance thereof, including bye-Laws, rules and regulations of the Entities & Organisations formed in respect of the Project, and the Apex Body and all writings, forms, applications, etc. in relation to the proposed formation and registration thereof, shall all be prepared and approved by the Advocates and Solicitors appointed by the Co-Owners, and the same shall contain such terms, conditions, covenants, stipulations and provisions, including those contained in this Agreement including reserving the rights, powers, authorities and benefits of the Co-Owners, as the Co-Owners deem fit, in their discretion.
- 9.7 The Entities & Organisations to be formed and constituted in respect of the Project, and the Apex Body shall be known by such names as the Co-Owners may decide, which names shall not be changed by the Allottee/s, and/or any other purchasers and/or the Entity & Organisation, and/or the Apex Body without the prior written consent of the Co-Owners.
- 9.8 The Allottee/s shall co-operate with the Promoter and shall sign and execute application forms, papers, declarations, documents and other writings for registration of the Entity & Organisation to be formed and constituted in respect of the Project and for taking up membership thereof, and to deliver the same to the Promoter no later than fifteen (15) days from the date the same have been forwarded by the Promoter to the Allottee/s, and to attend the office of the Promoter so as to enable the Promoter to respectively register the Entity & Organisation.




Purchaser (s)

43

J.P.P
Sri Dutt Constructions

वसई क-२

१५६६

५९ १९९

9.9 All without limitation costs, charges and expenses in respect of the formation and registration of (i) the Entities & Organisations in respect of the Project shall be borne and paid by the Allottee/s and all other purchasers, transferees and owners of all the flats and premises in the Project, and (ii) the Apex Body, shall be borne and paid proportionally by all the Entities & Organisations formed in respect of the Project and all other entities and organisations formed in respect of the Other Projects; and the Co-Owners shall not bear or pay the same or contribute towards the same at all. If any delay or default is made in the payment or reimbursement of such costs, charges or expenses, for any reason whatsoever, the Co-Owners shall never be held responsible or liable for any delay in the formation and registration of the Entity & Organisation and/or the Apex Body.

10. COVENANTS AND OBLIGATIONS OF ALLOTTEE/S

The Allottee/s with the intention to bind all persons in whose hands the Apartment may come, hereby agree/s, confirm/s undertake/s and covenants with the Promoter as follows:

(i) The Allottee/s shall maintain the Apartment at his / her/their own cost in a good condition and shall not do or suffer to be done anything in or to the Apartment and/or common passages, or the compound which may be against the Rules or Bye-Laws of the Municipality or VCMC or any other Governmental authority and the Entity & Organisation;

(ii) The Allottee/s shall maintain the Apartment in the same form as the Promoter construct it and shall not at any time affect/alter the elevations in any manner whatsoever or alter the size and position of any of the windows of the Apartment without the prior consent in writing from the Promoter and or the concerned Governmental Authorities;

(iii) The Allottee/s shall, upon obtaining the prior written consent of the Promoter, fit the external grills to the windows at his/her/their/its own costs of the design, size, material and colour as stipulated by the Promoter and which shall be uniform for all the other Allottee/s and shall fit it them at the position and location as stipulated by the Promoter;




Purchaser (s)

44

J.P.P

Sri Dutt Constructions

वसई क्र.-२

१७६८२-५२ ११०

२०२३

- (iv) The Promoter shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Project Land and/or in the building/s to be constructed thereon and also the flats/shops/parking and other space and other premises entirely at their own discretion and upon such terms and conditions that the Promoter shall deem fit and proper and the Allottee/s will not be entitled to object to the same;
- (v) Not to store in the Apartment any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage any part of the said Buildings and/or Project Land storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the stair cases, common passages or any other structure of the said Building and in case any damage is caused to the said Wing or any part/s of the Residential Buildings on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and damages;
- (vi) not to do or suffer to be done anything in or to the said Buildings or the said Wing in which the said Apartment which may be against the Rules and Regulations and Bye-Laws of the concerned local authority or other public authority and in the event of the Allottee/s committing any act in 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;



[Signature]

Purchaser (s)

45

J.P.P

Sri Dutt Constructions

वसई क्र.-२

१५६८२

५३ १११

२०१३

(vii) Not to demolish or cause to be demolished the said Apartment or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof nor any alteration in which the elevation and outside colour scheme of the said Residential Buildings are affected and keep the portion, sewers, drains, pipes in the said Apartment and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the said Wing in which the said Apartment are situated and not to chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural chambers in the said Apartment without the prior written permission of the Promoter and the respective Entities & Organisations or the concerned local authorities and/or any other public bodies;

(viii) not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Building in which the said Apartment are situate or any part thereof or other Buildings constructed on the Project Land or whereby any increase in the premium shall become payable in respect of the insurance;

(ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment into the compound or any portion of the Project Land and/or the said Building in the compound of the Project Land or Entire Land or in the adjacent Buildings or open spaces or terrace of the said Building;

(x) Pay within 8 (eight) days of demand, his/her/their/its share of security deposit/maintenance or any other charges as demanded by the Promoter;

(xi) The Allottee/s shall observe and perform all the Rules and Regulations and Bye-Laws for the time being of the concerned local authority and of the Government and other public bodies in matter of use and enjoyment of the Apartment; and



Purchaser (s)

46

J.P.P.
Sri Dutt Constructions

वसई क्र. - २
१७६८२-५४ ११९
२०२३

(xii). the Allottee/s shall not at any time cause or permit any public or private nuisance in or upon the said Apartment, or the Project Land, and/ or any part/s of the Residential Buildings, open spaces and/or the Entire Land or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the Promoter or to the occupants of the neighboring buildings on the Entire Land;

11. REPRESENTATIONS OF THE PROMOTER

Subject to the disclosures made herein by the Promoter, and what is stated in the Certificate of Title, the Promoter hereby represents and undertakes as follows:

11.1 the Co-Owners are seized and possessed of or otherwise well and sufficiently entitled (including to develop) to the Entire Land;

11.2 The Promoter are entitled to develop the Project Land under the Development Agreement.

11.3 the Promoter shall apply for and obtain all necessary Approvals from time to time in respect of the Project;

11.4 the Promoter has not entered into any agreement for sale or any other agreement/arrangement with any person or party with respect to the Apartment; and,

11.5 the Promoter is not restricted in any manner whatsoever from agreeing to allot and sell the Apartment in the manner contemplated herein.



Purchaser (s)

47

J.P.P

Sri Dutt Constructions




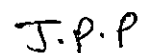
वसई प्र. २	
१५६२	११०
२०	३

GENERAL PROVISIONS

- 12.1 Nothing contained in these presents is intended to be nor shall be construed to be grant, demise or assignment in law of the said Apartment or the Project Land or the Entire Land hereditaments and premises or any part thereof or of the Buildings thereon or any part thereof. The Allottee/s shall have no claim whatsoever except in respect of the said Apartment hereby agreed to be acquired. All open spaces, un-allotted Apartment and parking spaces etc. in the said Building shall remain the property of the Promoter until the Deed of Conveyance-cum-lease is executed in favour of the Entity & Organisation formed in respect of the Project;
- 12.2 The Developer shall be the Promoter within the meaning of Maharashtra Ownership Flats Act 1963.
- 12.3 The Allottee/s shall not without the prior written consent of the Promoter let, sub-let, sell, transfer, assign or part with his/her/their/its interest under or benefit of this Agreement or part with possession of the said Apartment until all the dues payable by him/her/them/it under this Agreement are fully paid up and the possession of the said Apartment is delivered to the Allottee/s; and only if the Allottee/s has not been guilty of breach of non-observance of any of the terms and/or conditions of this Agreement and until the Allottee/s submits a written intimation of the same to Promoter together with a certified true copy of Re-sale Agreement/Agreement;
- 12.4 The Allottee/s and the persons to whom the said Apartment are let, sub-let, transferred, assigned, given possession of, shall observe and perform all the Bye-laws and/or the Rules and Regulations which the Entity & Organisation and from time to time sign all applications, papers and documents and do all acts, deeds and things as the Promoter and/or the Entity & Organisation may require for safeguarding the interests of the Promoter and/or of the other Allottee/s of Apartments in the said Building upon the Project Land;





Purchaser (s)


Sri Dutt Constructions

12.5 The Promoter shall in their discretion, control the placement, installation and provision of any types of temporary and permanent signage and hoardings (including neon, backlit and illuminated signage and hoardings) of whatsoever nature upon and in the Project Land and the Buildings till such time as the Deed/s of Conveyance-cum-Lease are executed and registered in favour of the Entity & Organisation to be formed in respect of the Project. Further the Promoter shall always have full complete and unrestricted access to such hoardings, and signage. Without prejudice to the generality of the foregoing provisions the Promoter shall have full rights, in its/their discretion, to install its/their name/s at one or more places or in or upon the Project Land and/or upon the Buildings and/or any Common Areas & Amenities, and/or any Limited Common Areas & Amenities and/or at the entrances and exits thereof. The Promoter have, shall always have and reserve/s, to themselves full and free right of way and means and access to such place or places for the purpose of installing, maintaining and replacing such hoardings and signage;

12.6 The Promoter have informed the Allottee/s and the Allottee/s has/have accepted, that the Co-Owners have constructed a club house having certain leisure and recreational facilities upon one of the Amenity Plots, which does not in any manner form part of the Project Land and/or the Project (hereinafter referred to as the "Club House"). The Allottee/s shall be bound and liable to take up membership of the Club House and bear and pay the necessary subscription fees in respect thereof (either directly to the Club House management or through the Promoter, as the Promoter direct) as a condition to the agreement to allot and sell herein. The Allottee/s shall be admitted to the membership of the Club House on making such payments and the Allottee/s complying with, observing and performing all the terms, conditions and provisions of this Agreement, including making payment of the Purchase Price and other amounts, charges and deposits payable under this Agreement. The membership of the Club House and the use and enjoyment of the amenities and facilities provided in the Club House shall always be subject to the above and subject to: (i) payment of user fees, tariffs and charges as fixed from time to time, and (ii) compliance of the bye-laws, rules and regulations, terms conditions and restrictions stipulated by the management of the Club House;




Purchaser (s)

वसई क्र. - २

१७६७

यु ११७

12.7

२०२३

In the event of the Entity & Organisation being formed and registered before the sale and disposal by the Promoter, of all the said Apartments respective built-up areas in the said Building and other Buildings in the Project the power and authority of the Entities & Organisations in respect of the Project so formed or of the purchasers of the other Apartments in the Buildings, shall be subject to the overall authority and control of the Promoter in respect of matters concerning the Buildings in the Project, the construction and completion thereof and all amenities pertaining to the same, and in particular the Promoter, shall have the absolute authority and control as regards their respective unsold premises and the disposal thereof. The Promoter shall be liable to pay only the Municipal taxes at actual in respect of the unsold Apartments, then held by them respectively. In case the Deed of Conveyance-cum- Lease is executed in favour of respective Entity & Organisation before the disposal and allotment by the Promoter of its unsold Apartments, the Promoter shall join in as the developer/members in respect of their respective unsold premises, and as and when such Apartment are sold to the persons of the choice at the discretion of the Promoter the entire realizations shall belong to the Promoter in respect of these unsold premises.. The Entities & Organisations formed in respect of the Project shall admit as its members, all such purchasers of such Apartment, without charging any premium/transfer fees, maintenance charges, corpus fund of Society or any other amounts.

12.8 The full ad-valorem stamp duty in accordance with the Maharashtra Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Allottee/s alone. The Allottee/s will lodge this Agreement for registration with the concerned Office of the Sub-Registrar of Assurances latest within 4 (Four) months from the date of its execution, and the Promoter or their agents will attend the Sub-Registry and admit execution thereof, upon and after the Allottee/s informs the Promoter of the number under which it has been lodged for registration;



[Handwritten Signature]

Purchaser (s)

50

J.P.P

Sri Dutt Constructions

वसई क्र.-२

१५६६

७८

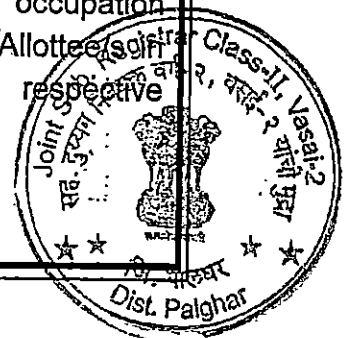
११०

२०२३

12.9 It is agreed that forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the annexures and schedules along with the payments due as stipulated in the schedule of payment set out in the Statement annexed hereto and marked Annexure 'F' and secondly, appears for registration of the same before the Office of the Sub-Registrar/Joint Sub-Registrar of Assurances concerned, as and when intimated in writing by the Promoter. If the Allottee/s fail to execute and deliver to the Promoter this Agreement within thirty (30) Days from the date of its receipt by the Allottee/s and/or appears before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within fifteen (15) Days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith, after deducting the Booking Amount, shall be refunded to the Allottee/s within thirty (30) Days from the cancellation of allotment without any Interest or compensation whatsoever.

12.10 The Non-refundable deposits that may be demanded by or paid to Vasai-Virar City Municipal Corporation and/or concerned authorities for the purpose of sanctioning the Plans and / or issuing the Commencement Certificate/s and/or Occupation Certificate/s and/or Building Completion Certificate/s and for giving water connection and for any other purpose to the said Building within the Project Land shall be payable by all the Allottee/s of the said Building in proportion to the respective carpet area of their respective Apartments, the amount of the same to be determined by the Promoter The Allottee/s agrees to pay to Promoter within eight (8) days of demand, such proportionate share of the Allottee/s of such deposit;

12.11 If at any time any further tax and / or charges, and / or betterment charges or other levy are charged, levied or sought to be recovered by Vasai Virar City Municipal Corporation, Government and / or any other public authority in respect of the Project Land and / or the said Buildings and/or the approval of construction or occupation thereof the same shall be borne and paid by all the Allottee/s in proportion to the respective carpet area of their respective Apartments in the Buildings;




Purchaser (s)

51

J.P.P
Sri Dutt Constructions,

वसई क्र.-२

१६६८२

५९९९९

२०२३



The Allottee/s shall permit the Promoter and its surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon the said Apartment or any part thereof to view and examine the state and condition thereof and the Allottee/s shall make good, within three months of the Promoter giving a notice, all defects, decays and work of repairs of which such notice in writing shall be given by the Promoter to the Allottee/s and also for the purpose of repairing any part of the said Building and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure or other convenience belonging to serving or used for the said Buildings on the Project also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables within the Project Land and for similar other purposes and for all other purposes contemplated by this Agreement.

12.13 All amounts payable under these presents shall be paid by the Allottee/s by Account Payee Cheques drawn as per details below and be delivered to the Promoter:-

(a) Cheques for payment of the purchase price/consideration/purchase price installments/interest for delayed payments to be drawn in favour of the "SRIDUTT CONSTRUCTION - COLLECTION Account No. 8612417049";

(b) Cheque for payment of the Allottee/s/s contribution to the Corpus Fund in favour of "Rustomjee Evershine Joint Venture";

(c) Cheques for payment of the amounts payable towards tax, maintenance charges, electricity deposit, share money, admission fee as mentioned above in clause 4.7 to be drawn in favour of the "SRIDUTT CONSTRUCTION - COLLECTION Account No. 8612417049";

12.14 It is also understood and agreed by and between the parties hereto:-



[Handwritten Signature]

Purchaser (s)

J.P.P

Sri Dutt Constructions

वसई क्र. - २

१७६६२

६२

११०

२०२३

All disputes, differences and/or claims arising under or in respect of this Agreement, and/or any terms, conditions or provisions hereof, shall be referred to arbitration of a sole arbitrator, who shall be one of the three persons named (in writing) by the Co-Owners to the Allottee/s, out of which the Allottee/s shall select one name, and such person shall thereupon act as the sole arbitrator and the decision/award of such arbitrator shall be final and binding on the Parties. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996. The arbitration proceedings shall be in English language and shall be held only in Virar. The arbitrator shall have summary powers and be entitled to give interim directions and awards from time to time. The cost of the arbitration proceedings shall be borne by the Promoter and the Allottee/s in equal shares.

12.21 All letters, intimations and communications sent by the Allottee/s all matters concerning these presents shall be addressed and mailed to the Promoter at the address recorded in these presents and all notices to be served upon the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by prepaid post, under Certificate of Posting or by Courier or e-mail at his/her/their/its address specified below:

MR. JAI PRAKASH MEENA

B/205 Sai Sarovar, 2nd Road, Opp Mother Mary School, Shanti Park, Nallasopara West - Mumbai, Thane - Maharashtra - 401203

Any change in address shall be forthwith notified by the Allottee/s to the Promoter by registered A.D. In the event that the Allottee/s fails and/or defaults in notifying to the Promoter at the changed address, service of notices, letters, communications, the last notified address shall be deemed to be good service to the Allottee/s by the Promoter.

12.22 The PAN No of Promoter is [ACEFS7075B]. The PAN No of the Allottee/s is [AKSPM3667K].

In Witness Whereof the parties hereto have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.



[Signature]

Purchaser (s)

55

J.P.P

Sri Dutt Constructions

वसई क्र.-२		
१५६८२	६३	११९
२०२३		

**The First Schedule Above Referred To:
(Larger Land)**

All that pieces and parcels of non-agricultural vacant Lay-out Land bearing New Survey Nos. 5, 5B, 5D, 5F, and 5G as per latest Record of Rights situate lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District - Palghar admeasuring in the aggregating 8,79,581 Square Metres.

**The Second Schedule Above Referred To:
(Garden Avenue 'K-3')**

All those portion/s of Garden Avenue 'K' and designated Garden Avenue 'K-3' is shown hatched in red on Plan annexed hereto at Annexure 'F' on which Building will be constructed by the Developer through utilization of B.U.A. of 2,93,301.45 square feet. Garden Avenue 'K' being a part of the Larger Land more particularly described in the First Schedule herein is shown hatched in orange on the plan annexed hereto at Annexure "A" above and bounded as follows:-

On or towards North :- 24 mtr. Wide road.

On or towards South :- Garden Avenue K (part).

On or towards East :- 24 mtr. Wide DP road.

On or towards West :- Garden Avenue K (part).

**The Third Schedule Above Referred To
(Description of the Apartment)**

All That the Residential Flat or Retail Shop No. 1205, Wing K9 admeasuring 558.11 square feet of carpet area i. e 51.85 Sq.mt carpet area on the 12th floor in the Building known as "Garden Avenue-K3" to be constructed on Garden Avenue 'K'; with covered parking no _____, in the _____ of the said building, more particularly described in the Second Schedule hereinabove.



[Signature]
Purchaser (s)

56

J.P.P

Sri Dutt Constructions

वसई क्र.-२		
१६६२	६४	११९
२०२३		

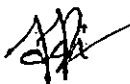
Enclosed balcony area attached to the Apartment is approximately [] square meters, that is, approximately [] square feet

Utility/open balcony area attached to the Apartment is approximately [5.36] square meters, that is, approximately [57.70] square feet;

Open terrace area attached to the Apartment is approximately [] square meters, that is, approximately [] square feet;

The carpet area as per RERA is approximately [51.85] square meters, that is, approximately [558.11] square feet




Purchaser (s)

57

J.P.P
Sri Dutt Constructions

SIGNED SEALED AND DELIVERED
by the within named the "Developer"
Messrs. Sri Dutt Constructions
through its Partners



Thumb



શ્રી દુત્ત કોન્સ્ટ્રક્શન્સ પ્રા. લિ.

Signature
Sri Dutt Constructions

વસઈ ક્લ - ૨		
૭૫૬૨	૯૫	૧૧૦
૨૦૨૧		

through constituted attorney
Mr Ramjibhai M Anghan under the Power of
Attorney

in the presence of ...

(Handwritten signatures of witnesses)

Signed, Sealed & Delivered
by the within named 'Purchaser/s'
MR. JAI PRAKASH MEENA



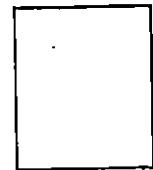
Thumb



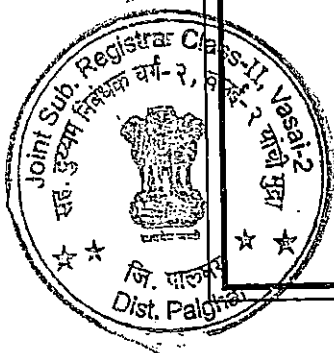
(Handwritten signature)
Purchaser Signature

Photo

Thumb



(Handwritten signature)
Purchaser Signature



(Handwritten signature)
Purchaser (s)

શ્રી દુત્ત કોન્સ્ટ્રક્શન્સ પ્રા. લિ.

Sri Dutt Constructions

वसई क्र.-२		
१५६२	६६	११७
२०२३		

RECEIPT

RECEIVED of and from the with in named Purchaser/s the sum of Rs. 51000/- (Rupees Fifty-One Thousand Only) as and by way of earnest money by Cash/RTGS/NEFT /Cheque bearing No. UPI-362647768449, dated 17/09/2023, drawn on , Branch, Subject to realization, payable to us.

We Say Received,
For Sri Dutt Constructions

सुधा रत्नाजी वरक्षीतममाधुपरेह

Authorised Signatory



[Handwritten Signature]

Purchaser (s)

सुधा रत्नाजी वरक्षीतममाधुपरेह



वसई क्र.-२		
१७६२	६०	११९
२०२३		

Annexure 'A'
(Santioned Lay-out Plan)

Annexure 'B'
(Common Areas & Amenities And Limited Common Areas & Amenities)

Part A Common Areas and Amenities:

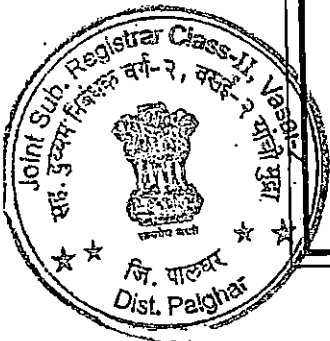
- Staircases
- Lifts
- Common passages on each floor/level
- Fire-fighting & Fire Alarm systems
- Refuge areas
- Garbage disposal areas

Part B Limited Common Areas and Amenities:

- Garden
- Childers Play Area

The aforesaid Common Areas & Amenities and Limited Common Areas & Amenities are the internal development works as defined under the RERA.

Annexure 'C'
CERTIFICATE OF TITLE




Purchaser (s)

60

J.P.P
Sri Dutt Constructions

वसई क्र. - २		
१७६६२	६६	११०
२०२३		

Annexure 'D-1'
(2012 Commencement Certificate)

Annexure 'D-2'
(GOI Environmental Certificate)


Annexure 'E'
(7/12 Extracts of Entire Land)

Annexure 'F'



The Purchase Price of Rs. 4999000/- (Rupees Forty-Nine Lacs Ninety-Nine Thousand Only) payable by the Allottee/s in instalments against the following milestones:

Sr. No.	Time of Payment	Amount
1	On [10]% of the Purchase Price on or before the execution of this Agreement by way of Earnest money;	Rs. 499900/-
2	On [20]% of the Purchase Price on or before the completion of the Plinth Work.	Rs. 999800/-
3	On [6]% of the Purchase Price on or before the completion of the 1st Slab	Rs. 299940/-
4	On [3]% of the Purchase Price on or before the completion of the 2nd Slab	Rs. 149970/-
5	On [3]% of the Purchase Price on or before the completion of the 3rd Slab	Rs. 149970/-
6	On [3]% of the Purchase Price on or before the completion of the 4th Slab	Rs. 149970/-
7	On [3]% of the Purchase Price on or before the completion of the 5th Slab	Rs. 149970/-
8	On [3]% of the Purchase Price on or before the completion of the 6th Slab	Rs. 149970/-
9	On [3]% of the Purchase Price on or before the completion of the 7th Slab	Rs. 149970/-


Purchaser (s)

61

J.P.P
Sri Dutt Constructions

वसई क्र.-२

१७६७२

६६ १११

	On [3]% of the Purchase Price on or before the completion of the 8th Slab	Rs. 149970/-
11	On [3]% of the Purchase Price on or before the completion of the 9th Slab	Rs. 149970/-
12	On [3]% of the Purchase Price on or before the completion of the 10th Slab	Rs. 149970/-
13	On [3]% of the Purchase Price on or before the completion of the 11th Slab	Rs. 149970/-
14	On [3]% of the Purchase Price on or before the completion of the 12th Slab	Rs. 149970/-
15	On [3]% of the Purchase Price on or before the completion of the 13th Slab	Rs. 149970/-
16	On [3]% of the Purchase Price on or before the completion of the 14th Slab	Rs. 149970/-
17	On [3]% of the Purchase Price on or before the completion of the 15th Slab	Rs. 149970/-
18	On [3]% of the Purchase Price on or before completion of brick work	Rs. 149970/-
19	On [10]% of the Purchase Price on or before the completion of the internal and external plaster work	Rs. 499900/-
20	On [8]% of the Purchase Price on or before the completion of the flooring & plumbing work	Rs. 399920/-
21	On [1]% of the Purchase Price on or before the completion of the finishing work and possession	Rs. 49990/-
	Total	Rs. 4999000/-



Purchaser (s)

J.P.P

Sri Dutt Constructions

62





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

वसई क्र.- २		
१६६२	६०	११०
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number : P99000007110

Project: GARDEN AVENUE - K K3 , Plot Bearing / CTS / Survey / Final Plot No.:5,5B,5D,5F,5G at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

1. Sridutt Constructions having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400004.

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

- The promoter shall enter into an agreement for sale with the allottees;
 - 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;
 - 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.
- The Registration shall be valid for a period commencing from 17/08/2017 and ending with 30/12/2023, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

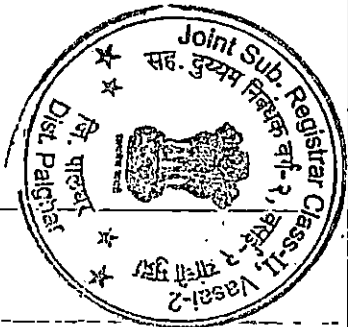
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 23:47:01

Dated: 09/09/2021
Place: Mumbai

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



SR.NO	BPNO	VPNO	OWNER	ARCHITECT	SJRV_HIS	VILLAGE	DT_OF_AM	TOTPL_AR	TOTB_ARE	USER	NO_TENA	NO_BLDG	REMARK	Detail	DR/TDR
312	BP3917	VP0381	J.M.MEHTA & B.C. MEHTA	SHAH GATTANI & CONSULTANT	S.NO.369B,1 & 2	BOLINI	07-Mar-13	5607	5424.05	RESC	117	1	WING A,B,C 5/G+7PT, ADD BUA 354.09		
313		VP0205	SHRI SUDHIR M. LALL	SHAH & GATTANI	S NO.146(PT)	KAMAN	08-Mar-13		10145.8	EDUC		2	ADD AREA 15.11		
314	BP3867	VP0457	SHAILESH PAREKH	SHAH & GATTANI	S.NO.370, H.NO.1,2,3/1,3/2	BOLINI	08-Mar-13		6526	RESC	119	3	INTERNAL CHANGES		
315	BP0533	VP0527	MULCHAND KOTHARE	SANAT MEHTA & ASSOCIATES	S.NO.153/8	ACHOLE	11-Mar-13		13404.29	RESC	317	2	ADD BUA 3631.97, ADD BLDG NO.2		
316		VP0048	MUKUND RAGHUNATH PADHYE	ENCON	S.NO.223/2,4,6,7,8,9, 11	SHIRGAON	12-Mar-13	31000	18534.06	EDUC		1	BLOCK A,B,C,D, INTERNAL CHANGES		
317		VP0512	MAHESH SHAH	SHREE CONSULTANT	S.NO65/1	NAVGHAR	12-Mar-13		1757.95	RESI	17	2	BLDG NO 1 & 4, DILAPIDATED FSI 919.73		
318	BP3278	VP4054	MAHENDRA H. CHOWDHARI	SHREE CONSULTANT	S.NO.45/3	SAMEL	13-Mar-13	1590	1589.16	RESI	39	1	WING A & B, BUNGALOW, ADD BUA-43.80		
319		VP0453	EVERSHINE DEVELOPERS	SHAH & GATTANI	S.NO.5,5B,5D,5F,5G	DONGRE	14-Mar-13		91706.08	RESC	2167	37	AVENUE-A,1,2,5,B-1,K3,4,CF-C-6, NO ADD BUA		
320		VP0800	MASHROOF A.R.A. SHAIKH & 3 OTHERS	HIMESH GUPTA	S.NO.97/1/2+4/6/2+4/7/3+4/12/2+4/13/2+4/15(PT) & 97/2 & 5	WALIV	16-Mar-13		9901.05	RESC	325	2	2+CF, ADD BUA-3092.26, RESERVATION HANDOVER		



2022
999
999
999

मुख्य कार्यालय, विरार
मिटर (पूर्व),
म. बसस्थ. वि. स्टाने, पिन ४०१ ३०५.



वसाई क्र.-२		
१७६७२	७२	११९

फोन : ०२१०-२५२५०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
फैक्स : ०२१०-२५२५००
ई-मेल : VasaiVrarcorporation@yahoo.com

प्रा. क्र. : व.वि.२५७.
दिनांक :

VVCNC/TP/RDP/VP-0453/१२-१/२०१३

१५/०३/२०१३.

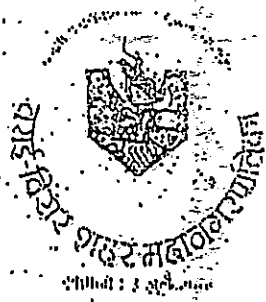
M/s. Evershine Developers,
215, Veena Beena Shopping Centre,
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Development Permission for proposed Residential with shopping Buildings / Residential Buildings, Club House, Amusement Park, Market & School Building, AVENUE A1 in type buildings RSA1-5 & RSA2-6, AVENUE A2 in type buildings RSA1-7,8 & RSA2-9, AVENUE A3a in type buildings RSA1-10, AVENUE A3b in type buildings KG1, AVENUE A4 in type buildings SA1, SA2, SA3, SA4, SA5, SA6, SA7, AVENUE A5 in type buildings YA1-26 (1 Bldg.), TA3-25 (1 Bldg.), TA4-24 (1 Bldg.), YA2-24 (1 Bldg.), AVENUE A6 in type buildings FG1 & FG4, AVENUE B1 in type buildings AB1 (2 Bldgs.), AB4 (2 Bldgs.), AB2 (1 Bldg.), A1 (2 Bldgs.), CB1 (2 Bldgs.), B2 (1 Bldg.), A2 (2 Bldgs.), AB3 (2 Bldgs.), CB2 (2 Bldgs.), AVENUE B2 in type Building A, B, C & D (2 Bldgs.), B1 & B1a (1 Bldg.), B & B2 (1 Bldg.), CB & B (1 Bldg.), C1 & B1 (1 Bldg.), AVENUE C1 in type Building PG1, AVENUE C2 in type Building YC1 (2 Bldgs.), AVENUE C3 in type Building AG1, AVENUE D in type buildings RD1 (5 Bldgs.), TD1 (2 Bldgs.), TD2 (2 Bldgs.), TD2A (3 Bldgs.), TD3 (1 Bldg.), TD4 (2 Bldgs.), TD6 (1 Bldg.), TD (4 Bldgs.), XD1 (1 Bldg.), XD (1 Bldg.), YD1 (2 Bldgs.), YD2 (1 Bldg.), YD (2 Bldgs.), RD (1 Bldgs.), RD1 (1 Bldg.), TD1 (2 Bldgs.), TD2 (2 Bldgs.), TD5 (1 Bldg.), YD (4 Bldgs.), YD1 (1 Bldg.), AVENUE E in type Buildings EG1 & EG2, AVENUE F1 in type Buildings MG2, AVENUE F2 in type Buildings MG1, MG3, MG4 (2 Bldgs.), AVENUE F3 in type Building GF (1 Bldg.), AVENUE G in type buildings R1 (8 Bldgs.), R2 (6 Bldgs.), R4 (1 Bldg.), AVENUE H in type buildings S1 (11 Bldgs.), S5 (9 Bldgs.), T1 (5 Bldgs.), Y1 (7 Bldgs.), Y3 (1 Bldg.), AVENUE I in type buildings RS1 (6 Bldgs.), T1 (7 Bldgs.), T2 (1 Bldg.), Y1 (10 Bldgs.), Y2 (1 Bldg.), AVENUE J in type buildings R1 (7 Bldgs.), R2 (2 Bldgs.), S1 (10 Bldgs.), S2 (1 Bldg.), T1 (13 Bldgs.), T2 (1 Bldg.), T3 (1 Bldg.), T4 (1 Bldg.), T5 (1 Bldg.), T6 (2 Bldgs.), Y1 (19 Bldgs.), Y2 (1 Bldg.), AVENUE K1 in type buildings RK1 (2 Bldgs.), TK4 (1 Bldg.), TK5 (1 Bldg.), YK1 (1 Bldg.), YK2 (2 Bldgs.), AVENUE K2 in type buildings BK1 (2 Bldgs.), TK4 (1 Bldg.), TK5 (1 Bldg.), YK2 (2 Bldgs.), AVENUE K3 in type buildings K7 (1 Bldg.), K7a (1 Bldg.), K8 (1 Bldg.), K9 (1 Bldg.), K10 (1 Bldg.), AVENUE K4 in type buildings K4 (1 Bldg.), K5 (1 Bldg.), K5a (1 Bldg.), K6 (1 Bldg.), AVENUE L in type buildings RL1 (6 Bldgs.), RL2 (2 Bldgs.), TL1 (1 Bldg.), TL3 (4 Bldgs.), TL4 (2 Bldgs.), TL5 (2 Bldgs.), TL6 (1 Bldg.), TL7 (1 Bldg.), TL8 (1 Bldg.), TL9 (1 Bldg.), Y1 (11 Bldgs.), Y2 (6 Bldgs.), AVENUE M in type buildings U1 (2 Bldgs.), U2 (1 Bldg.), U3 (1 Bldg.), V1 (3 Bldgs.), W1 (2 Bldgs.), X1 (8 Bldgs.), X1 (3 Bldgs.), GFC & CLUB HOUSE & Ancillary Structures in AMUSEMENT PARK on land bearing S.Nos. 5(118) H.No. 1 to 7, S.No. 6(497) H.No. 1 (PT), 2 (PT), S.No. 7(112) H.No. 1 to 10, S.No. 8(492) H.No. 1 (PT), 2 (PT), 3 (PT), 4 (PT), S.No. 10(113) H.No. 1/1A, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, S.No. 11(114) H.No. 1 to 21, S.No. 12(117) H.No. 1, 2, 3/1, 3/2, 3/3, S.No. 13(115) H.No. 1 to 28, S.No. 14(438) H.No. 1 to 41.

COLOUR XEROX



मुख्य कार्यालय, विहार
विहार (एच),
गा. बसई, जि. ठाणे, पिन ४०१ १०५.



वसई क्र.-२		
१०६६	४४	१११

आंक. : द.वि.रा.म.
दिनांक :

VVCMC/TP/RDP/VP-0453/0225/12-13-13

14/08/2013

- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009; 08/10/2009 & 07/07/2010.
- 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
- 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/05/2011.
- 6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 21/05/2011.
- 7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 15/05/2012.
- 8) Technical Consultant Letter Dated 17/10/2012.
- 9) Competent Authority Order of VVCMC under TP Act, Dated 02/05/2012.
- 10) Your Architects letter dated 17/10/2012.

Sir/Madam,
With reference to your architect's letter referred above, please find enclosed herewith amended layout plan & building plans for the proposed Residential with shopping Buildings / Residential Buildings, Club House & Ancillary Structures in AMUSEMENT PARK, Market & School Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Evershine Developers.

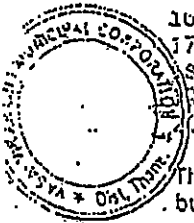
The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter no. CIDCO/VVSR/CC/8P-3519/W/2617 Dtd. 2/12/05 & CIDCO/VVSR/CC/8P-3519/Layout/W/151 Dated 25/01/2008.

The details of the layout is given below :-

1. Name of assessee / Owner	M/s. Evershine Developers	
2. P.A. Holder		
3. Location	Dongre	
4. Land Used (Predominant)	Residential/Residential with shopping	
5. Gross Plot Area	932440.00	sq.m.
6. Area excluded from layout	46909.07	sq.m.
7. Area acquired by PWD	5950.00	sq.m.
8. Balance Area	879580.93	sq.m.
9. D.P. Road	126654.40	sq.m.
10. D. P. Reservation	89123.83	sq.m.
11. Total reservation	212103.23	sq.m.
12. Balance Area	567477.70	sq.m.
13. R.G. @ 15%	109121.55	sq.m.
14. C.F.C. @ 5%	33373.85	sq.m.
15. Net Plot Area	567356.0	sq.m.
16. Add Land pooling 9.5%	53897.70	sq.m.
17. Add 75% D. P. Road Area	9497.00	sq.m.
18. Permissible Built up Area	710221.70	sq.m.
19. Previously Approved Area	221902.70	sq.m.
20. Now Proposed Area	488319.00	sq.m.
21. Total Built up Area Proposed	715943.72	sq.m.

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).

COLOUR XEROX



90822 44 999
२०२३

मुख्य कार्यालय, विरार
विहार (पूर्व),
ठा. वसई, जि. ठाणे, पिन ४०१ २०५.



दूरध्वनी : ०२२०-२५२५६०/०२/०३/०४/०५/०६
फैक्स : ०२२०-२५२५६०७
ई-मेल : v2salvirarcorporation@yahoo.com

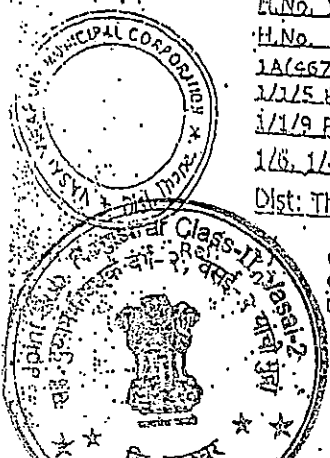
शा.क्र. : प.वि.अ.म.
दिनांक :

VVCMC/TP/RDP/VP-0453/०११९/२०१२-१३

१५/०३/२०१३.

S.No. 15(444), H.No. 1 to 31, S.No. 16(116), H.No. 1 to 11, S.No. 57(170), H.No. 1, 2, 3/1, 3/2, 4, 5, 6, S.No. 58(171), H.No. 1, S.No. 69(172), H.No. 1 to 4, 6, S.No. 71(173), H.No. 4, S.No. 82(487), H.No. 1/Pt. 2/Pt. 3/Pt. 4/Pt. S.No. 93(177), H.No. 1, 2, S.No. 172(106), H.No. 1 to 7, 8/1, 8/2, 9 to 29, S.No. 173 (107), H.No. 1/Pt. A, 1/Pt. B, 2 to 6, 7/1, 7/2, 7/3, 7/4, 8 to 31, 32/Pt. A, 32/Pt. B, 33 to 43, S.No. 174(108), H.No. 1, 10, 11A, 11B, 12, 13, 14/1, 14/2, 15, 16/Pt. A, 16/Pt. B, 17 to 22, 23/Pt. A, 23/Pt. B, 24 to 29, 31 to 50, S.No. 175(105), H.No. 1 to 26, S.No. 176(104), H.No. 1 to 23, S.No. 177(103), H.No. 1 to 4, 5/1, 5/2, 6 to 22, 23/1, 23/2 Pt. 24 to 31, S.No. 178(102), H.No. 1, 2, S.No. 185(7), H.No. 1 to 8, 9/Pt. A, 9/Pt. B, 10 to 33, S.No. 190(9), H.No. 1/Pt. 2, 3, S.No. 191(8), H.No. 1 to 17, S.No. 192(96), H.No. 1/Pt. A, 1/Pt. B, 10, 10A, 12 to 19, 20/1, 20/2, 21 to 42, S.No. 193(97), H.No. 1 to 25, 25A, 26 to 39, S.No. 194(100), H.No. 1 to 37, S.No. 195(101), H.No. 1, 2/1, 2/2, 3 to 32, S.No. 196(99), H.No. 1 to 13, S.No. 197(98), H.No. 1 to 27, 23/1, 23/2, 24, 25, S.No. 198(109), H.No. 1 to 52, S.No. 199(110), H.No. 1 to 19, 20/1, 20/2, 21 to 47, S.No. 200(94), H.No. 1 to 14, S.No. 201(95), H.No. 1 to 8, 9/1, 9/2, 10 to 18, S.No. 202(97), H.No. 1 to 7, 8A, 8B, 9 to 14, S.No. 203(92), H.No. 1 to 21, S.No. 204(111), H.No. 1 to 54, S.No. 205(91), H.No. 1 to 10, 11/1, 11/2, 11/3, 11/4, 12 to 31, S.No. 206(90), H.No. 1 to 14, 15A, 15B, 16 to 22, S.No. 207(80), H.No. 1 to 5, 6/1, 6/2, 7 to 18, 19/1, 19/2, 19/3, 20 to 36, S.No. 208(87), H.No. 1 to 8, 9/1, 9/2, 9/3, 10 to 29, S.No. 209(86), H.No. 1 to 15, 16/1, 16/2, 17 to 24, S.No. 210(10), H.No. 1 to 18, S.No. 211(11), H.No. 1 & 2, S.No. 219(85), H.No. 1, S.No. 229(84), H.No. 1 to 12, 13/Pt. A, 13/Pt. B, 14/Pt. A, 14/Pt. B, 15 to 18, 19/Pt. A, 19/Pt. B, 20, 21/Pt. A, 21/Pt. B, 22/Pt. A, 22/Pt. B, 23 to 28, 29/1, 29/1/Pt. 29/2, 30/Pt. A, 30/Pt. B, 31, 32, S.No. 221(83), H.No. 1 to 3, 4/Pt. B, 5, 6/Pt. A, 6/Pt. B, 7/Pt. A, 7/Pt. B, 8 to 21, 22A, 22B, 23, 24/Pt. A, 24/Pt. B, 25 to 27, 28/Pt. A, 28/Pt. B, 29 to 32, 33/Pt. A, 33/Pt. B, 39, 40/Pt. A, 40/Pt. B, 41, 42/Pt. A, 42/Pt. B, 43/Pt. A, 43/Pt. B, 44, 45, 47/Pt. A, 47/Pt. B, 48/Pt. A, 48/Pt. B, 49/Pt. A, 49/Pt. B, 50/Pt. A, 50/Pt. B, 51, 52, 53/Pt. A, 53/Pt. B, 54/Pt. A, 54/Pt. B, S.No. 222(89), H.No. 1 to 18, 19/1, 19/2, 20, 21 to 39, S.No. 223(82), H.No. 1, 2, 3/1, 3/2, 4 to 9, 10/1, 10/2, 11, 12/1, 12/2, 13 to 21, S.No. 224(81), H.No. 1 to 11, 12/1, 12/2, 12/3, 12/4, 13 to 23, 24/1, 24/2, 25 to 48, S.No. 1A(667), H.No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

COLOUR XEROX



Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617Dtd. 27/12/05.
Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/151
Dated 29/01/2008.

Contd....3

वसई क्र.-२
 ७५६८२-०६ ९९०
 २०२३

मुख्य कार्यालय, विराट
 विंगर (पूर्व),
 सा. वसई, जि. ठाणे, पिन ४०१ ३०५.



दस्तावेज : ०२५०-२५२५४०२/०२/०३/०४/०५/०६
 फॉर्म : ०२५०-२५२५४०२
 ई-मेल : vasai@vccorporation.gov.in

शा.क्र. : ५.वि.रा.म.
 दिनांक :



VVCMC/TP/RDP/VP-0453/ 11-2-9 / 2012-13

The amount of RS.10563500/- (Rupees One Crore Five Lakh Sixty Three Thousand Five Hundred only) deposited vide Challan No. 4025 Dated 02/12/2005, Challan No.14613 Dated 21/01/2008 Challan No. 20613 Dated 11/06/2009 Challan No. 23574 Dated 07/10/2009 Challan No. 27527 Dated 07/07/2010 with CIDCO & Receipt No. 91454 Dated 07/05/2011 Receipt No. 150528 & 150529 Dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012 With VVCMC as interest from security deposit shall be forfeited either 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 Residential with Shopline Buildings, AVENUE A1 in type buildings RSA1-5, RSA2-6, AVENUE A2 in type buildings RSA1-7,8, RSA2-9, AVENUE A5 in type buildings YA1-26 (Wing A,B,C), TA3-25 (Wing C,D,E), TA4-23 (Wing F,G,H), YA2-24 (Wing I,J,K), AVENUE B2 in type buildings AB1-1,7, AB4-2,6, AB2-3, A1-4,5, CB1-8,17, B2-9,16, A2-10,15, AB3-11,14, CB2-12,13, AVENUE K3 in type buildings K7(1 Bldgs.), K7a(1 Bldg.), K8(1 Bldg.), K9 (1 Bldgs.), K10 (1 Bldgs.), AVENUE K4 in type buildings K4(1 Bldgs.), K4a(1 Bldg.), K5(1 Bldg.), K5a (1 Bldgs.), K6 (1 Bldgs.) and CFC-6 on land bearing New S. No. 5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasai, Dist : Thane. as per the following details :-

COLOUR XEROX

AMENDED BUILDINGS In Avenue-A1

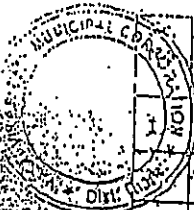
Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential	RSA1-5,	S/G+7	2337.20	01	62	--	2337.20
2.	Residential	RSA2-6	S/G+7	2344.65	01	62	--	2344.65
Total					02	124	--	4681.85

AMENDED BUILDINGS In Avenue-A2

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential	RSA1-7,8,	S/G+7	2337.20	02	124	--	4674.40
2.	Residential	RSA2-9	S/G+7	2344.65	01	62	--	2344.65
Total					03	186	--	7019.05

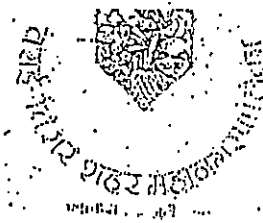
AMENDED BUILDINGS In Avenue-A5

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential With Shopline	YA1-26 (Wing A,B,C)	S/G+7	3766.25	01	91	13	3766.25
2.	Residential With Shopline	TA3-25 (Wing C,D,E)	S/G+7	3766.25	01	91	13	3766.25
3.	Residential	TA4-23 (Wing F,G,H)	S/G+7	3439.92	01	89	--	3439.92
4.	Residential	YA2-24 (Wing I,J,K)	S/G+7	3439.92	01	89	--	3439.92
Total								3439.92



वसई क्र. - २
 १०६६ ५५ ११७
 २०२३

मुख्यालय, विहार
 विहार (पूर्व),
 जिला वि. कार्यालय, वसई, तालुका वसई, जिल्हा वसई, महाराष्ट्र



Phone: 242410/02/03/04/05
 242410/04
 vasairarcorporation@yahoo.com

भा.प. : च.वि.प्र.म.
 दिनांक :

VVCMC/TP/RDP/VP-0453/ 02-3 / 2012-12 ... 5 ...

14/03/2013

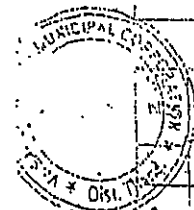
AMENDED BUILDINGS in Avenue-B1

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential With Shopline	AB1-1,7,	S/G+7	1369.06	02	56	14	2738.12
2.	Residential With Shopline	AB4-7,6,	S/G+7	2179.67	02	84	18	4359.34
3.	Residential	AB2-9,	S+7	1249.62	01	28	--	1249.62
4.	Residential	A1-4,5,	S+7	1070.60	02	56	--	2141.20
5.	Residential	CB1-8,17,	S+7	1672.88	02	56	--	3345.76
6.	Residential With Shopline	B2-9,16,	S/G+7	2379.41	02	84	18	4758.82
7.	Residential With Shopline	A2-10,15,	S/G+7	1157.18	02	56	12	2314.36
8.	Residential With Shopline	AB3-11,14,	S/G+7	2246.33	01	84	32	4492.66
9.	Residential With Shopline	CB2-12,13	S/G+7	1843.85	02	56	16	3687.70
Total					17	560	110	29097.18

COLOUR XEROX

AMENDED BUILDINGS in Avenue-K3

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential	✓ K7	St+14	3107.23	01	76	--	3107.23
2.	Residential With Shopline	✓ K7a	S/G+14	3316.61	01	76	3	3316.61
3.	Residential With Shopline	✓ K8	S/G+14	3381.25	01	78	3	3381.25
4.	Residential With Shopline	✓ K9	S/G+14	4966.50	01	86	10	4966.50
5.	Residential With Shopline	✓ K10	S/G+14	4025.27	01	78	6	4025.27
Total					05	394	22	18797.06



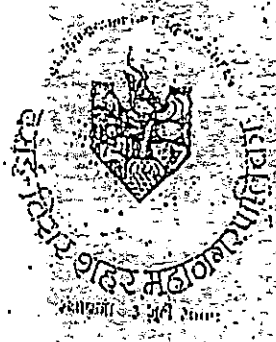
AMENDED BUILDINGS in Avenue-K4

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential	✓ K4	St+14	3892.37	01	76	--	3892.37
2.	Residential With Shopline	✓ K4a	S/G+14	3983.10	01	76	2	3983.10
3.	Residential With Shopline	K5	S/G+14	3538.47	01	78	4	3538.47
4.	Residential With Shopline	✓ K5a	S/G+14	3604.96	01	78	7	3604.96
5.	Residential With Shopline	K6	S/G+14	2134.88	01	50	5	2134.88
Total					05	358	28	17143.78



वसई क्र.-२		
9462	UL	999
२०२३		

मुख्या कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. ठाणे, पिन. ४०१ ५०५.



दफ्तरी : ०२५०-२५२५०१/०२/०४/०५/०६
 फोन : ०२५०-२५२५०१
 ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : ५.वि.२१.म.
 दिनांक :

VVCMC/TP/RDP/VP-0453/ ०२.२१/२०१२-१३ 6.....

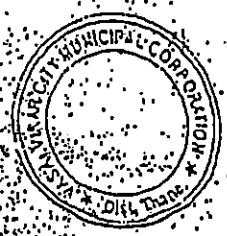
14/03/2013.

Sr.No.	Predominant Building	Building type	No. of Floors	No. of Hall	No. of shops	Built up Area (In Sq.mt.)
1.	Commercial	CRC-6	G+3 pt	3 Halls,	6	564.82

The Revised Development Permission duly approved herewith supersedes all the approved plans with a amendment to already approved building or New buildings are proposed. The condition of Commencement Certificate granted by CIDCO vide their office letter No. Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated 02/12/2008, Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/LAYOUT/ W/151 Dated 29/01/2008/10/2009 & 07/07/2011, & by Vasai Virar City Municipal Corporation office letter No. VVCMC / TP / AM / VP-0453 / 010 / 2011-12 Dated 10/05/2011 & VVCMC / TP / AM / VP-0453 / 084 / 2011-12 Dated 13/09/2011, no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012, vide 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.
- 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 specified time.
- 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 for 0.67 CUM, 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of structures/facilities during reasonable hours of the day and with prior notice.
- 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.
- 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.

COLOUR XEROX



वसई क्र.-२
 १७६६२
 ८४ ११०
 २०२३

YUSUF BISHI
 YUSUF BISHI

YUSUF BISHI & CO.
 ADVOCATES & SOLICITORS

YUSUF BISHI & CO.
 ADVOCATES & SOLICITORS
 MUMBAI
 TELEPHONE

YUSUF BISHI & CO.
 ADVOCATES & SOLICITORS

YUSUF BISHI & CO.

Re: 10334 of Avenue 'K' being part of Larger Land admeasuring 8,79,581 Square Meters at Village Dongare, Taluka Vasal as Village Narangi Taluka Vasal District Thane.

We have in accordance with the instructions of our clients Messrs. Evershine Developers a partnership firm registered under the Indian Partnership Act, 1932, having its place of business at Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai, 400 050 and Enigma Constructions Private Limited a company incorporated under the Companies Act, 1956, having its registered office at 702, Natraj, V.V. Road Junction, Western Express Highway, Andheri (East), Mumbai, 400 060 (respectively "Evershine" and "Enigma" and collectively the "Co-owners") investigated their title to the Larger Land admeasuring 8,79,581 Square Meters situate at Village Dongare, within the Registration Sub-District of Vasal, District Thane more particularly described in the First Schedule hereunder written (the "Larger Land") and had earlier investigated the title of Messrs. Palghar Land Development Corporation (PLDC) to the Larger Land, inter alia, taking searches since the year 1971 at the Office of the Sub-Registrar of Assurances at Vasal, Virar and Nala Sopara publishing the usual Public Notices in the local newspapers and perusing the photocopies of several title deeds, the Search Reports and Record of Rights. We also made appropriate Declarations on their title to the Larger Land. We also below a brief devolution of title of the Co-owners to the Larger Land.



क. ३९ - २		
०७६२५५	५५	९९०
२०२३		

The Larger Land was acquired by PLDC under several Deeds of Conveyance executed by the Original Owners in favour of PLDC and duly registered with the Sub-Registrar of Assurances at Vasai. The Larger Land was pursuant to such Deeds of Conveyance transferred to the name of PLDC in the Record of Rights. The said Deeds of Conveyance were executed after certain permissions were obtained for the transfer and development of the Larger Land including the Order No. Revenue/K-1/F-D/AN/AP/ASR-11/2004 dated 27th February, 2004 passed by the Collector, Thane for conversion of the Larger Land to Non-agricultural use.

2. Evershine became seized and possessed of or otherwise well and sufficiently entitled to the Larger Land by virtue of the 5 (Five) Deeds of Conveyance namely, the Deed of Conveyance dated 9th August 2006 (as rectified by the duly registered Deeds of Rectification dated 8th February, 2006 and 11th May 2006), the Deed of Conveyance dated 8th February, 2006, the Deed of Conveyance dated 21st August 2006, the Deed of Conveyance dated 27th February 2007 and the final Deed of Conveyance dated 11th May, 2007 made by and between PLDC as Vendors of the First Part, the Erstwhile Partners of PLDC as Confirming Parties of the Second Part and Evershine as Purchaser of the Third Part all duly adjudicated under the Bombay Stamp Act, 1958 and registered with the Sub-Registrar of Assurances at Vasai. The Larger Land was transferred first to the name of PLDC and thereafter to Evershine's name in the Record of Rights. Extracts from Index of the Deeds of Conveyance have been obtained.

3. Pursuant to the Group Housing Scheme evolved for development and construction of buildings on the Larger Land, a Lay-Out Plan and



वसई क्र.-२

१७६१२ ८६ ११०

२०२३

ABYCO/MS/10/15/10

Building Proposal were submitted to the City Industrial Development Corporation of Maharashtra Ltd. ("CIDCO") through Messrs. Shant Gattani Consultants, Architects and Consultants, (the "Project Architects"). CIDCO issued its Commencement Certificate No. CIDCO/MSR/CC/BP-3519/W/2615 dated 2nd December, 2005. In respect of the herinafore-acted Lay-out Plan and Building Proposal for construction of buildings on the non-reserved portions of the Larger Land (hereinafter referred to as the "2005 Commencement Certificate"). Certain portions of the Larger Land have been reserved under the Development Plan approved for the Virar - Vasal Sub Region for D.P. Roads and D.P. Reservations as reflected in the sanctioned Lay-out Plan.

4. Based on the Environmental Clearance Certificate bearing No. 21-544/2006-1A-III dated 13th March, 2007 of the Union Ministry of Environment and Forests, Government of India, for the development of the Larger Land in accordance with Environment Impact Assessment Notification S. O. (E), dated 27th January, 1994 read with the Amendment notified on 7th July, 2004 vide Notification S. O. (E), Evershine through the Project Architect submitted to CIDCO a revised Lay-out Plan cum Building Proposal, which was sanctioned with various Commencement Certificates dated 29th January, 2008 issued by CIDCO ("2008 Commencement Certificate").
5. By a Joint Venture Agreement dated the 20th March, 2009 ("J.V. Agreement") executed by the Co-owners and registered with the Sub-Registrar of Assurances at Vasal under Serial No. 1696 of 2009, Evershine and Enigma agreed to jointly develop the Larger Land and pursuant to the J. V. Agreement, and the consideration mentioned



M. T. MISKITA & CO
ADVOCATES

वसई नं. - २		
१५६२	७७	१११
२०२३		

the said Evershine conveyed to Enigma its one-half undivided share in the Larger Land by the Deed of Conveyance dated 20th March, 2009 duly registered with the Sub-Registrar of Assurances at Vasai under Serial No. 1995 of 2009 ("Deed of Conveyance").

6. The Larger Land being un-subdivided, has been notionally sub-divided into Residential Sector, Retail Sector and Commercial Sector and the Residential Sector has been further notionally divided into 15 (fifteen) or more Avenues.

7. The Vasai-Vihar City Municipal Corporation has issued further Commencement Certificate No. WCMC/TPI/AMVP-0453/004/2011-12 dated 13th September, 2011 ("2011 Commencement Certificate") as modified by the Commencement Certificate No. WCMC/TPI/AMVP-0453/206/2011-12 dated 31st March, 2012 ("2012 Commencement Certificate") based on the Revised Building Proposals submitted through the Project Architect in accordance with which the Residential Buildings will be constructed on the Residential Sector. Avenue K forms part of the Residential Sector.

8 (a). The Co-owners have by an Agreement dated 13th October 2012, made by and between Evershine of the One Part and Enigma of the Other Part and registered with the Sub-Registrar of Assurances at Vasai under Serial no. 8924 of 2012, on 15th October, 2012 (the "Modification Agreement"), jointly and mutually agreed to the division/distribution of the FSI of 29,39,133.77 square feet (built up area) between themselves in equal shares to the intent and effect that Evershine will be absolutely and exclusively entitled to deal with or dispose of and/or to exploit separately 14,69,566.88 square feet of equity



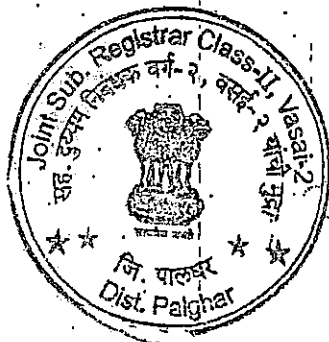
वसई क्र.-२		
गुट्टे	LL	१११
२०२३		

M. I. MISHRA
ADVOCATES

up area) comprised in the said Built-up FSI as per details set out in Part I of the Second Schedule hereunder written ("Evershine's FSI") and Enigma shall be absolutely and exclusively entitled to deal with or dispose of and/or to exploit separately 14,69,568.88 square feet (built-up area) comprised in the said Built-up FSI as per details set out in Part II of the Second Schedule hereunder written ("Enigma's FSI"). In the construction of Residential Buildings on demarcated portions of the two Avenues 'K' and 'L' in accordance with 2011 Commencement Certificate as modified by the 2012 Commencement Certificate.

8(b). Evershine and Enigma have further agreed and acknowledged as recorded in the Modification Agreement that Enigma shall, at the request of Evershine, be liable to execute along with Evershine transferable and assignable leases in perpetuity at a nominal annual rent of Re. 1/- in favour of the Cooperative societies to be formed of purchasers of flats, shops and other premises in the Residential Buildings to be constructed on its aforesaid demarcated portions of Avenues 'K' and 'L'.

8(c). Evershine or their assign or nominee being entitled to construct buildings Nos. 'K-3', 'K-4', 'L-3', 'L-4' (part), 'L-5' and 'L-6' on demarcated portions of Avenues 'K' and 'L' through utilization of Evershine's FSI, that is, FSI of 14,69,568.88 square feet (built-up area) in accordance with 2011 Commencement Certificate as modified by the 2012 Commencement Certificate. Building No. 3 with 3 wings each wing comprising of ground and fourteen upper floors with shops on the ground floor will be constructed on a demarcated portion of Avenue 'K' through utilization of FSI of 2,93,304.46 square feet (built-up area) hereinafter referred to as "Avenue 'K-3' area".



M.T. MISHRA
ADVOCATES

90	6	LC	999
RORR			

particularly described in the Third Schedule hereunder written being a part of Avanti. K. more particularly described in the Second Schedule hereunder written.

8. Mausmi SA Investments LLC ("Mausmi") holding 20% Equity Share of Keystone Realtors Pvt. Ltd. ("Keystone") has filed in the Supreme Court of India a Special Leave Petition ("SLP") against the Order dated 6th November, 2012 of the Bombay High Court dismissing Mausmi's Appeal No. (L) No. 47 of 2012 ("Mausmi's Appeal"), which is pending for admission. The Supreme Court has in the meantime passed an order dated 8th November, 2012 directing Enigma to sell its available FSI on the Virar Property after giving notice to Mausmi. Neither was Evershine made a party to the SLP or the said Appeal, nor any injunction or other order has been passed against Evershine in any of the proceedings referred to herein. However, Mausmi had filed an Application No. 68 of 2012 against Keystone, Enigma and Evershine for setting aside the Modification Agreement on which no order was passed by the Bombay High Court in view of the dismissal of Mausmi's Appeal. We have obtained the Opinion dated 22nd November, 2012 of Counsel Mr. Vimadatal who after referring to the Petition filed by Mausmi before the Company Law Board ("CLB") under Sections 397 and 398 of the Companies Act, 1956 against Keystone, Enigma and Evershine, which was dismissed and gave rise to Mausmi's Appeal, has opined that Evershine would be free to deal with the FSI/portion of land (all the share) under the said Deed of Modification in such manner as Evershine would deem fit and proper and receive the proceeds/consideration/proceeds for themselves without being required to obtain any consent of either of Enigma or Keystone. Mr. Vimadatal has also advised Evershine before the CLB and the High Court.



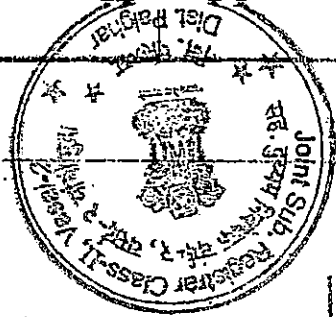
वसई क्र.-२		
१५६८	६०	११०
R.P.R./Vasai-2 ADVOCATES/SOLITORS		

10. By a Development Agreement dated 25th day of April, 2013, made by and between Evershine as Owner of the One Part and Messrs. ~~Siddhanta Constructions~~ a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 635, Fifth Floor, Panchratna, Opera House, Mumbai 400 004, as Developer of the Other Part (the Developer), registered in the Office of the Sub-Registrar at Vasai-II under Serial no. 3823 of 2013 ("Development Agreement"), Evershine granted irrevocable development rights to the Developer in respect of F.S.I. of 2,93,301.45 square feet (built-up area) to be utilised by the Developer in the construction of Building No. 3 on Avenue 'K-3' with six wings each wing comprising of ground and fourteen upper floors with shops on the ground floor on Avenue 'K-3' with right to sell shops, flats and other premises on an 'ownership basis' under the Maharashtra Ownership Flats Act, 1963 and to form a co-operative housing society of purchasers of flats and shops in the building under the Maharashtra Co-operative Societies Act, 1960 in whose favour Evershine and Engima shall execute a transferable, assignable Lease in perpetuity (999 years) at a nominal lease rent of Re. 1/- (Rupee One Only) of the Avenue 'K-3' and the Building No. 3 thereon. Pursuant to the Development Agreement Evershine has delivered irrevocable vacant and peaceful possession of the Avenue 'K-3' to the Developer on terms and conditions mentioned in the Development Agreement.

11. We have caused to be taken searches at the office of the Sub-Registrar of Assurance at Vasai, Virar and Nallasopara and have not found any transactions violating the title of Avenue 'K'. Avenue 'K' was originally mortgaged along with Avenues 'G', 'H', 'J' and 'M' under an Indenture of Mortgage dated 15th June, 2011 executed in favour of

[Handwritten signature]





~11

on their own account and for their own benefit.

shops and other premises to prospective purchasers on such basis and to receive the sale and other proceeds from such Building No. 3 on the Avenue 'K-3' of Avenue K and to obtain powers contained in the Development Agreement to construct, subdivide, The Developers are entitled in exercise of the rights encumbrances subject to sub-clause 8(b) and Avenue 'K-3' the Avenue 'K-3' is clear and marketable and free from the of Evershine to F.S.I. of 2.93,301.45 square feet (being approximately 116 of Evershine to us and the Opinion of Mr. Vimaldai, Senior Advocate, executed by PLDC, the letter dated 15th July, 2013, addressed to 12. In our opinion based on our investigation, the declarations made

construction of Building No. 3 on Avenue 'K-3'. Avenue 'K' or any part thereof or the F.S.I. to be utilized in are no other proceedings or order of injunction or attachment, etc. encumbrance on the said Avenue 'K-3' or any part thereof as also any Enigma have created any mortgage, third party rights, or other dated 15th July, 2013, Interior, also confirmed that neither the letter dated July, 2013 addressed to the Co-owners, Evershine has by their letter debt payable under the Mortgage Deed, by HOFCL's letter dated 12 on Avenue 'K-3' of Avenue 'K' has been released from the mortgage development rights have been granted to the Developers to be utilized (HDFCL). The FSI of 2.93,301.45 square feet in respect of Messrs Housing Development Financial Corporation Limited

903	2	7376
-----	---	------

M. T. MISHRA & CO. ADVOCATES, SOHAMI

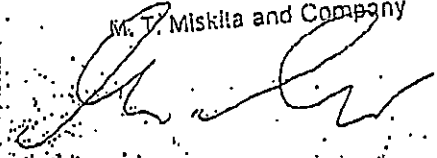
वसई क्र.-२		
१६६२	२२	११९
२०२३		

ADVOCATES & SOLICITORS

Act, 1963 and to receive the sale and other proceeds from such Purchasers on their own account and for their own benefit.

Mumbai, Dated this 3rd day of February, 2014.

M. T. Miskita and Company



Partner





I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994 as amended on July 7, 2004. The above proposal has been appraised as per prescribed procedure on the basis of the methodology adopted in the application viz. the Questionnaire, EIA, EMP, Public Hearing proceedings and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its tenth meeting held on 24-25 January, 2007 and provisions under EIA Notification 2006.

2. The project proponent is proposing for development of Residential and Commercial complex "Evershine Global City" Dongte, Vashi, Thane, Maharashtra. The project is located on land bearing Survey No. 1, 5-8, 10-16, 67-69, 71, 92, 93, 172-178, 185, 190-211, 219-224, at village Dongte, Taluka Vashi, District Thane. The project involves construction of total 324 apartments including residential and commercial. The total plot area is 9,32,440.09 sq. m. The total built up area as indicated is 8,45,591.43 sq. m. Total water requirement will be 9,542-cu. m/day, and total wastewater generation from the complex will be 7610 cu. m/day, 5 STPs having capacities of 1600 cu. m/day each to local wastewater generated from the complex will be installed at site. The total solid waste generated will be 43,423 kg/day. The bio-degradable waste will be composted and non-bio degradable waste after recovery of recyclable waste will be disposed off.

3. The EIA report submitted along with the application predicts that there will be minor negative impact on ambient air quality during construction as well as operation

Sir,

Subject: Environmental Clearance for construction of proposed Residential and Commercial Complex "Evershine Global City", Vashi, Thane, Maharashtra.

Shri. Rajesh Kumar Wadhwan
 M/s. Rajesh Land Development Corporation
 Ground Floor, Dharti Apartment,
 P.P. Das Compound,
 Newer Nagar, Road No-1, Jogeshwari (E),
 Mumbai-400-060 (Maharashtra)

To

Dated: March 13, 2007

Parvatan Bhanu,
 CCO, Complex, Lechi Road,
 New Delhi 110003

No. 21-544/2006-IA-III
 Government of Maharashtra
 Ministry of Environment and Forests
 (E.A. Division)

By Speed Post

Clearance

2007	
6/3/07	2007
2007-08-2	

वसई क्र. - २		
७५६५	८४	११९
M. P. Miskita & Co		
ADVOCATES & SOLICITORS		

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE LARGER LAND)

ALL THAT PIECE AND PARCEL of non-agricultural vacant land bearing New Survey Nos. 5, 5B, 5D, 5F, and 5G as per latest Record of Rights and measuring in the aggregate 8,79,581 square meters situated and being at Village Dongare (Dongar Pada) also known as "Village Sarang" within the Registration Sub-District of Vasal, District - Thana.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Avenue "K")

Avenue 'K' is shown hatched in orange on the Plan annexed to the Development Agreement and is a part of the Larger Land more particularly described in the First Schedule herein.

THE THIRD SCHEDULE ABOVE REFERRED TO
("Avenue 'K-3'")

The designated portion of Avenue 'K-3' on which Building No. 3 will be constructed by the Developer through utilization of FSI of 2.93 (301.50 square feet (bulk-up area) being a part of Avenue 'K' more particularly described in the Second Schedule herein.

Dated this 16th day of July, 2013.

M. T. Miskita and Company

Partner



चसई क्र.-२		
१५६५	६५	११९
२०२३		

M. T. MISKITA
MIREN MISKITA

M. T. MISKITA & CO.
ADVOCATES & SOLICITORS

YUSUF BUILDING, 47
VEER NARJMAN ROAD
MUMBAI 400 007, INDIA
TELEPHONE: (91) 22 23 11 11

FACSIMILE: (91) 22 23 11 11
E-mail: adm@mtmk.com

Supplementary Certificate of Title

Re: Avenue 'K-3' of Avenue 'K' being part of Larger Land measuring 8,79,581 Square Meters at Village Dongare, also known as "Village Narangi" Taluka Vasai, District Thane;

We refer to our Certificate of Title dated 16th July, 2013 relating to Avenue 'K-3' and, in particular, to paragraphs nos. 9 and 12 thereof.

As stated in our said Certificate of Title, Messrs. Sri Dutt Constructions (the "Developers") are alone by virtue of the registered Development Agreement dated 25th April, 2013 exclusively entitled to construct Residential Building with 6 (six) wings on the demarcated portion of Avenue 'K-3' through utilisation of FSI of 2,93,301.45 square feet (built-up area).

We have been informed by our clients that they applied for amendment of the building plans sanctioned vide Commencement Certificate No. VVCMC/TP/AMVP-0453/296/2011-12 dated 31st March, 2012. As per the new Revised Development Permission bearing No. VVCMC/TP/RDPMP-0453/0229/2012-13 dated 14th March, 2013 issued by the Vasai Virar City Municipal Corporation ("VCMC"), the Developers have now become entitled to construct a Building No. 3 on Avenue 'K-3' with 5 (five) wings (instead of 6 wings) through utilization of the said FSI not exceeding 2,93,301.45 square feet (B.U.A.) as agreed to and recorded in the Development Agreement. We have also been informed by our clients Messrs. Evershine Developers that the Special Leave Petition filed in the Supreme Court of India and other proceedings referred to in the said paragraphs 9 & 12 of our Certificate of Title have been withdrawn by Mausmi SA Investments LLC pursuant to the amicable settlement arrived at between all the parties thereto.

In our opinion, based on our investigation and the declarations/writings executed by PLDC and the Co-owners and the aforesaid letter dated 15th July, 2013, addressed by Messrs. Evershine Developers to us, the title of Evershine to Avenue 'K-3' is clear and marketable subject to what is stated in sub-clause 8(b) of our Certificate of Title. The Developers are entitled to construct the said Building No. 3 with 5 (five) wings on Avenue 'K-3' of Avenue 'K' and to sell the flats, shops and other premises to prospective purchasers on an ownership basis under the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer)



वसई क्र.-२		
१७६८	६६	११११
२०२३		

phase. The ambient noise level will however not be affected. There will be minor negative impact on water quality. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent, responses to the public concerns expressed during the public hearing and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- iii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- vi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- vii. Ambient noise levels should conform to residential area standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- viii. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and to conform to applicable air and noise emission standards.
- ix. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- x. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.
- xi. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.



वसई क्र.-२		
9UER	EU	999
२०२५		II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Necessary permits from competent authority shall be taken to store diesel in the premises for operation of DG set.
- ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhaust should be discharged by stack raised to 4 meters above the rooftop.
- iii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the present regulations.
- iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.
- v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.
- vi. The sewage treatment plants should be certified by an independent expert for efficiency as well as adequacy and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.
- vii. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
- viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of for land filling.
- ix. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & Norms with necessary approvals of the Maharashtra State Pollution Control Board.
- x. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- xi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- xiii. A Report on the energy conservation measures, should be prepared incorporating details about building materials, technology, R & U Factors etc and submitted to the Ministry in three months time.
- xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.



वसई क्र. - २		
१०६६	६६	१११
२०२३		

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
 - iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.
 - iv) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MOEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.
6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action, including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), CRZ Regulations etc. shall be obtained by project proponents from the competent authorities.
9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.
10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.
11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and



वसई क्र:- २		
90E6	ec	990
२०२३		

Control of Pollution Act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

13. Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.

K. Rathore

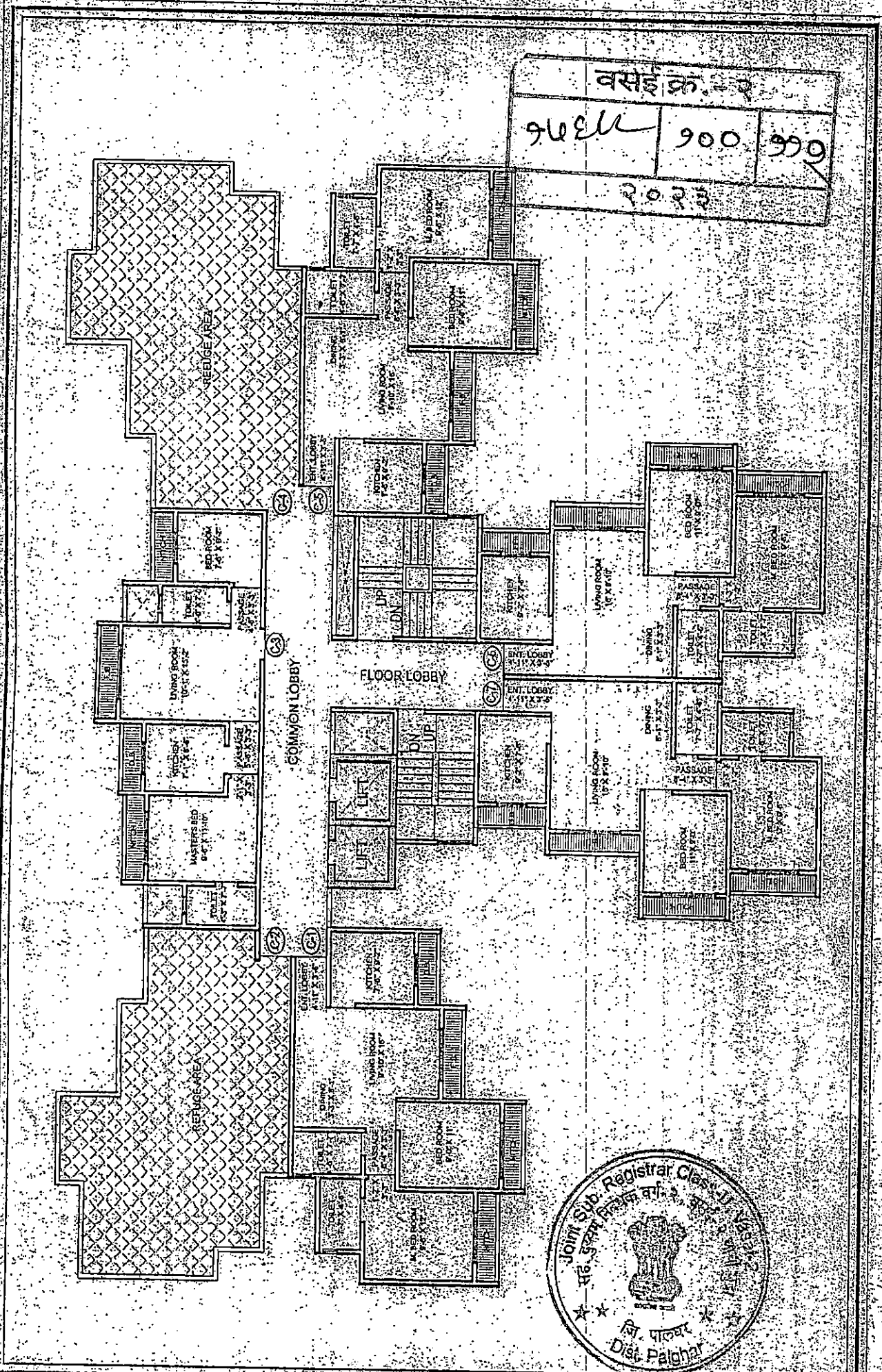
(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24360789

Copy to:-

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion (E), Mumbai.
3. The CCP, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110003.
5. Guard file.

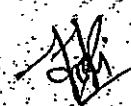
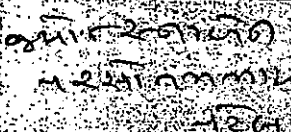
(K.C. RATHORE)
Additional Director (IA)





वसई क्र. - २
 १०६६ | १०० | १११
 २०२३



 PURCHASER	BUILDING NAME - 3	WING - C	 SRIDUTI CONSTRUCTION
	REFUGE FLOOR	K9	
	FLOOR	FLAT NO - 1205	

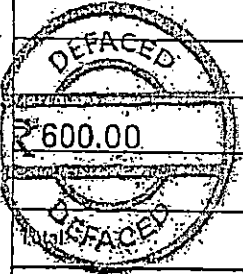


CHALLAN
MTR Form Number-6

वसई क्र. 2603 / 2019
41E



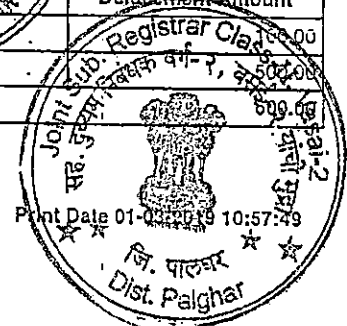
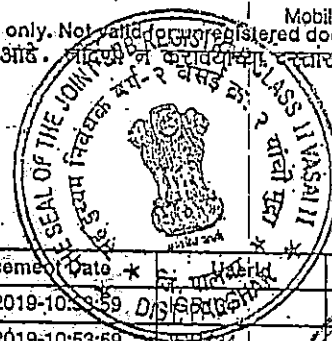
GRN	MH012532738201B19E	BARCODE	Date		28/02/2019-14:27:03	Form ID	48(I)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)					
		PAN No. (If Applicable)					
Office Name	VS12_VASA NO 2 JOINT SUB REGISTRAR	Full Name	RAMJIBHAI ANGHAN				
Location	PALGHAR	Flat/Block No.					
Year	2018-2019 One Time	Premises/Building					
Account Head Details		Amount In Rs.	Remarks (If Any)				
0030046401	Stamp Duty	500.00	SecondPartyName=SRI DUTT CONSTRUCTION				
0030063301	Registration Fee	100.00	वसई क्र.- 2				
			96E2 903 992				
			2019				
			Amount In Six Hundred Rupees Only				
		600.00	Words				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02300042019022853992		190593591564	
Cheque/DD No.		Bank Date	RBI Date	28/02/2019-14:28:34		Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9096469201
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-80-2603	0006983076201819	01/03/2019-10:53:59	500.00
2	(IS)-80-2603	0006983076201819	01/03/2019-10:53:59	100.00
Total Defacement Amount				600.00



20753/90228

वसई-२		
दस्तावेज. ११७३ /२०१९		
२/१६		
वसई क्र.-२		
१७६१२	१०४	११२
२०२३		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE M/s. SRIDUTT CONSTRUCTIONS, a partnership firm represented by its partners 1) Mr. Purshottambhai S. Patel, Age 63 years, 2) Mrs. Jyotsana P. Patel, Age 58 years, having office at B/103, Garden Avenue-K, opp Yazoo Park, Global City, Virar (W), Taluka Vasal, District Palghar, do hereby SEND GREETING :-

WHEREAS :-

- a) We are constructing the Building known as "Garden Avenue -K", in the Avenue 'K-3' & Avenue 'K-4' on N.A land bearing New Survey No.5 , 5B, 5D, 5F, AND 5G, lying being and situated at village DONGARE (DongarPada) also known as Narangi, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai no.II (Virar), and selling the Flat/s, Shop/s, Unit/s in the said Buildings being constructed by us.
- b) On account of our pre-occupation , it is not possible for us to register the said Agreement/s in favour of the various purchaser/s of Flat/s, Shop/s, Unit/s.

NOW, THEREFORE, THESE PRESENTS WITNESSES AND WE, M/s. SRI DUTT CONSTRUCTIONS, a partnership firm, represented by its partners 1) Mr. Purshottambhai S. Patel, 2) Mrs. Jyotsana P. Patel, do hereby appoint Mr. RamjiBhal M Anghan, Age 57 years, having address C/102, Prithvi Premium Park Co-op Hsg Society, Agashi Road, Behind Upper Deck Hall Bolinji, Virar (West), Taluka Vasai, District Palghar, to be our agents and true and lawful attorney for us in our names and on our behalf to do and execute or cause to be done and executed following acts, deeds, matters and things, that is to say :-

- 1) TO PRESENT Agreement for sale, Correction, Cancellation, Lease, Assignment, Supplementary Agreement of flats, shop/s, unit/s, amenities agreement in the said building/s executed by me/us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease, assignments or surrender and assurances which may be executed and signed by me/us.
- 2) TO APPLY for certified copies, receive the certified copy and also receive back the registered documents in respect thereof and for the same sign all forms, applications etc.,

NRJ

ज्योतिरामाजीने परशोत्तमभाई पटेल

शु. सु. सु. सु. सु.



- 3) THIS Power of Attorney is given for registration of the document executed by us and not to sign or executed by us and not to sign or executed any document.
- 4) THIS Power of attorney is revocable and can be revoke at any time giving notice to the attorneys.

वसई-२
 दस्त क्र. २८०३/२०१९
 १८

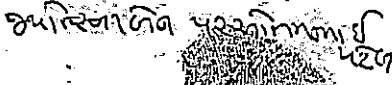
IN WITNESSES WHEREOF WE HAVE HEREUNTO SET AND SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURE, THIS 18 DAY OF March 2019.

SIGNED AND DELIVERED by the
 Within named "THE EXECUTANTS"
 M/s. SRI DUTT CONSTRUCTIONS
 A Partnership Firm, represented
 By its Partners



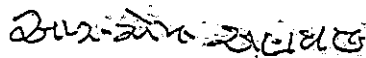



- 1) Mr. Purshottambhai S. Patel,
 2) Mrs. Jyotsana P. Patel,






In the presence of



Accepted by me,





EXECUTANTS

(Mr, Ramjibhai M Anghan,)

वसई क्र.-२
 १९६४ १०५ ११२
 २०२३




आयकर विभाग
INCOME TAX DEPARTMENT
RAJIB PALLA CHANGBHA
MAYJI BHAJI CHAGANE HATANGBHA
01/06/1957
ATUPA 540N

वसई-२
दस्ता क्र. २६०३ / २०१९
४ १६

वसई क्र.-२
१०६२ १०६ ११२
२०२३

आयकर विभाग
INCOME TAX DEPARTMENT
PATEL VIJOTSANA
KESHAVJI TRIBHOVANDAS PATEL
03/07/1960
AFMPB7386G


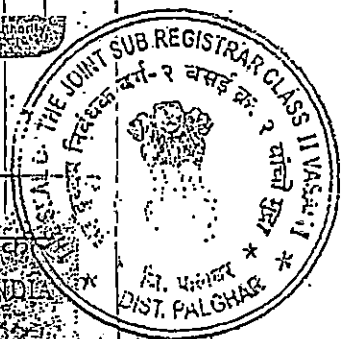


भास्कराजिन परशोतम माध पटेल

DL No. : GJ02 20120011829 DCI: 14/09/2012
CDI: 14/09/2012
VALID THROUGHOUT INDIA
COV VALID FROM: 14/09/2012 VALID TILL: 13/09/2032(NT)
LMV 14/09/2012
MCWD 14/09/2012

Form-7

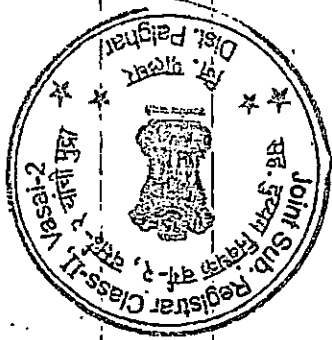
NAME : MAULIKKUMAR V PATEL
Co : VASANTBHAI PATEL
D.O.B : 07/09/1991 B.G. O+
ADDRESS : JOSHI MADH, AT-BAI CL,
7A-DI-MEHSANA,384410

आयकर विभाग
INCOME TAX DEPARTMENT
PURSHOTTAMBHAI SHANKARBHAI
PATEL
SHANKARBHAI MORARIDAS PATEL
01/06/1955
ACMEP2066K



Handwritten signature or initials.



प्राप्त क्र. 201/03/2019 10:58:55 AM (शु.)
 प्राप्त क्र. 101/03/2019 10:58:11 AM (शु.)
 यह एक निम्न आर्थिक दस्तावेज प्रमाणित करता है कि उक्त दस्तावेज का प्रमाणित किया गया है।

Sub-Registrar Vasahat
 Vasahat Dist. Palghat
 (Date)

Sub-Registrar Vasahat
 Vasahat Dist. Palghat
 (Date)

प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070
प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070
प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070
प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070

प्राप्त क्र. 01/03/2019 10:54 म.पू.
 प्राप्त क्र. 01/03/2019 10:54 म.पू.
 प्राप्त क्र. 01/03/2019 10:54 म.पू.

प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070
प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070
प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070
प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070	प्राप्त क्र. 01/03/2019	प्राप्त क्र. 3070

वसई क्र. - २	
9066	906 912
२०२३	
वसई २	६६
दस्त क्रमांक: 2603/2019	



01/03/2019 10 57:27 AM

दस्त क्रमांक: वसई 2/2603/2019
दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	घायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. श्री दत्त कंस्ट्रक्शन तर्फे भागीदार पुरपोत्तम एस. पटेल पत्ता: प्लॉट नं: वी/103, माळा नं: -, इमारतीचे नाव: गार्डन एवेन्यु के, ब्लॉक नं: -, रोड नं: ऑप. याजू पार्क, ग्लोबल सिटी, विरार पु, महाराष्ट्र, ठाणे. पिन नंबर: ACEFS7075B	कुलमुखत्यार देणार वय: 63 स्वाक्षरी:		
2	नाव: मे. श्री दत्त कंस्ट्रक्शन तर्फे भागीदार ज्योत्सना पुरपोत्तम पटेल -- पत्ता: प्लॉट नं: वी/103, माळा नं: -, इमारतीचे नाव: गार्डन एवेन्यु के, ब्लॉक नं: -, रोड नं: ऑप. याजू पार्क, ग्लोबल सिटी, विरार पु, महाराष्ट्र, ठाणे. पिन नंबर: ACEFS7075B	कुलमुखत्यार देणार वय: 58 स्वाक्षरी:		
3	नाव: रामजीभाई एम अनघन -- पत्ता: प्लॉट नं: सी/102, माळा नं: -, इमारतीचे नाव: प्रथी प्रीमियम पार्क सोसायटी, ब्लॉक नं: -, रोड नं: आशाशी रोड, बोळीज, विरार पु, महाराष्ट्र, ठाणे. पिन नंबर: CATUPA1544N	पावेर ऑफ अर्दानी होल्डर वय: 57 स्वाक्षरी:		

वरील दस्ताऐवज करून देणार तभाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 01/03/2019 11:00:35 AM

ओळख:-
खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	घायाचित्र	अंगठ्याचा ठसा
1	नाव: राहुल साव -- वय: 29 पत्ता: गोकुळ प्लाझा विरार पु पिन कोड: 401305		
2	नाव: मीलिक कुमार पटेल -- वय: 30 पत्ता:- पिन कोड: 401303		

शिक्का क्र.4 ची वेळ: 01/03/2019 11:02:11 AM

शिक्का क्र.5 ची वेळ: 01/03/2019 11:02:25 AM

Sub-Registrar Vasai 2

वसई क्र.-२ (विरार) EPayment Details.



sr.	Epayment Number	Defacement Number
1	MH012532738201819E	8006983076201819
2	2802201908131	2802201908131D

2603 /2019

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at palghar@palghar.gov.in

अभिहित करण्यात येत आहे, या दस्तास एवज ६ पृष्ठे
क्रमांक २६०३/२ वसई २ वसई २ वसई २
क्रमांक २६०३/२ वसई २ वसई २ वसई २
Sub-Registrar Vasai 2

१३/०३/२०१९



जिल्हा न्यायाधीश कार्यालय वासाई

२०१२ नं. ४४२६

दिनांक :- ५/१०/२०२३

श्री. वसंतदास नारायण गजगडकर यांना निदेशावरून

आणि अर्जात न्यायालयीन प्रक्रियेस तहाने आणण्याबाबत दिनांक २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दिनांक २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

काढण्यात येईल अशा आज्ञेबाबतची नोंद घ्यावी.

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२ रोजी दि. २७/०९/२०१२

३६०६	२६६	२०६	२४७६
६-०६-२०२३			

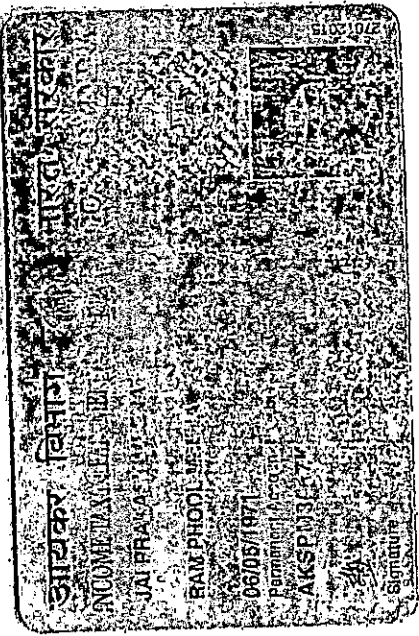
Khataba

आयकर विभाग
INCOME DEPARTMENT
SRIDUTI CONSTRUCTION

9/1/10/2011

AGEP/S/076B

वसई क्र.-२	
१७६८२	११० ११२
२०२३	





भारत सरकार
GOVERNMENT OF INDIA

जय प्रकाश शर्मा
Jai Prakesh Meena

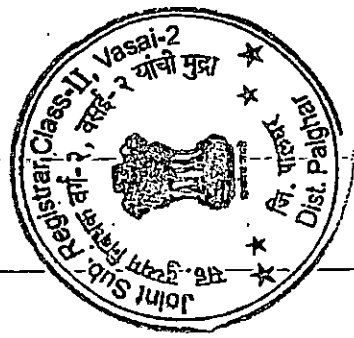
जन्म वर्ष / Year of Birth : 1971

पुरुष / Male



आयकर विभाग - वसई मुद्रा

Handwritten signature



80/17682

बुधवार, 04 ऑक्टोबर 2023 1:11 म.नं.

दस्त गोषवारा भाग-1

वसई 2

999/992

दस्त क्रमांक: 17682/2023

दस्त क्रमांक: वसई 2 /17682/2023

वाजार मुख्य: रु. 51,54,993/-

मोबदला: रु. 49,99,000/-

भरलेले मुद्रांक शुल्क: रु.3,60,850/-

दु. नि. सह. दु. नि. वसई 2 यांचे कार्यालयात

पावती:19695

पावती दिनांक: 04/10/2023

अ. क्र. 17682 वर दि.04-10-2023

सादरकरणाराचे नाव: जय प्रकाश मीना -/-

रोजी 1:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकुण: 32200.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Vasai 2

सह. द्वितीय निबंधक वर्ग- 2

वसई क्र. 2 (विरार)

दस्ताचा प्रकार: करारनामा

कमी पडलेली पाने की 2

रक्कम... 4/0/... अक्षरी... च्या दिनांक 20

पावती क्र. 19756 दिनांक 04/10/23

रोजी ने वसूल केली

Sub Registrar Vasai 2

सह. द्वितीय निबंधक वर्ग- 2

वसई क्र. 2 (विरार)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 04 / 10 / 2023 01 : 09 : 41 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 10 / 2023 01 : 10 : 56 PM ची वेळ: (फी)



दस्तावेज क्र. 992/17682/2023

दस्तावेज क्र. 992/17682/2023

शुक्र. क्र.	पं. क्र.	पं. क्र.	पं. क्र.
1	पं. क्र. 52	पं. क्र. 52	पं. क्र. 52
2	पं. क्र. 75B	पं. क्र. 75B	पं. क्र. 75B

पं. क्र. 52, पं. क्र. 52, पं. क्र. 52

पं. क्र. 75B, पं. क्र. 75B, पं. क्र. 75B

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	व्यक्तिगत	04/10/2023 01:13:54 PM	व्यक्तिगत
2	व्यक्तिगत	04/10/2023 01:13:10 PM	व्यक्तिगत



दिनांक 04/10/2023 01:13:54 PM

पं. क्र. 2 (विशेष)

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	JAI PRAKASH MEENA	echallan	02300042023100409735	MH0089556405020324E	10926.00	SD	00048764933202324	04/10/2023
2	JAI PRAKASH MEENA	echallan	02300042023100308351	MH008923368202324E	349930.00	SD	0004676426202324	04/10/2023
3		DHC	1023034516064		200	RF	1023034516064D	04/10/2023
4		DHC	1023034415863		2000	RF	1023034415863D	04/10/2023
5	JAI PRAKASH MEENA	echallan		MH008923368202324E	30000	RF	0004676426202324	04/10/2023

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
 2. Get print immediately after registration.
 Know Your Rights
 For feedback, please write to us at feedback.isarlie@gmail.com

पं. क्र. 2 (विशेष)



पृष्ठी क्र.2

द्वयम निबंधक : सह वृ.नि. वसई 2

दरम क्रमांक : 17682/2023

नॉदणी :

Regn:63m

गावाचे गाव : डोंगरे

(1) विवेचना कर	कराचीमा	4999000
(2) मोबदला		4999000
(3) बाजारगाव(माडेपट्ट्याच्या बाबतपट्टीकार		5154992.865
आकारणी देवी की पट्टेदार ते नमुद कराचे)		
(4) संपादन,पोटिन्मा व परकमांक(असल्यास)		
1) पालिकेचे गाव:पालवड इतर वर्णन : इतर माहिती: विधान क्र.1/1,मीचे गाव डोंगरे स.नं.5,सवलिका, क्र. 1205,बादगावा मजला,मार्डन एकेड्यु.के-3,मार्डन एकेड्यु.के,लाजल सिटी,विरार प,क्षेत्र 51.85 चौ.मी. कारखेड + बाजकनी क्षेत्र 5.36 चौ.मी. (Survey Number : 5 :))		
(5) क्षेत्रफळ		1) 51.85 चौ.मीटर
(6)आकारणी फिका बुडी देण्यात येईल किंवा		
(7) दरमोबदल करन देणा-या/विहून देवणा-या पक्षकाराचे गाव फिका दिवाणी न्यायालयया पक्षकाराचे गाव फिका दिवाणी न्यायालयया,पतिवादिचे गाव डुमनामा फिका आदेश असल्यास,पतिवादिचे गाव व पत्ता.		
(8)दरमोबदल करन देणा-या पक्षकाराचे व फिका दिवाणी न्यायालयया डुमनामा फिका आदेश असल्यास,पतिवादिचे गाव व पत्ता		
(9) दरमोबदल करन दिव्यावा दिनांक	04/10/2023	
(10)दरम नोंदणी केव्यावा दिनांक	04/10/2023	
(11)अनुक्रमका.वक्र व पक्ष	17682/2023	
(12)बाजारगावमात्रापुराण मुद्रांक शुल्क	360850	
(13)बाजारगावमात्रापुराण नोंदणी शुल्क	30000	
(14)शेरा		



1): गाव-स. मी वन कट्टेस्थान वक्र माहितीदार खोलाती प्रचोतन पटेल वक्र कु.सु. रामचौ माडे अनपन वय:-; पत्ता:-व्हाडे नं. -; माळा नं. -; इमारतीचे गाव:-, व्हाक नं. -; रोज नं. बी/103, कोपेन्सु, लोवाज सिटी, विरार प, महाराष्ट्र, ठाणे. पिन कोड:-401305 पत्ता नं.-ACEFS7075B

1): गाव-ब.प.पुकारा मीना - ब.प.-52, पत्ता:-व्हाडे नं. -; माळा नं. -; इमारतीचे गाव:-, व्हाक नं. -; रोज नं. बी/285, माडे सरीवर, जौप मरूर मी कल, शोदी पार्क, गोलमोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पत्ता नं.-AKSPM3667K

पुण्याकनामाठी विधाना घेतलेला पृष्ठीक:-
 (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAI PRAKASH MEENA	eChallan	02300042023100409735	MH008956405202324E	10920.00	SD	0004676433202324	04/10/2023
2	JAI PRAKASH MEENA	eChallan	02300042023100308351	MH008923368202324E	349930.00	SD	0004676426202324	04/10/2023
3		DHC		1023034516064	200	RF	1023034516064D	04/10/2023
4		DHC		1023034415863	2000	RF	1023034415863D	04/10/2023
5	JAI PRAKASH MEENA	eChallan		MH008923368202324E	30000	RF	0004676426202324	04/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

सं. दुय्यम निबंधक वर्ग- २
बसई क्र. २ (विरार)