

509/11236

Saturday, December 15, 2018

5:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 12082 दिनांक: 15/12/2018

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबई-5-11236-2018

दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल

सादर करणाऱ्याचे नाव: श्रीमती. शिबानी नीलेश जोशी ..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण:

रु. 31640.00

आपणास मूळ दस्त, थबनेला प्रिंट सूची २ अंदाजे

5:41 PM ह्या वेळेस मिळेल

S. Chitale

सह दुय्यम निबंधक, मुंबई-5

बाजार मुल्य: रु. 20057200/-

मोबदला रु. 21500000/-

भरलेले मुद्रांक शुल्क: रु. 1075000/-

सह. दुय्यम निबंधक

मुंबई शहर क्र. ५

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009084784201819M दिनांक: 15/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1640/-

DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH009084784201819M	BARCODE	[Barcode]		Date	06/12/2018-13:24:25	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	Shibani Neelesh Joshi			
Location	MUMBAI			Flat/Block No.	Flat No.1101,11th Floor, Park Vision			
Year	2018-2019 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	F. P. No.196.197 of TPS III, Mahim Division			
0030045501	Stamp Duty	1075000.00		Area/Locality	Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 1 6			
				Remarks (If Any)	SecondPartyName=VVA Vision Realtors LLP-			
				Amount In	Eleven Lakh Five Thousand Rupees Only			
Total			11,05,000.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042018121140385	004252862	
Cheque-DD Details				Bank Date	RBI Date	11/12/2018-14:18:55	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. : 9821204790
सदर चलन केवल दुय्यम निबंधक कार्यालयात मोदणी करावयाच्या दस्तांसाठी लागू आहे. मोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



बबई - ५
११२३९२ / ०२
२०१८



CHALLAN
MTR Form Number-6



GRN	MH009084784201819M	BARCODE		Date	06/12/2018-13:24:25	Form ID	25.2
-----	--------------------	---------	--	------	---------------------	---------	------

Department Inspector General Of Registration		Payer Details					
Stamp Duty		TAX ID (If Any)					
Type of Payment Registration Fee		PAN No.(If Applicable)					
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name		Shibani Neelesh Joshi			
Location MUMBAI		Flat/Block No.		Flat No.1101,11th Floor, Park Vision			
Year 2018-2019 One Time		Premises/Building					
Account Head Details		Amount In Rs.		Road/Street			
0030045501 Stamp Duty		1075000.00		F. P. No.196.197 of TPS III, Mahim Division			
0030063301 Registration Fee		30000.00		Area/Locality			
				Mumbai			
				Town/City/District			
				PIN			
				4 0 0 0 1 6			
				Remarks (If Any)			
				SecondPartyName=VA			
		Amount In Words		Eleven Lakh Five Thousand Rupees Only			
		Total		11,05,000.00			
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		02300042018121140385 183451177212	
Cheque/DD No.		Bank Date		RBI Date		11/12/2018-14:18:55 12/12/2018	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		81212 , 12/12/2018			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821204790
सदर चलन केवल दृश्य नित्यक कार्यालय नोदणी कसतयाच्या दस्तासाठी लागू आहे. नोदणी न कसतयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown



Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-509-11236	0005182395201819	15/12/2018-17:36:44	IGR550	30000.00
2	(IS)-509-11236	0005182395201819	15/12/2018-17:36:44	IGR550	1075000.00
Total Defacement Amount					11,05,000.00

Signature



बबई - ५	
9923E	8 / C2
२०१८	

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mumbai this 15th day of December in the Christian year of Two Thousand Eighteen.

BETWEEN

VVA Vision Realtors LLP., (PAN:AALFV8807D) (TAN: MUMV22254B) a limited liabilities Partnership company duly incorporated under the provisions Limited Liability Partnership Act 2008 under LLP Identification Number: AAC-4825 dated 21st July 2014, having its registered office at 312, 3rd floor, Kaliandas Udyog Bhavan, Near Century Bazar, Prabhadevi, Mumbai - 400025 and hereinafter called "THE PROMOTER" (which expression shall unless repugnant to the context or meaning thereof mean and include their executors, administrators and assigns) of the One Part

AND

SMT Shibani Neelesh Joshi, Age 54 (PAN No. AAUPJ0722A and Aadhar No. 7950 6450 0050) Indian inhabitant/s residing at B-4, Bhatia Bldg, Brothers

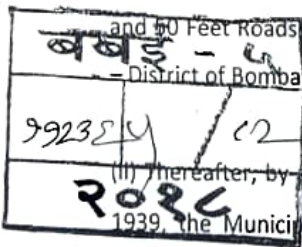
88 #

CHS, Dilip Gupte Road, Next to RBI Colony, Mahim, Mumbai - 400016.
 Hereinafter called as 'the Allottee/s' (which expression shall unless it be repugnant to the context or meaning thereof shall always mean and include his / her / their heirs, executors, administrators, legal representatives, successors and assigns of the Other Part;

WHEREAS :-

- A. There exist two adjoining plots of land bearing nos. F.P. No. 196 of TPS III and F.P. No.197 of TPS III of Mahim Division located in the Municipal Corporation Ward "G" North in Municipal Corporation of Greater Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban, along with tenanted structures standing thereon identified as 'Wasudeo Bhuvan' and 'Rukmini Vilas'.
- B. Wasudeo Bhuvan (F.P No. 196 of TPS III)

(i) Since prior to the year 1939 Municipal Corporation of the City of Bombay was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of larger vacant land admeasuring at or about 737 Sq. Yards, bearing original Plot no. 43 situated at the junction of 40 Feet



and 50 Feet Roads off Lady Jamshedji Road, Mahim in the Registration Sub-District of Bombay.

(ii) Thereafter, by and under a Letter of Acceptance dated 28th September 1939, the Municipal Commissioner of the City of Bombay, allowed and permitted one Shri Ramchandra Narayan Joshi to enter upon the said original plot of land for the purpose of constructing building thereon subject to such terms and conditions as were mentioned in the said Letter of Acceptance and other agreements entered into between the said Municipal Commissioner and the said Shri Ramchandra Narayan Joshi.



(iii) Thereafter, the said Shri Ramchandra Narayan Joshi constructed buildings on the said original plot of land. Thereafter the Municipal Corporation sub-divided the Original plot of land bearing Plot no. 43 into



Handwritten signature or initials.

(viii) Upon the said heirs filing a petition in the Hon'ble Bombay High Court being T&I Petition No. 32 of 2014, the Hon'ble Court has issued the Letters of Administration in respect of estate and properties of the said Late Shri Parshuram Vasudeo Rane on 28/07/2014 and accordingly the ownership of the said property lawfully vests with (a) Smt. Indira Parshuram Rane (b) Shri Kiran Parshuram Rane and (c) Shri Sanjeev Parshuram Rane. The property register cards of the said property have been duly transferred in the joint names of the said three owners on 29th January 2015.

(ix) Upon the said land, there stand two structures viz. a partly tenanted structure namely 'Wasudeo Bhuvan' having 344.616 square meters of built up area bearing municipal assessment number G-4090(10-A), street No. 245 and a shed admeasuring 594.82 sq.ft. of area in the compound of the said building.

(x) The above named (a) Smt. Indira Parshuram Rane (b) Shri Kiran Parshuram Rane and (c) Shri Sanjeev Parshuram Rane being joint owners of the said property have, by a registered development Agreement dated 26th February 2015 and registered under Sr. no. 612/2015 at the office of the Sub-Registrar of Assurances, granted the development rights of the above property to Promoters. The said owners have also executed a power of attorney dated 26th February 2015 bearing registration no. 613/2015. Thus by the provisions of the Development Agreement dated 26/02/2015 VVA Promoters have gained the absolute right to redevelop the above property.

बवई - ५	
99238	10/12
२०२८	

(xi) In pursuance of the above, the Promoter have obtained consents of the tenants and occupants of the said building for redevelopment and for obtaining requisite sanctions and permissions for redevelopment of the said property, have submitted the necessary applications and building proposal to the 'Municipal Corporation of Greater Mumbai (MCGM)' as well as to the 'Maharashtra Housing & Area Development Authority (MHADA)'. The said authority being MHADA has issued to the Promoter a formal 'No Objection' on 31.07.2015 U/No. R/NOC/F-2368/5940/MBRRB-15.

~~Handwritten signature~~
Handwritten signature

(xiii) The said owners of the said property were desirous of redeveloping the said property. By a Development Agreement dated 05/05/2015 and registered under Sr. no. 1502/2015 in the office of Sub-Registrar of Assurances, Mumbai, the said owners have granted the development rights of the above property to the Promoter. The said Shri Abhay Havaladar has executed the said document in the capacity of being the Karta of the said 'Prabhakar Keshav Havaladar HUF'. The said owners have also granted a power of attorney date 05/05/2015 and duly registered under Serial No. 1503/2015 to the said Promoter. Thus by the provisions of the Development Agreement dated 05/05/2015 the Promoter has the absolute right to commence the redevelopment of the above property.

(xiv) In pursuance of the above, the Promoters have obtained consents of the tenants and occupants of the said building for redevelopment and for obtaining requisite sanctions and permissions for redevelopment of the said property, have submitted the necessary applications and building proposal to the 'Municipal Corporation of Greater Mumbai (MCGM)' as well as to the 'Maharashtra Housing & Area Development Authority (MHADA)'. The said authority being MHADA has issued to the Promoters a formal 'No Objection' on 31st July 2015.



The owners of the above adjoining plots have been agreed to the amalgamation of their Plots and carry out the joint development of the amalgamated plots as per Bylaw. Thus facilitates the amalgamation of two

plots of land bearing F.P No. 196 of TPS III and F.P No. 197 of TPS III respectively

9923299	CR
2036	

E. The Promoter declares and represents that:-

- (i) There do not exist any covenant/s in any deed, writings or document whatsoever which affect the said property or the Project Land.
- (ii) There are no impediments for development whatsoever attached to the said property or the Project Land.



(iii) (a) The Promoter has obtained the below referred IOD in respect of the entire Project Land fully and more particularly described in the Schedule hereunder.

(b) All the individual tenants of the 'Wasudeo Bhuvan' and 'Rukmini Vilas' occupying the Project Land have entered into individual agreements for allotment of permanent alternate accommodations with the Promoter.

(c) The Promoter has proposed to implement the project by constructing a multi storied building.

(d) The tenants shall be allotted in the said Multi storied Building.

(e) The Promoter shall be selling in open market the various free sale areas which shall be constructed by the Promoter in the building.

(iv) There are no illegal encroachment/s on the Project Land.

(v) The Promoter has obtained the requisite permissions referred to in Recital (H) below for construction said multi storied building and shall be obtaining the balance building approvals as per the progress of construction.

There are no mortgages, liens or charges on the Project Land

99238		12/02	
2026			

With the intention of developing the said property the Promoters above named have submitted building plans to the Municipal Corporation of Greater Mumbai. Mumbai Building Reconstruction and Repair Board a unit of MHADA (MBRRB) has issued NOC bearing No. R/NOC/F-2368/5940 MBRRB on 31/07/2015. The Municipal Corporation of Greater Mumbai has issued an Intimation of Disapproval (IOD) dated 30/01/2016 and bearing no. CHE/CTY/1169/GN/337(NEW) Under Form-A of the sanctioned plans annexed to the said IOD the Promoters have been permitted to construct an area of 1726.55 built up square meters inclusive of Fungible Compensatory FSI on the said plot of land. The Municipal Corporation of Greater Bombay has also issued to the Promoters the Commencement Certificate vide certificate dated.



[Handwritten signature]

with the Commencement Certificate bearing No. CHE/CTY/1169/GN/337(NEW) dated 8th Feb 2018 are hereto annexed hereto and marked as Annexure-'C'.

(d) Authenticated copy of the plan of the Apartment being purchased by the Allottee/s is hereto annexed and marked as Annexure-'D'.

(e) A list of fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said proposed Building and the Apartment is hereto annexed as Annexure-'E'.

(f) The Promoter has registered the Project for construction of proposed Building under the provisions of the Real Estate Regulation Act, 2016 with the Real Estate Regulatory Authority at Mumbai under no. U/No. P51900005858 and an authenticated copy of the Registration Certificate is attached as Annexure-'F'.

I. Prior to the execution hereof, on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land; approved plans, architectural designs prepared by the project architect; RCC drawings prepared by structural engineer and has also given to the Allottee/s an inspection of all other specifications and documents as demanded by the Allottee/s and which are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.



2018-12	
9923598	12
2018	

J. Under Section (13) of the Real Estate Regulation Act, 2016, the Promoter is required to execute a written Agreement for Sale of said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Indian Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment and the covered parking described hereunder.

98

- G. The Promoters have, accordingly, commenced the activities of construction of the said building on the said property, the proposed Building whereof shall be known as "PARK VISION".
- H. The Promoters have appointed Mr. Ninad Uchgaonkar of UM Consultants LLP Architect, duly registered with the Council of Architects who have appointed a duly recognized structural engineers duly registered with MCGM, for preparing the structural layout, drawings and designs of the proposed building and the said building proposed to be constructed on the said property shall be completed under their respective professional supervisions.
- I. The Allottee/s is/are desirous of acquiring from the Promoters residential premises being a flat bearing no.1101 to be situated on the 11th floor of the said Proposed building named 'PARK VISION' and admeasuring at or about 627 square feet of carpet area equivalent to 58.25 square meters of carpet area for Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh only) TOGETHERWITH a car parking space in Mechanical Tower Parking.



Prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs.1 62,50,000/- (Rupees One Crore Sixty Two Lakh Fifty Thousand only), being part payment of the sale consideration of the Apartment being part payment of the sale including consideration of the Car Parking agreed to be sold by the Promoter to the Allottee/s as advance payment and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

बवड - १३	
११२३१	१३ / ०२
२०२६	

(a) Authenticated copy of the Certificates of Title both dated 30/11/2015 issued by M/s. PS Legal the advocates of the Promoter is hereto annexed and marked as Annexure- 'A'.

(b) Authenticated copies of the Property cards of the project land are annexed hereto and marked as Annexure-'B'.

(c) Authenticated copy of the building plans for the proposed building bearing IOD No. CHE/CITY/1169/GN/337 dated 30th January 2016 together



Sy

- G. The Promoters have, accordingly, commenced the activities of construction of the said building on the said property, the proposed Building whereof shall be known as "PARK VISION".
- H. The Promoters have appointed Mr. Ninad Uchgaonkar of UM Consultants LLP Architect, duly registered with the Council of Architects who have appointed a duly recognized structural engineers duly registered with MCGM, for preparing the structural layout, drawings and designs of the proposed building and the said building proposed to be constructed on the said property shall be completed under their respective professional supervisions.
- I. The Allottee/s is/are desirous of acquiring from the Promoters residential premises being a flat bearing no.1101 to be situated on the 11th floor of the said Proposed building named 'PARK VISION' and admeasuring at or about 627 square feet of carpet area equivalent to 58.25 square meters of carpet area for Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh only) TOGETHERWITH a car parking space in Mechanical Tower Parking.

Prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs.1 62,50,000/- (Rupees One Crore Sixty Two Lakh Fifty Thousand only), being part payment of the sale consideration of the Apartment being part payment of the sale including consideration of the Car Parking agreed to be sold by the Promoter to the Allottee/s as advance payment and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

बवड - ५	
99232	93 / 02
2022	

(a) Authenticated copy of the Certificates of Title both dated 30/11/2015 issued by M/s. PS Legal the advocates of the Promoter is hereto annexed and marked as Annexure-'A'.

(b) Authenticated copies of the Property cards of the project land are annexed hereto and marked as Annexure-'B'.

(c) Authenticated copy of the building plans for the proposed building bearing IOD No. CHE/CITY/1169/GN/337 dated 30th January 2016 together



~~Handwritten mark~~

Handwritten signature

~~Handwritten mark~~

Handwritten mark

with the Commencement Certificate bearing No. CHE/CTY/1169/GN/337(NEW) dated 8th Feb 2018 are hereto annexed hereto and marked as Annexure-'C'.

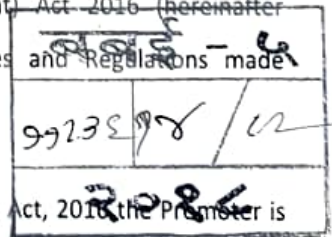
(d) Authenticated copy of the plan of the Apartment being purchased by the Allottee/s is hereto annexed and marked as Annexure-'D'.

(e) A list of fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said proposed Building and the Apartment is hereto annexed as Annexure-'E'.

(f) The Promoter has registered the Project for construction of proposed Building under the provisions of the Real Estate Regulation Act, 2016 with the Real Estate Regulatory Authority at Mumbai under no. U/No. P51900005858 and an authenticated copy of the Registration Certificate is attached as Annexure-'F'.

I. Prior to the execution hereof, on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land; approved plans, architectural designs prepared by the project architect; RCC drawings prepared by structural engineer and has also given to the Allottee/s an inspection of all other specifications and documents as demanded by the Allottee/s and which are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

J. Under Section (13) of the Real Estate Regulation Act, 2016, the Promoter is required to execute a written Agreement for Sale of said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Indian Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment and the covered parking described hereunder.



*

20/2/18

doth accept and of and from the same and every part thereof do acquit, release, discharge and exonerate the forever).

(d) The Allotte/s shall make the payment of total aggregate consideration of Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh only) in the following manner:

Sr. No	Milestone	Percentage	Amount
1	Booking	10%	INR 21,50,000.00
2	IOD	15%	INR 32,25,000.00
3	Plinth CC	10%	INR 21,50,000.00
4	Further CC	15%	INR 32,25,000.00
5	1st Slab	1.67%	INR 3,58,333.33
6	2nd Slab	1.67%	INR 3,58,333.33
7	3rd Slab	1.67%	INR 3,58,333.33
8	4th Slab	1.67%	INR 3,58,333.33
9	5th Slab	1.67%	INR 3,58,333.33
10	6th Slab	1.67%	INR 3,58,333.33
11	7th Slab	1.67%	INR 3,58,333.33
12	8th Slab	1.67%	INR 3,58,333.33
13	9th Slab	1.67%	INR 3,58,333.33
14	10th Slab	1.67%	INR 3,58,333.33
15	11th Slab	1.67%	INR 3,58,333.33
16	12th Slab	1.67%	INR 3,58,333.33
17	13th Slab	1.67%	INR 3,58,333.33
18	14th Slab	1.67%	INR 3,58,333.33
19	15th Slab	1.67%	INR 3,58,333.33
20	16th Slab	1.67%	INR 3,58,333.33
21	17th Slab	1.67%	INR 3,58,333.33
22	18th Slab	1.67%	INR 3,58,333.34
23	Electrification and Plumbing	7.50%	INR 16,12,500.00
24	Internal Painting, fittings, tiling	7.50%	INR 16,12,500.00
25	Possession	5%	INR 10,75,000.00
	Total	100%	INR 2,15,00,000.00

(e) The Allottee/s agree/s that the Promoter shall be at liberty to vary the order of the various stages of construction/ Items of Work of the said proposed building in which the said Apartment is located and the Promoters shall also be at a liberty to simultaneously undertake two or more stages of construction/ Items of Work set out hereinabove

बवई - ५	
99238	१६/०२
२०२६	

(f) The Total Price above excludes Taxes consisting of tax paid or payable by the Promoter by way of (Value Added Tax, Service Tax, and Cess) (GST) or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter up to



*
87

NOW THIS AGREEMENT WITNESSETH AS UNDER.

1. Sale of Apartment and Sale Consideration

The Promoter shall as per Project approved by the Municipal Corporation of Greater Mumbai, construct a multi storied building consisting of ground + 11 and + 13 residential upper floors on the project land in accordance with the plans, designs and specifications as approved by the Municipal Corporation of Greater Mumbai and other concerned local authorities from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government Authorities or due to change in law.

(a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 1101 admeasuring 58.25 carpet square meters and situate on 11th floor in the proposed building being 'PARK VISION' (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure 'I' at or for the sale consideration of Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh Only) inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s a covered Car Parking Space in Mechanical Parking

बवई	99255	98/22
2020		

(b) The total aggregate consideration amount for the apartment including covered parking spaces is thus Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh only) and the Allottee/s shall pay the same in accordance with the Payment Plan mentioned in sub-clause (d) below.

(c) The Allottee/s has paid to the Promoter an amount of Rs. 1,62,50,000/- to the execution hereof (the payment and receipt whereof the Promoter



[Handwritten signature]

[Handwritten mark]

(j) The Allottee/s is/are aware in accordance with section 194 IA of the Income Tax Act, 1961, TDS is required to be deducted @ of 1% of the consideration including the amount of taxes, if any, while making payment to/crediting the account of the Promoter under this Agreement. The amount so deducted by the Allottee/s is required to be paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961, the amount of TDS deducted shall be paid by the Allottee/s electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Promoter, only upon the Allottee/s submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Promoter in the prescribed Form No. 26AS of the Promoter. The Allottee/s further agrees and undertakes that if the Allottee/s fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Allottee/s alone shall be deemed to be an Assesse in default in respect of such tax and the Promoter shall not be liable for any statutory obligations/liability for non-payment of such TDS. The Allottee/s shall indemnify and keep indemnified saved defended and harmless the Promoter in that behalf. The Allottee/s do hereby irrevocably and unconditionally agree and undertake to execute and sign all such deeds, documents, forms etc. as may be required by the Promoter to claim the benefits of the TDS or otherwise.

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by MCGM at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from MCGM occupancy certificate in respect of the Premises.

2.2 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the Association of the Allottee/s after receiving the occupancy certificate, as



99238		JK / C2	

★
SJ

31. Governing Law

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE

(F.P No. 196 of TPS III)

ALL THAT piece and parcel of land admeasuring at or about 313.55 square meters, bearing Plot no. 43A, F.P. No. 196 of TPS III of Mahim Division, located in the Municipal Corporation Ward "G", Ward no. 4090 (10A) Street No. 245 Municipal Corporation of Greater Bombay in the registration district and sub-district of Bombay City and Bombay Suburban, along with tenanted structure standing thereon identified as 'Wasudeo Bhuvan' having 344.616 and 66.312 square meters of built up area as per municipal assessment and is bearing municipal assessment number G-4090 (10A) and G-4090(10B) resp, street No. 245.

वसई - ५	
9923838	/ 02
२०२८	

SECOND SCHEDULE

(F.P No. 197 of TPS III)

ALL THAT piece and parcel of land admeasuring at or about 129.69 square meters, bearing F.P. No.197 of TPS III and bearing New Survey No. 1403 and Cadastral Survey No.2/467A of Mahim Division, located in the Municipal Corporation Ward "G", Ward no.4130(3)Street No. 54 Municipal Corporation of Greater Bombay in the registration district and sub-district of Bombay City and Bombay Suburban, along with tenanted structure standing thereon identified as 'Rukmini Vilas' having 26.16 square meters of occupied built up area as per municipal assessment and is bearing municipal assessment number GN 11-0757-003 street No. 54



Handwritten signature or mark.

THIRD SCHEDULE

ALL THAT residential premises being Flat bearing no. 1101 situated on the 11th floor admeasuring 58.25 square Meters of carpet area in the said building known as 'PARK VISION' proposed to be constructed on the said property together with one car parking space in Mechanical Tower Parking more particularly described in the First Schedule hereinabove.

SIGNED SEALED AND DELIVERED)

by the withinnamed 'Promoters')

VVA Vision Realtors LLP)

Through its director)

M/s. VVA Vision Realtors LLP)

Vilas Avachat (Partner))

in the presence of

1. Ravindra Anant Patwardhan



For Promoter

RA Patwardhan

2. Shrikrishna Raghunath Joshi

Joshi

SIGNED SEALED AND DELIVERED)

by the withinnamed 'Allottee/s')

Smt. Shibani Joshi)

in the presence of

Ravindra Anant Patwardhan



Allottee/s

RA Patwardhan

2. Shrikrishna Raghunath Joshi

Joshi



बजई - ५
99232/34/02
२०२८


MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1169/G/N/337(NEW)

COMMENCEMENT CERTIFICATE

 To,
 M/S.VVA VISION REALTORS LLP
 312,KUB,PRABHADEVI,MUMBAI-400025.

Sir,

With reference to your application No. **CHE/CTY/1169/G/N/337(NEW)** Dated. **20/8/2015** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **20/8/2015** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00 G.T.S. No. F.P. NO. 196 & 197** Division / Village / Town Planning Scheme No. **MAHIM** situated at **MANORAMA NAGARKAR MARG (TAKALWADI ROAD)** Road / Street in **G/North Ward**.

The Commencement Certificate/ Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (Satish Gite)** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



ववई - ५	
९९२३९५३	७२
२०१८	

This CC is valid upto 29/1/2017

Issued on	Valid upto	Remarks
30/1/2016	29/1/2017	
8/2/2018	7/2/2019	The Commencement Certificate is granted upto plinth level as per approved plans dated 30/01/2016.



Name : Satish
Bhaskar Gite
Designation :
Executive
Engineer
Organization :
Municipal
Corporation of
Greater Mumbai



Cc to :
CHE/CTY/1169/G/M



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposa

In reply please quote No. and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date. [Draft approval]

No. CHE/CTY/1169/G/N/337(NEW) dt- 30/01/16

MEMORANDUM

Municipal Office,
Mumbai

बवई - 4	
9923249/02	
2026	

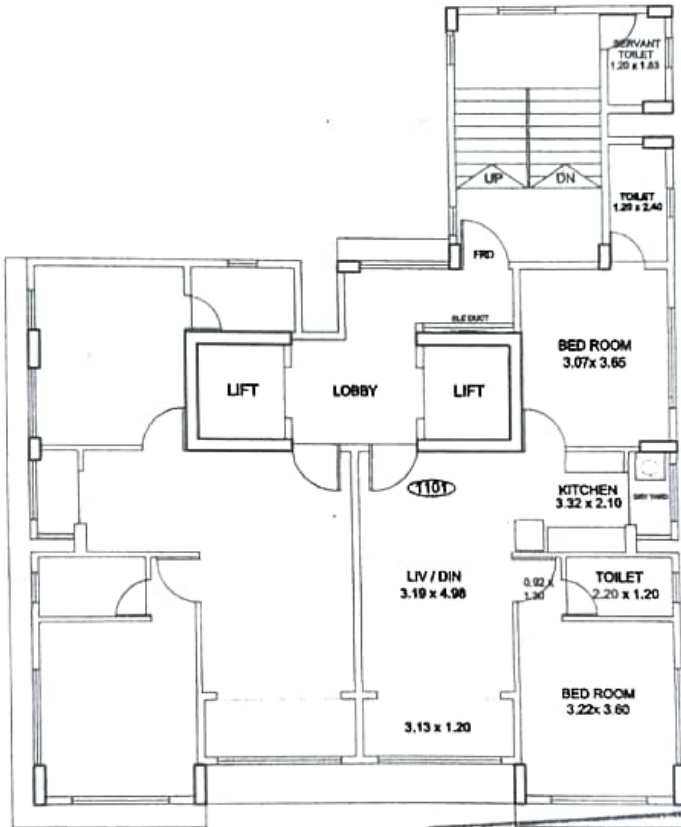
To,
M/S.VVA VISION REALTORS LLP
312,KUB,PRABHADEVI,MUMBAI-400025.

With reference to your Notice 337 (New), letter No. ~~UMC/15-06/007~~ dated, 20/8/2015 and the plans, Sections Specifications and description and further particulars and details of your buildings at PROPOSED DEVELOPMENT ON F.P NO. 196 & 197 ON MANORAMA NAGARKAR MARG, SHIVAJI PARK, MAHIM, MUMBAI-400016, CTS NO.F.P. NO. 196 & 197 furnished to me under your letter, dated 20/8/2015. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A : CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
- 3 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 4 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 5 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 6 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 7 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 8 That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 9 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 10 That the requirements of N.O.C. of CFO / Tree / MHADA will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.

" Annexure - D "



11TH FLOOR PLAN

बवई - ५
११२३३
२०१८

SM



PROPOSED BUILDING ON F.P PLOT NO. 196 & 197 OF T.P.S. III
MAHIM ON MANORAMA NAGARKAR MARG, MAHIM, MUMBAI 400016.



15/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर
5

दस्त क्रमांक : 11236/2018

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	21500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20057200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1101, माळा नं: 11 वा मजला, इमारतीचे नाव: पार्क विझन, ब्लॉक नं: माहिम, रोड नं: मुंबई 400016 ((C.T.S. Number : 00 ; Final Plot Number : 196,197TPS III ;))
(5) क्षेत्रफळ	1) 58.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वी वी ए विझन रीयल्टर्ज एल एल पी तर्फे संचालक विलास अवचट ... वय:-63; पत्ता:- प्लॉट नं: ऑफिस नं 312, माळा नं: 3 रा मजला, इमारतीचे नाव: कलियानदास उद्योग भवन, ब्लॉक नं: सेन्वरी बज़ारच्या जवळ, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-AALFV8807D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्रीमती. शिबानी नीलेश जोशी ... वय:-55; पत्ता:- प्लॉट नं: बी-4, माळा नं: ... , इमारतीचे नाव: भाटिया बिलडींग, ब्लॉक नं: ब्रदर्स सी एच एस, नेक्सट टु आर बी आय कॉलनी, रोड नं: माहिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AAUPJ0722A
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	11236/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1075000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))



This registration is granted under section 5 of the Act to the following project under project registration number :
P51900005858

Project: **Park Vision, Plot Bearing / CTS / Survey / Final Plot No.:196/197 at GNorth-400016, Ward GNorth, Mumbai City, 400016.**

1. **Vva Vvision Realtors Llp** having its registered office / principal place of business at Tehsil: **Ward GSouth, District: Mumbai City, Pin: 400025.**

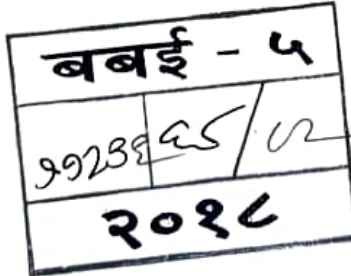
2. This registration is granted subject to the following conditions, namely:-

- 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 **14/08/2017** and ending with **01/06/2021** 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. Vasan Premnand Prabhu
(Secretary, MahaRERA)
Date: 8/14/2017 2:48:21 PM

Dated: **14/08/2017**
Place: **Mumbai**

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

**AREA CALCULATIONS
15TH FLOOR**

NO.	DESCRIPTION	AREA (SQ.M)	TOTAL
1	STAIRCASE	1.11	1.11
2	STAIRCASE	1.11	2.22
3	STAIRCASE	1.11	3.33
4	STAIRCASE	1.11	4.44
5	STAIRCASE	1.11	5.55
6	STAIRCASE	1.11	6.66
7	STAIRCASE	1.11	7.77
8	STAIRCASE	1.11	8.88
9	STAIRCASE	1.11	9.99
10	STAIRCASE	1.11	11.10
11	STAIRCASE	1.11	12.21
12	STAIRCASE	1.11	13.32
13	STAIRCASE	1.11	14.43
14	STAIRCASE	1.11	15.54
15	STAIRCASE	1.11	16.65
16	STAIRCASE	1.11	17.76
17	STAIRCASE	1.11	18.87
18	STAIRCASE	1.11	19.98
19	STAIRCASE	1.11	21.09
20	STAIRCASE	1.11	22.20
21	STAIRCASE	1.11	23.31
22	STAIRCASE	1.11	24.42
23	STAIRCASE	1.11	25.53
24	STAIRCASE	1.11	26.64
25	STAIRCASE	1.11	27.75
26	STAIRCASE	1.11	28.86
27	STAIRCASE	1.11	29.97
28	STAIRCASE	1.11	31.08
29	STAIRCASE	1.11	32.19
30	STAIRCASE	1.11	33.30
31	STAIRCASE	1.11	34.41
32	STAIRCASE	1.11	35.52
33	STAIRCASE	1.11	36.63
34	STAIRCASE	1.11	37.74
35	STAIRCASE	1.11	38.85
36	STAIRCASE	1.11	39.96
37	STAIRCASE	1.11	41.07
38	STAIRCASE	1.11	42.18
39	STAIRCASE	1.11	43.29
40	STAIRCASE	1.11	44.40
41	STAIRCASE	1.11	45.51
42	STAIRCASE	1.11	46.62
43	STAIRCASE	1.11	47.73
44	STAIRCASE	1.11	48.84
45	STAIRCASE	1.11	49.95
46	STAIRCASE	1.11	51.06
47	STAIRCASE	1.11	52.17
48	STAIRCASE	1.11	53.28
49	STAIRCASE	1.11	54.39
50	STAIRCASE	1.11	55.50
51	STAIRCASE	1.11	56.61
52	STAIRCASE	1.11	57.72
53	STAIRCASE	1.11	58.83
54	STAIRCASE	1.11	59.94
55	STAIRCASE	1.11	61.05
56	STAIRCASE	1.11	62.16
57	STAIRCASE	1.11	63.27
58	STAIRCASE	1.11	64.38
59	STAIRCASE	1.11	65.49
60	STAIRCASE	1.11	66.60
61	STAIRCASE	1.11	67.71
62	STAIRCASE	1.11	68.82
63	STAIRCASE	1.11	69.93
64	STAIRCASE	1.11	71.04
65	STAIRCASE	1.11	72.15
66	STAIRCASE	1.11	73.26
67	STAIRCASE	1.11	74.37
68	STAIRCASE	1.11	75.48
69	STAIRCASE	1.11	76.59
70	STAIRCASE	1.11	77.70
71	STAIRCASE	1.11	78.81
72	STAIRCASE	1.11	79.92
73	STAIRCASE	1.11	81.03
74	STAIRCASE	1.11	82.14
75	STAIRCASE	1.11	83.25
76	STAIRCASE	1.11	84.36
77	STAIRCASE	1.11	85.47
78	STAIRCASE	1.11	86.58
79	STAIRCASE	1.11	87.69
80	STAIRCASE	1.11	88.80
81	STAIRCASE	1.11	89.91
82	STAIRCASE	1.11	91.02
83	STAIRCASE	1.11	92.13
84	STAIRCASE	1.11	93.24
85	STAIRCASE	1.11	94.35
86	STAIRCASE	1.11	95.46
87	STAIRCASE	1.11	96.57
88	STAIRCASE	1.11	97.68
89	STAIRCASE	1.11	98.79
90	STAIRCASE	1.11	99.90
91	STAIRCASE	1.11	101.01
92	STAIRCASE	1.11	102.12
93	STAIRCASE	1.11	103.23
94	STAIRCASE	1.11	104.34
95	STAIRCASE	1.11	105.45
96	STAIRCASE	1.11	106.56
97	STAIRCASE	1.11	107.67
98	STAIRCASE	1.11	108.78
99	STAIRCASE	1.11	109.89
100	STAIRCASE	1.11	111.00
101	STAIRCASE	1.11	112.11
102	STAIRCASE	1.11	113.22
103	STAIRCASE	1.11	114.33
104	STAIRCASE	1.11	115.44
105	STAIRCASE	1.11	116.55
106	STAIRCASE	1.11	117.66
107	STAIRCASE	1.11	118.77
108	STAIRCASE	1.11	119.88
109	STAIRCASE	1.11	120.99
110	STAIRCASE	1.11	122.10
111	STAIRCASE	1.11	123.21
112	STAIRCASE	1.11	124.32
113	STAIRCASE	1.11	125.43
114	STAIRCASE	1.11	126.54
115	STAIRCASE	1.11	127.65
116	STAIRCASE	1.11	128.76
117	STAIRCASE	1.11	129.87
118	STAIRCASE	1.11	130.98
119	STAIRCASE	1.11	132.09
120	STAIRCASE	1.11	133.20
121	STAIRCASE	1.11	134.31
122	STAIRCASE	1.11	135.42
123	STAIRCASE	1.11	136.53
124	STAIRCASE	1.11	137.64
125	STAIRCASE	1.11	138.75
126	STAIRCASE	1.11	139.86
127	STAIRCASE	1.11	140.97
128	STAIRCASE	1.11	142.08
129	STAIRCASE	1.11	143.19
130	STAIRCASE	1.11	144.30
131	STAIRCASE	1.11	145.41
132	STAIRCASE	1.11	146.52
133	STAIRCASE	1.11	147.63
134	STAIRCASE	1.11	148.74
135	STAIRCASE	1.11	149.85
136	STAIRCASE	1.11	150.96
137	STAIRCASE	1.11	152.07
138	STAIRCASE	1.11	153.18
139	STAIRCASE	1.11	154.29
140	STAIRCASE	1.11	155.40
141	STAIRCASE	1.11	156.51
142	STAIRCASE	1.11	157.62
143	STAIRCASE	1.11	158.73
144	STAIRCASE	1.11	159.84
145	STAIRCASE	1.11	160.95
146	STAIRCASE	1.11	162.06
147	STAIRCASE	1.11	163.17
148	STAIRCASE	1.11	164.28
149	STAIRCASE	1.11	165.39
150	STAIRCASE	1.11	166.50
151	STAIRCASE	1.11	167.61
152	STAIRCASE	1.11	168.72
153	STAIRCASE	1.11	169.83
154	STAIRCASE	1.11	170.94
155	STAIRCASE	1.11	172.05
156	STAIRCASE	1.11	173.16
157	STAIRCASE	1.11	174.27
158	STAIRCASE	1.11	175.38
159	STAIRCASE	1.11	176.49
160	STAIRCASE	1.11	177.60
161	STAIRCASE	1.11	178.71
162	STAIRCASE	1.11	179.82
163	STAIRCASE	1.11	180.93
164	STAIRCASE	1.11	182.04
165	STAIRCASE	1.11	183.15
166	STAIRCASE	1.11	184.26
167	STAIRCASE	1.11	185.37
168	STAIRCASE	1.11	186.48
169	STAIRCASE	1.11	187.59
170	STAIRCASE	1.11	188.70
171	STAIRCASE	1.11	189.81
172	STAIRCASE	1.11	190.92
173	STAIRCASE	1.11	192.03
174	STAIRCASE	1.11	193.14
175	STAIRCASE	1.11	194.25
176	STAIRCASE	1.11	195.36
177	STAIRCASE	1.11	196.47
178	STAIRCASE	1.11	197.58
179	STAIRCASE	1.11	198.69
180	STAIRCASE	1.11	199.80
181	STAIRCASE	1.11	200.91
182	STAIRCASE	1.11	202.02
183	STAIRCASE	1.11	203.13
184	STAIRCASE	1.11	204.24
185	STAIRCASE	1.11	205.35
186	STAIRCASE	1.11	206.46
187	STAIRCASE	1.11	207.57
188	STAIRCASE	1.11	208.68
189	STAIRCASE	1.11	209.79
190	STAIRCASE	1.11	210.90
191	STAIRCASE	1.11	212.01
192	STAIRCASE	1.11	213.12
193	STAIRCASE	1.11	214.23
194	STAIRCASE	1.11	215.34
195	STAIRCASE	1.11	216.45
196	STAIRCASE	1.11	217.56
197	STAIRCASE	1.11	218.67
198	STAIRCASE	1.11	219.78
199	STAIRCASE	1.11	220.89
200	STAIRCASE	1.11	222.00
201	STAIRCASE	1.11	223.11
202	STAIRCASE	1.11	224.22
203	STAIRCASE	1.11	225.33
204	STAIRCASE	1.11	226.44
205	STAIRCASE	1.11	227.55
206	STAIRCASE	1.11	228.66
207	STAIRCASE	1.11	229.77
208	STAIRCASE	1.11	230.88
209	STAIRCASE	1.11	231.99
210	STAIRCASE	1.11	233.10
211	STAIRCASE	1.11	234.21
212	STAIRCASE	1.11	235.32
213	STAIRCASE	1.11	236.43
214	STAIRCASE	1.11	237.54
215	STAIRCASE	1.11	238.65
216	STAIRCASE	1.11	239.76
217	STAIRCASE	1.11	240.87
218	STAIRCASE	1.11	241.98
219	STAIRCASE	1.11	243.09
220	STAIRCASE	1.11	244.20
221	STAIRCASE	1.11	245.31
222	STAIRCASE	1.11	246.42
223	STAIRCASE	1.11	247.53
224	STAIRCASE	1.11	248.64
225	STAIRCASE	1.11	249.75
226	STAIRCASE	1.11	250.86
227	STAIRCASE	1.11	251.97
228	STAIRCASE	1.11	253.08
229	STAIRCASE	1.11	254.19
230	STAIRCASE	1.11	255.30
231	STAIRCASE	1.11	256.41
232	STAIRCASE	1.11	257.52
233	STAIRCASE	1.11	258.63
234	STAIRCASE	1.11	259.74
235	STAIRCASE	1.11	260.85
236	STAIRCASE	1.11	261.96
237	STAIRCASE	1.11	263.07
238	STAIRCASE	1.11	264.18
239	STAIRCASE	1.11	265.29
240	STAIRCASE	1.11	266.40
241	STAIRCASE	1.11	267.51
242	STAIRCASE	1.11	268.62
243	STAIRCASE	1.11	269.73
244	STAIRCASE	1.11	270.84
245	STAIRCASE	1.11	271.95
246	STAIRCASE	1.11	273.06
247	STAIRCASE	1.11	274.17
248	STAIRCASE	1.11	275.28
249	STAIRCASE	1.11	276.39
250	STAIRCASE	1.11	277.50
251	STAIRCASE	1.11	278.61
252	STAIRCASE	1.11	279.72
253	STAIRCASE	1.11	280.83
254	STAIRCASE	1.11	281.94
255	STAIRCASE	1.11	283.05
256	STAIRCASE	1.11	284.16
257	STAIRCASE	1.11	285.27
258	STAIRCASE	1.11	286.38
259	STAIRCASE	1.11	287.49
260	STAIRCASE	1.11	288.60
261	STAIRCASE	1.11	289.71
262	STAIRCASE	1.11	290.82
263	STAIRCASE	1.11	291.93
264	STAIRCASE	1.11	293.04
265	STAIRCASE	1.11	294.15
266	STAIRCASE	1.11	295.26
267	STAIRCASE	1.11	296.37
268	STAIRCASE	1.11	297.48
269	STAIRCASE	1.11	298.59
270	STAIRCASE	1.11	299.70
271	STAIRCASE	1.11	300.81
272	STAIRCASE	1.11	301.92
273	STAIRCASE	1.11	303.03
274	STAIRCASE	1.11	304.14
275	STAIRCASE	1.11	305.25
276	STAIRCASE	1.11	306.36
277	STAIRCASE	1.11	307.47
278	STAIRCASE	1.11	308.58
279	STAIRCASE	1.11	309.69
280	STAIRCASE	1.11	310.80
281	STAIRCASE	1.11	311.91
282	STAIRCASE	1.11	313.02
283	STAIRCASE	1.11	314.13
284	STAIRCASE	1.11	315.24
285	STAIRCASE	1.11	316.35
286	STAIRCASE	1.11	317.46
287	STAIRCASE	1.11	318.57
288	STAIRCASE	1.11	319.68
289	STAIRCASE	1.11	320.79
290	STAIRCASE	1.11	321.90
291	STAIRCASE	1.11	323.01
292	STAIRCASE	1.11	324.12
293	STAIRCASE	1.11	325.23
294	STAIRCASE	1.11	326.34
295	STAIRCASE	1.11	327.45
296	STAIRCASE	1.11	328.56
297	STAIRCASE	1.11	329.67
298	STAIRCASE	1.11	330.78
299	STAIRCASE	1.11	331.89
300	STAIRCASE	1.11	333.00
301	STAIRCASE	1.11	334.11
302	STAIRCASE	1.11	335.22
303	STAIRCASE	1.11	336.33
304	STAIRCASE	1.11	