

11/8/11

Name: Shailendra Pratap Singh

Flat No: 1208

Wing: A

Bldg No: 1

Phase: I

Area: 46.40 sq. mtr.

A.V.: 34,85,000/-

S.D.: 2,43,950/-

Reg.: 30,000/-

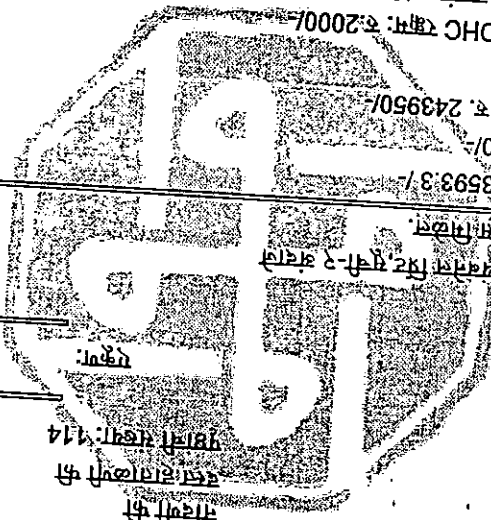
DOR: 20th Oct. 2023

Doc No: 18898/2023

S.P. Singh

- 1) देयकावा प्रकार: DHC खणम: ₹.2000/-
डीडी/धनादेश/ए ऑर्डर क्रमांक: 1023200203808 दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:
- 2) देयकावा प्रकार: DHC खणम: ₹.280/-
डीडी/धनादेश/ए ऑर्डर क्रमांक: 1023205503955 दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:
- 3) देयकावा प्रकार: eChallan खणम: ₹.30000/-
डीडी/धनादेश/ए ऑर्डर क्रमांक: MH009787333202324E दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:

श.ह. दुय्यम निबंधक वर्ग-३
बंदी क्र. २ (विपरीत)
Sub Registrar Vasai 2



₹. 32280.00

₹. 30000.00
₹. 2280.00

आण्णास भूद रत्ना, पुणे नि.द. वर्ग-२ अर्जाचे
12:48 PM हाग वेळम: मिळाले.

गावाचे नाव: कोपरी
दस्तावेजाचा अनुक्रमांक: बस६२-18898-2023
दस्तावेजाचा प्रकार: करारनामा
गादर करणी-चाचे नाव: श्रीमंदा प्रभाय सिंह --

पारवी क्र.: 21072 दिनांक: 20/10/2023
Regn.: 39M
पारवी क्र.: 39M

80/18898
Friday, October 20, 2023
12:29 PM

पारवी

Original/Duplicate

100

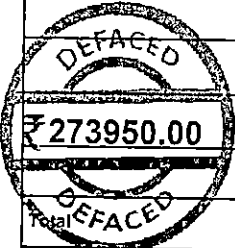
100



CHALLAN
MTR Form Number-6



GRN	MH009787333202324E	BARCODE			Date	20/10/2023-02:13:59	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)	BKIPS2671G						
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	SHAIENDRA PRATAP SINGH						
Location	PALGHAR								
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 1208 12TH FLOOR A WING						
Account Head Details		Amount In Rs.	Premises/Building						
0030046401	Stamp Duty	243950.00	Road/Street	HARI RESIDENCY PHASE 1 BLDG NO 1					
0030063301	Registration Fee	30000.00	Area/Locality	KOPARI					
			Town/City/District						
			PIN	4	0	1	3	0	5
			Remarks (If Any)	PAN2=AAGFL5661E--SecondPartyName=LOTUS LAKSHMINARAYAN HOMES-CA=3485000					
			Amount In	Two Lakh Seventy Three Thousand Nine Hundred Fifty					
			Words	Rupees Only					
		2,73,950.00							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN	Ref. No.	69103332023102011068	2834366992				
Cheque/DD No.		Bank Date	RBI Date	20/10/2023-02:14:35	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
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. : 7021819868
सदर चलन केवल दुर्यम निबंधक कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न कार्यालयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-80-18898	0005139436202324	20/10/2023-12:29:02	IGR134	30000.00
2	(IS)-80-18898	0005139436202324	20/10/2023-12:29:02	IGR134	243950.00
Total Defacement Amount					2,73,950.00

वसई क्र.-२

9988	2	998
२०२३		





वसई क्र.-२		
१८८८	३	११४
२०२३		

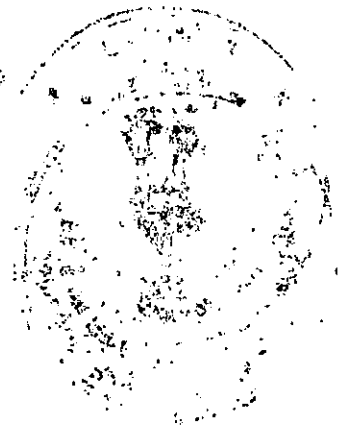


CHALLAN
MTR Form Number-6

GRN	MH009787333202324E	BARCODE	Date		20/10/2023-02:13:59	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				VSI2_VASAI NO 2 JOINT SUB REGISTRAR			
Location				PALGHAR			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				243950.00			
0030063301 Registration Fee				30000.00			
Total				2,73,950.00			
Payment Details				IDBI BANK			
Cheque/DD No.							
Name of Bank				IDBI BANK			
Name of Branch							
Remarks (If Any)				PAN2=AAGFL5661E~SecondPartyName=LOTUS LAKSHMINARAYAN HOMES~CA=3485000			
Amount In				Two Lakh Seventy Three Thousand Nine Hundred Fifty			
Words				Rupees Only			
Bank CIN				69103332023102011068			
Ref. No.				2834366992			
Bank Date				20/10/2023-02:14:35			
RBI Date				Not Verified with RBI			
Bank-Branch				IDBI BANK			
Scroll No. , Date				Not Verified with Scroll			

Department ID : Mobile No. : 7021819868
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





NO.	NAME	DATE
1
2
3
4
5
6
7
8
9
10

वसई क्र.-२		
१८८८८	४	११४
२०२३		

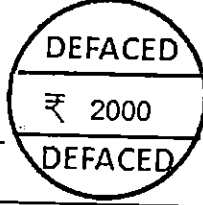


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023200203808	Receipt Date	20/10/2023
-----	---------------	--------------	------------

Received from SHAILENDRA PRATAP SINGH, Mobile number 7021819868, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 18898 dated 20/10/2023 at the Sub Registrar office Joint S.R.Vasai 2 of the District Palghar.



Payment Details

Bank Name	SBIN	Payment Date	20/10/2023
Bank CIN	10004152023102003582	REF No.	329383762448
Deface No	1023200203808D	Deface Date	20/10/2023

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



1957
1958
1959
1960



वसई क्र.- २		
१८८८८	५	११४
२०२३		

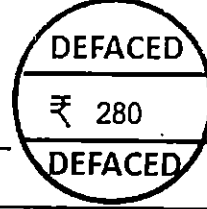


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023205503955 Receipt Date 20/10/2023

Received from SHAILENDRA PRATAP SINGH, Mobile number 7021819868, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 18898 dated 20/10/2023 at the Sub Registrar office Joint S.R.Vasai 2 of the District Palghar.

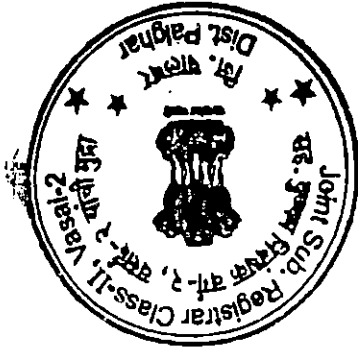


Payment Details

Bank Name SBIN	Payment Date 20/10/2023
Bank CIN 10004152023102003713	REF No. 329383792656
Deface No 1023205503955D	Deface Date 20/10/2023

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





S. P. Singh
K. Singh

लिहिन देणार

[Signature]

लिहिन देणार

त्यामुळे मी/आम्ही नोंदणी प्रक्रियामध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कसे केले नाहीत तर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 च्या कलम 82 व भारतीय दंड संहिता 1960 मधील नमुद अखंडाच्या 7 बंधांच्या शिर्षक आम्ही पत्र सादर करणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र घडल्यास मग नव्हताना जाहल आहोत.

स्वातंत्र्य मिळकतीविषयी सध्या होत असलेल्या सर्वगुणक/बनावटीकरणा/संशोधनात व त्या अनुषंगाने पोलीस संशोधनमध्ये वाढ होत असले आहे हे माझ्या दस्तऐवजीतील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 च्या कलम 82 नुसार मी/आम्ही नोंदणी घेत आहोत. भविष्यात मी/आम्ही नोंदणी घेत आलेल्या व्यक्तींमध्ये कायद्यानुसार मुद्रांक किंवा नोंदणी ची कमी लागू/सुट्याची अर्जाद्वारे अथवा नोंदणी अधिनियम 1908 च्या कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर मध्य उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजीतील सर्व निष्पादक व ओळख देणारे उपायकारक घडणार आहोत याची आम्हाला पूर्ण कल्पना आहे.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पत्रक कागदपत्रे हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणतेही मालकी व दस्तऐवजाच्या वेगळ्या तपसणी हे नोंदणी अधिकारी यांची उपायकारक नाही याची आम्हाला पूर्णपणे जाणीव आहे. या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पत्रक कागदपत्रे हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणतेही मालकी व दस्तऐवजाच्या वेगळ्या तपसणी हे नोंदणी अधिकारी यांची उपायकारक नाही याची आम्हाला पूर्णपणे जाणीव आहे.

सदर नोंदणीच्या दस्तऐवजात करताना प्रक्रियानुसार आपल्या उपायकारकांनी मी/आम्ही दस्तावेजातील मिळकतीचे मालक / वारसदार / कर्तबदार / हितसंबंधीत व्यक्ती यांची मालकी (दाखल) तसेच मिळकतीचे मालकाचे नमुन दिलेल्या कृमसुखत्कार (P. A. HOLDERS) लिहून देणार हे ह्यात आहेत व उक्त कृमसुखत्कारपत्र अद्यापही अस्तित्वात आहेत व ते आजपावली रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बंधन, विकसन बंधन, शासन बंधन व कृमसुखत्काराधारकांनी केलेली उपायकारकांचा अर्थ नसून आम्ही आपल्या आर्थिक उपायकारकांनी कृमसुखत्कार पूर्ण करून दस्तऐवजात साक्षीद्वारासमक्ष केलेल्या आहे.

मी/आम्ही खात्री करतो/करतो की नोंदणी घडणार आहे व मुद्रांक नियंत्रक म.प्र.पुणे यांचे दि. 30/11/2013 रोजीचे परीपत्रक घ्याव असे घडणार आहे. दस्तावेजातील लिहून देणार/कृमसुखत्काराधारक हे खरे असून यांची आम्ही स्वतः खात्री करून या दस्तावेजात होताना प्रत्यक्ष ओळखणारे इतर करतो/करतो की नोंदणी घडणार आहे व फसवणूककार मिळकत व फसवणूककार अथवा दुसरे कोणतेही व्यक्ती होत नाही याची आम्ही अभिमानेने खोश घेत आहोत. दस्तावेजातील लिहून देणार/कृमसुखत्काराधारक हे खरे असून यांची आम्ही स्वतः खात्री करून या दस्तावेजात होताना प्रत्यक्ष ओळखणारे इतर करतो/करतो की नोंदणी घडणार आहे व मुद्रांक नियंत्रक म.प्र.पुणे यांचे दि. 30/11/2013 रोजीचे परीपत्रक घ्याव असे घडणार आहे.

खतबे / खतबे

२०२३		
८६६	३	९८८९
पत्रक - २		

वसई क्र.-२		
अर्कर	७	११४
२०२३		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is ("THIS AGREEMENT") made entered into at **Virar** on this 20th day of October Two Thousand Twenty Three **BETWEEN M/S. Lotus Lakshminarayan Homes**, a partnership firm, duly registered under Indian Partnership Act, having its office at "Vijaya" Near Sai Heritage Building, Opp. Ramu Compound, Veer Saverkar Road, Virar (east), Tal Vasai, Dist: Palghar, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to mean and include partners for the time being, its successors and assigns) of the **ONE PART:-**

AND

Shri. Shailendra Pratap Singh Age: 41

Smt. Rimjhim Singh Age: 41

An Indian Inhabitants having addressat Room No. 3, Amit Patil Chawl, Chandansar, Behind Tandool Bazar Virar East Tal- Vasai Dist - Palghar, Maharashtra - 401305 hereinafter referred to as "**THE ALLOTTEE(S)**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her/their heirs, executors, administrators) of the **OTHER PART:**

The Promoter and the Allottee(s) are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties and individually as 'Party'

N D Saverkar

S. P. Saverkar
R Singh

वसई क्र.- २		
१८८२६	६	११४
WHEREAS:		
२०२३		

2

A. SHRI. VINOD HARIBHAU JOSHI & SHRI. SUNIL HARIBHAU JOSHI (hereinafter referred to as "THE OWNER") are entitled to all that piece and parcel of NON-AGRICULTURAL land bearing Old Survey No.18, New Survey No. 123, admeasuring 0-52-90 H.Ror thereabout situate, lying and being at revenue Village Kopari, Tal.Vasai, Dist.Palghar, (more particularly described in the first schedule hereunder & hereafter referred to as the "SAID LAND" for brevity's sake).

B. Owners had Applied to Tahsildar, Vasai for occupancy class 1 certificate and Tahsildar Vasai have issued class 1 certificate about occupancy class & Charge from Certificate bearing No. क्र.मशा/कक्ष-१/टे-जमीनबाब/एसआर-182/16 दिनांक २८/०७/२०१६.

C. By development agreement dated 19/01/2017 duly registered with sub-registrar Vasai under document Serial No. Vasai-560-2017 dated 19/01/2017 said SHRI.VINOD HARIBHAU JOSHI & SHRI. SUNIL HARIBHAU JOSHI had agreed to grant development right in respect of said Land to Promoter herein M/S. LOTUS LAKSHMI NARAYAN HOMES and in consideration of the same promoter herein had agreed to allot 34% of the total constructed area to the owner and promoter herein has a right to sale flats/shops in the building in respect of balance area in their own name and appropriate consideration amount as they deem fit and proper.

D. Owner had applied to the Vasai-Virar City Municipal Corporation for sanction of plan and Vasai-Virar City Municipal Corporation by its order No. VVCMC/TP/CC/VP-5841/7000/2017-18 dated 24/01/2018 had sanctioned plan in respect of the said land and issued commencement certificate in respect of the said land.

E. The Vasai Virar City Municipal Corporation has granted the Revised Development permission for the construction of propose Residential Buildings on said land vide its letter bearing No. VVCMC/TP/RDP/VP-5841/157/2019-20 dated 24/10/2019.

F. The Vasai Virar City Municipal Corporation has granted the Revised Development permission for the construction of propose Residential Building on said land vide its letter bearing No. VVCMC/TP/RDP/VP-5841/40/2021-22, dated 20/04/2021.



S. P. Singh

Rsingh

N D Shrivastava

वसई क्र.- २		
१८८८८	e	११४
"२४२३"		

G. The Promoter proposes to construct residential cum Shop-line Building known as "HARI RESIDENCY PHASE I - BUILDING NO.1" & "HARI RESIDENCY PHASE I - BUILDING NO.2" on the said land. The proposed layout plan of the said Land is annexed & marked as Annexure "D" hereto.

H. The details pertaining to the title/rights/entitlements of the Promoter to the said Land are envisaged in the Title Certificate dated 17/09/2016 issued by Advocate SHRI. NILESH G. GHARAT certifying the title of the Promoter inters alia to develop the said Land. A copy of the aforesaid Title Certificate is annexed and marked as Annexure "E" thereto.

I. The development of the said Building "HARI RESIDENCY PHASE 1 - Building No. 1" comprising of development and construction of ground plus part Fifteen (15) upper habitable floors out of said land admeasuring 5290 square Meter or thereabouts and more particularly described in the First Schedule hereunder written and shown in red boundary lines on the plan annexed and marked as Annexure "F" hereto. Development and construction of "Hari Residency Phase I - Building No. 1" is proposed as "REAL ESTATE PROJECT" ("SAID PROJECT/REAL ESTATE PROJECT") by the Promoter and will be registered as a 'Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules").

J. The Allottee(s) shall upon issuance of the RERA Certificate bearing No. P99000015966 by the Authority to the Promoters, be entitled to, examine the same in detail by his/her/its Advocates & Planning & Architectural consultants.

K. On the request of the Allottee the promoter has shown all documents and information pertaining to "Hari Residency Phase I - Building No.1" and the Allottee has understood the documents and information in all respects. The Allottee(s) has/have agreed and consented to the development of the said building.

L. The principal and material aspects of the development of Building "Hari Residency Phase I - Building No.1" as disclosed by the Promoters are briefly stated below:

i. Building "Hari Residency Phase I - Building No.1" comprises of Residential With Shop-line on Ground floor plus part 15 upper habitable floors.

N D Shinde

S. P. Singh
R. Singh



वसई क्र. - २		
१८८८८	१०	११८
२०३३		

4

ii. As per Current sanction plan FSI of 15090.02 Square Meters shall be consumed in development of Building "Hari Residency Phase I - Building No.1".

iii. The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace of the Real Estate Project) for third party service providers for facilitating provision & maintenance of utility services (such as power, water, drainage and radio & electronic communication, cable and internet) to be availed by the Allottee and other Allottees of apartments/flats in the Real Estate Project &/or other Allottees in the building "Hari Residency Phase I - Building No.1". Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

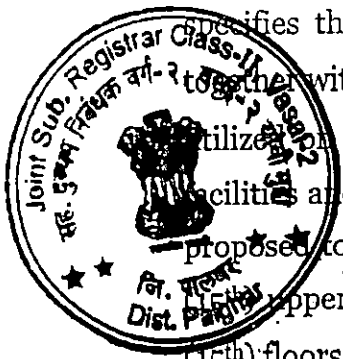
iv. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the Third Schedule hereunder written ("Common Area and Amenities of Project").

v. The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in Clause 23 below. The above details along with the annexure required for the RERA Certificate, shall be available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> once the said Project is registered under RERA.

M. The principal and material aspects of the development of Building "Hari Residency Phase I - Building No.1" as disclosed by the Promoter are briefly stated below:

- (i) The area of the said Land to be developed as per sanction plan.
- (ii) The said Land would constitute a mixture of users (i.e. Residential with Shop-line) as may be permissible under applicable law from time to time;
- (iii) As per Current sanctioned plans FSI of 16122.81 Sq. Meter is permitted to be utilized on the said Land;

(iv) The Allottee has perused a copy of the Proposed Layout Plan, which specifies the location of Building "Hari Residency Phase I - Building No.1" together with a draft Performa specifying the proposed total FSI proposed to be utilized on the said Land and, the tentative locations where common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situate. The present building No. 1 is Ground plus part Fifteen upper floor and developer has proposed to raise the floors from fifteen (15th) floors to eighteen (18th) floors copy of proposed plan is annexed hereto.



N D Sharma

S. P. Singh

R. Singh

वसई क्र.-२		
95005	99	998
२०२३		

(v) The scheme and scale of development proposed to be carried out by the Promoter on the said Land is in accordance with applicable laws and the development permissions as detailed hereinabove granted from time to time and as may be amended from time to time;

(vi) Building "HARI RESIDENCY PHASE I - BUILDING NO.1" shall comprise of consisting of apartments, flat/s/shops.

(vii) The Promoter shall be entitled to put hoarding/boards of their Brand Name, in any form including of Neon Signs, MS Letters, Vinyl & Sun Boards on said Land including on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites;

(viii) The Promoter shall be entitled to confer title of particular building/wing to such society as permissible under law;

(ix) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the said Land and all common areas, facilities and amenities, on the said Land are more particularly specified in the Fifth Schedule hereunder written (hereinafter referred to as "Common Area and Facilities of Building "HARI RESIDENCY PHASE I - BUILDING NO.1"

(x) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the said Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

(xi) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the said Land, in full or in part, as may be required by the applicable law from time to time. The above details and further aspects of the proposed future and further development of the said land shall be available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

N. All the allottees of the buildings to be constructed under further development on the Larger Layout shall be entitled to use all common amenities shown in Proposed Layout Plan annexed and marked as Annexure "A-1" hereto. The Promoter has obtained/will obtain the necessary permissions and consents, if applicable or necessary, from the concerned authorities in that behalf and make the same will be available for inspection to the Allottee.

O. Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

N. D. Shrivastava

S. P. Singh
R. Singh



वसई क्र.-२		
१८८८८	१२	११८
२०२३		

6

I. Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.

Q. Promoter has the right to sell the Flat/shop constructed/to be constructed in the said Project by the Promoter to enter into this Agreement with the Allotee/s of the said Flat/ shop to receive the sale consideration in respect thereof.

R. On demand from the Allotee/s, the Promoter has given inspection to the Allotee/s of all the documents of title relating to the said Land, and the plans, designs and specifications prepared by the Promoter's Architect M/s RVS Designs & Shri.Kuldeep Patil and of all other documents as are specified under the RERA and the Rules and Regulations made thereunder.

S. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Real Estate Project shall be granted by the competent authority.

T. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, and

(ii) Approvals and sanctions from other relevant statutory authorities are applied for &/or in process of being obtained and/or obtained by the Promoter.

U. The Promoter has accordingly commenced construction of the Real Estate Project/said Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.

V. The Allotee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allotee an Flat No. 1208 admeasuring 46.40 Square Meters Rera carpet area on the 12th (Twelveth) habitable floor, in "A" Wing of Building no. 1 known as "HARI RESIDENCY PHASE I -BUILDING NO.1" (hereinafter referred to as "said Flat") and more particularly described in the Second Schedule hereunder written and

shown in red colour line on the floor plan annexed and marked as Annexure "G" ("said Flat"), at or for the price of Rs. 34,85,000=00 (Rupees Thirty Four Lakh Eighty Five Thousand Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration") Prior to the



S. P. Singh

R. Singh

N D Shinde

वसई क्र.- २		
१८८६	१३	११४
२०२३		

execution of these presents, the Allottee ~~has paid to the promoter~~ a sum of **Rs. 3,85,000=00 (Rupees Three Lakh Eighty Five Thousand Only)**, being part payment of the Sale Consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge and of and from the same doth release and discharge the Allottee forever) and the Allottee has agreed to pay to the Promoter the balance amount of the sale consideration in the manner hereinafter appearing.

W. The carpet area of the said Flat as defined under the provisions of RERA is **46.40** square meters.

X. The said Flat also has attached balcony/ies aggregately admeasuring **10.50** square meters ("Balcony"). All balcony/ies attached to flats in the Project Building "Hari Residency Phase I- Building No.1" shall be for the exclusive use of the Allottee of such flats and are being given without any consideration.

Y. The Promoter has also agreed to permit the Allottee(s)/s, without any consideration whatsoever, exclusive but limited right to use **Nil (0)** square Meters Open usable area of the said Flat ("Open Usable Area").

Z. Along with the said Flat, at the request of the Allottees, the Promoter have also agreed to allot to the Allottees exclusive right to use and occupy **Nil (0)** Vehicle parking space in the said Building (hereinafter referred to as "Vehicle Parking Space") subject to the terms and conditions as contained hereinafter. The said Flat, Balcony, Open Usable Area, and Vehicle Parking Space are hereinafter collectively referred to as "the said Premises"

AA. The Promoter has the right to sell the said Flat in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee(s) of the said Flat to receive the sale consideration in respect thereof.

BB. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat, made enquiries thereon and is satisfied with respect to,

- (i) the title of the Promoter to develop the Real Estate Project and the Building "Hari Residency Phase I- Building No.1" & such title being clear & marketable;
- (ii) The approvals and permissions (including CC) obtained till date and

N D Sharma

*S. P. Singh
R. Singh*



वसई क्र. - २		
१६६६६	१४	११४
२०२३		

(iii) the Promoter's entitlement to develop the Real Estate Project and the Building "HARI RESIDENCY PHASE I-BUILDING NO.1" and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.

CC. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

DD. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Flat agreed to be sold to the Allottee(s) and the Parties are therefore executed these presents which shall be registered under the provisions of Indian Registration Act, 1908.

EE. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase and acquire, the said Flat.

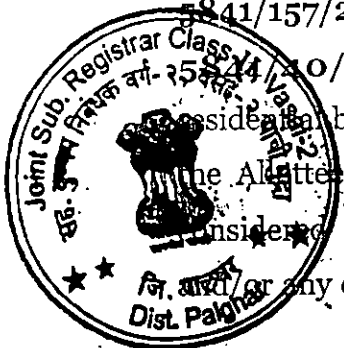
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. AGREEMENT:-

The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. CONSTRUCTION OF THE PROJECT:-

2.1 The Promoter shall construct building "Hari Residency Phase I- Building No.1" on the said land having partly stilt and partly shopping on Ground floor plus 15 upper habitable floors on the said Land more particularly described in Second Schedule hereunder written in accordance with plans, designs and specifications sanctioned by the Vasai-Virar City Municipal Corporation by its order No. VVCMC/TP/CC/VP-5841/7000/2017-18 dated 24/01/2018 & revised development permission vide order No. VVCMC/TP/RDP/VP-5841/157/2019-20 dated 24/10/2019 & VVCMC/TP/RDP/VP-5841/10/2021-22 dated 20/04/2021 in respect of said land having building with Shop Line and which have been seen and inspected by the Allottee(s) and subject to such variations and modifications as may be necessary or as may be required by the Government, VVCMC or any other local authority from time to time. The Promoter shall have to



S. P. Singh

Rsingh

N D Sreenivas

वसई क्र.-२		
१६६६६	१५	११११

obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Allottee/s.

2.2 The Allottee/s is/are aware that occupants adjoining of the buildings and building to be constructed under further development on the Larger Layout (collectively referred to as "Adjoining Projects") shall be entitled to use Common Area and Amenities with other occupants of larger layout through a entrances as stated hereinabove. It is expressly agreed and understood by the Allottee/s that his/her/their rights (subject to payment of all amounts due and payable to the Promoter under these presents) are limited to the extent of the said Flat only and not otherwise.

2.3 The Allottee/s of Flats of the Adjoining Project shall pay the maintenance charges and outgoings towards common area and facilities to Apex Body (defined below) at same rate as paid by Allottee/s of Building in "HARI RESIDENCY PHASE I - BUILDING NO.1"

3. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION:-

3.1 The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the **Flat No. 1208** admeasuring **46.40** Square Meter carpet area on the **12th (Twelveth)** floor in "**A**" Wing, of the Building known as "**HARI RESIDENCY PHASE I - BUILDING NO.1**" Constructed on land more particularly described in the First Schedule and as shown in red color boundary line on the floor plan annexed and marked Annexure "G" hereto, at and for the consideration of **Rs.34,85,000=00 (Rupees Thirty Four Lakh Eighty Five Thousand Only)** ("the Sale Consideration").

3.2 The said Flat has attached balcony/ies, aggregately admeasuring **10.50** square meters ("Balcony").

3.3 The Promoter has agreed to permit the Allottee/s, the right to exclusive but limited right to use **(0)** square meters Open Usable Area adjacent to the said Flat without any consideration (hereinafter referred to as "Open Usable Area"). All balcony/ies and Open Usable Area attached to flats in the Building Hari Residency Phase I, Building No.1 shall be for the exclusive use of the occupants /owners of such flats.

S. P. Suresh
D. Singh



N. D. Suresh

वसई क्र.-२		
95525	9E	998
3033		

3.4 The Promoter has agreed to permit the Allottee/s, the right to exclusive use of Zero (0) vehicle parking spaces in stilt/podium of said Building without any consideration (hereinafter referred to as "the Vehicle Parking Space/s"). The said Flat, Balcony, Open Usable Area and Vehicle Parking Space/s are hereinafter collectively referred to as "THE SAID PREMISES"

3.5 The Balcony, Open Usable Area and Parking Space are made available free of charge to the Allottee(s) and the sale price agreed to be paid under this Agreement is only for the carpet area of the said Flat.

3.6 The Allottee has paid before execution of this Agreement, a sum of Rs.3,85,000=00(Rupees Three Lakh Eighty Five Thousand Only) as advance payment and hereby agrees to pay to that Promoter the balance amount of Total Sale Consideration of Rs.34,85,000=00(Rupees Thirty Four Lakh Eighty Five Thousand Only) ("the Sale Consideration") in the following manner:-

Activity Consideration to be paid.

On Booking	:	<u>Rs. 3,85,000=00</u>
On or Before 15(fifteen) Day of Registration	:	<u>98%</u>
On Possession	2% :	

TOTAL: Rs.34,85,000=00(Rupees Thirty Four Lakh Eighty Five Thousand Only)

Each of such installments shall be paid by the Allottee within a period of 7(Seven) days from the date of intimation by the Promoter. Time for payment of each installment is the essence of the contract.

3.7 The Allottee/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Allottee/s for non-payment of any amount or amounts.

4. It is clarified that Sale Consideration shall be payable by the Allottee/s to the bank account ("the Said account") whose details will be submitted in demand letter and in separate letter to allottee/s from time to time in case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does not pay all such amounts towards Sale Consideration due and payable to the Promoter through an account payee cheque /demand draft / wire transfer / other instrument drawn in favour of the said Account immediately upon the



N D Erew

S. P. Singh

R Singh

वसई क्र.- २		
१०००६	१०	११४
२०२३		

relevant stage of construction being completed. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 90 (Ninety) days from the date of such termination of the Agreement.

5. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Project is complete and the Occupation Certificate is granted by the VVCMC or such other concerned authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Flat shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date on which such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount proportionately from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the said Flat.

6. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Flat/Shop and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies (including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

N D Shrivastava

S. P. Singh
R Singh



वसई क्र.-२		
१५६६६	१५	११४

7. The Sale Consideration is escalation-free, save and except escalations/~~increase~~ due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

8. The Allottee(s) further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Consideration ("Installments"), the Allottee/s shall deduct TDS (presently at the rate of 1% of the amount paid) as may be applicable from time to time. The Allottee/s after making payment of each Installment, on or before 7th day of next month, shall file required forms with the Income Tax Authority in the prescribed format and on or before 22nd day the month on which respective form/s is/are filed and shall furnish challan to the Promoter.

9. The Allottee/s is/are aware that the time to make the payment of Installments and all other taxes as mentioned in above is the essence of contract and in event of delay on part of the Allottee/s to make the payment of any of the Installment and/or any other tax, then without prejudice to right of the Promoter to cancel and terminate this Agreement, the Allottee/s shall be liable to pay interest at the Interest Rate to the Promoter on all delayed payments from the due date till the date of realization thereof.

10. The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her/them/it under any head(s) of dues against lawful outstanding, if any, in his/her/them/it name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his/her/their/it's payments in any manner.

11. 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 the concerned local/statutory authority including CIDCO/ VVCMC from the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Allottee/s, obtain the Occupation Certificate in respect of the said Flat.



N D Srinani

S. P. Singh
Singh

पसह नं.-२		
१८८८	१२	११४
२१० २१३		

12. Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the said Flat and handing over the same to the Allottee/s after receiving the Occupation Certificate in respect thereof and Common Areas and Amenities of Project described in Fifth Schedule hereunder written.

13. Similarly, the Allottee(s) shall make timely payments of all installments of the Sale Consideration and other dues/taxes payable by him/her/it/them and meeting, complying with and fulfilling all his/her/its other obligations under this Agreement.

14. FSI, TDR and development potentiality with respect to the said Project/ on the Land: The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed at Recitals herein above and as depicted in the layout plans, proformas and specifications at Annexures hereto and Allottee/s has/have agreed to purchase the said Flat based on the unfettered and vested rights of the Promoter in this regard.

15. FSI, TDR and development potentiality with respect to the Proposed Future and Further Development of the said Land: The Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the Building Hari Residency Phase I, Building No.1 on the said Land (by utilization of the full development potential) in the manner more particularly detailed herein above and as depicted in the layout plans, Performa and specifications at Annexure hereto constituting the Layout Plan and Allottee has agreed to purchase the said Flat based on the unfettered and vested rights of the Promoter in this regard.

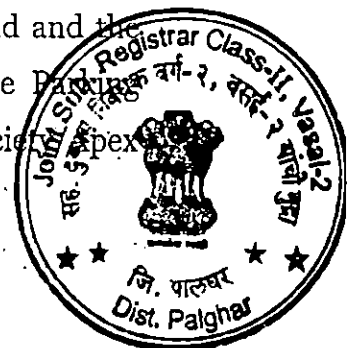
16. Vehicle Parking Space/S, Balcony And Open Usable Area:-

16.1 The Allottee/s is/are aware that the said Parking Space/s, Balcony and Open Usable Area are provided by the Promoter to the Allottee/s without consideration. However, the Allottee/s will be bound to abide by the rules and regulations as may be framed in regard to the Parking Space/s by the Promoter and/or the Society to be formed by all the Allottee(s) of flats/shops in the respective building/wings that shall be constructed on the said Land and the Adjoining Projects and shall pay such outgoings in respect of the Parking Space/s, Balcony and Open Usable Area as may be levied by such Society Apex Body to be formed by them.

S.P. Sreen

Rsingh

N D Sreen



वसई क्र.-२		
95005	20	998
२०२३		

~~16.2 The Allottee/s shall be entitled to exclusively use, occupy and enjoy the said Parking Space/s, Balcony and Open Usable Area in any manner permissible under the rules and regulations of the concerned local authority and as may be framed by the Society/Apex Body. It is clarified that any balcony attached to a flat in Building Hari Residency Phase I, Building No.1 will be for the exclusive use of such occupant/owner of the Flat.~~

16.3 The Allottee/s herein agree/s and confirm/s that Vehicle Parking Space/s shall be used for parking of the vehicles only and Balcony as well as Open Usable Area shall be used for lawful purpose and for no other purpose and that no alteration and/or modification and /or construction of any nature shall be carried out in the Vehicle Parking Space/s, Balcony & in the Open Usable Area.

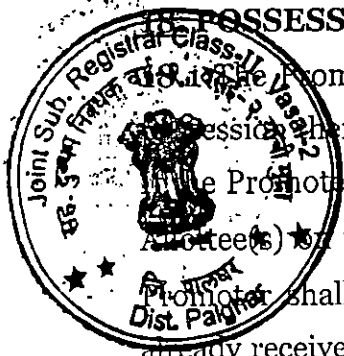
16.4 The Allottee/s herein agrees and confirms that he/she/they shall not raise any objection to the designations/selections of vehicle parking spaces done/to be done by the Promoter for other Allottee(s) and accepts the designation of the vehicle parking Space/s allotted to the Allottee/s herein.

17. VOLUNTARY CANCELLATION BY ALLOTTEE(S)ALLOTTEE/S :-

In the event, the Allottee/s desire/s to cancel the allotment of said Flat for any reason whatsoever, then Promoter shall be entitled to forfeit the amounts equivalent to 10% (ten per cent) of the Sale Consideration and the Allottee/s shall not be entitled to such amount paid by him/her/them/it to the Promoter. The Allottee(s) shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat/Shop is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker for sale of the said Flat to the Allottee/s. The Promoter shall not be liable to refund GST, cess and all other taxes paid or payable on this Agreement and/or on the Sale Consideration and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due & payable by the Allottee/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Allottee(s) till the time of such cancellation. The Promoter shall return the balance amount from the Sale Consideration (if any) to the Allottee(s) within 30 (thirty) days from the date of such cancellation.

18. POSSESSION DATE, DELAY AND TERMINATION:-

The Promoter shall complete the construction of the said Flat and offer possession thereof to the Allottee/s on or before March 2024 ("the said Date"). If the Promoter fails and/or neglects to offer possession of the said Flat to the Allottee(s) on the said Date on account of reasons beyond their control, then the Promoter shall be liable, on demand, refund to the Allottee/s the amounts already received by the Promoter from the Allottee/s in respect of the said Flat



N D Shree

S. P. Singh

R. Singh

पत्र नं. - २		
१८६६	२९	१९९८
२०१३		

Premises with interest at the Interest Rate calculated from the date the Promoter received such amounts and till such amount is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for offering possession of the said Flat to the Allottee/s, if the completion of the said Building is delayed on account of;

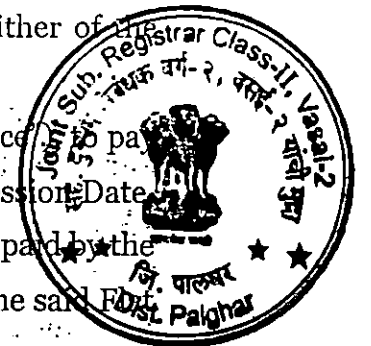
- (i) War, Civil Commotion or act of God;
- (ii) Any force majeure events;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- (iv) Any stay order / injunction order issued by any Court of Law, competent authority, VVCMC, statutory authority;
- (v) Any other circumstances that may be deemed reasonable by the Authority.
- (vi) Any delay in procurement/grant of any permission, certificate, consent and/or sanction from the concerned authority;

18.2 The Allottee(s)/s shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned hereinbelow. The Promoter, upon receipt of Occupation Certificate of the said Flat from the competent authority, and subject to the Allottee/s observing and performing all the terms and conditions of this Agreement (including timely payment of all amounts due and payable under these presents), shall send a written notice ("Possession Notice") to the Allottee/s to occupy the said Flat .

18.3 In the event the Allottee/s fail/s and / or neglect/s to take possession within the specified period, it shall be deemed that the Allottee/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to said Flat after taking possession thereof shall be deemed to be effective from the Date of Possession.

18.4 If the Promoter fail(s) to offer the possession of the said Flat to the Allottee(s)/s on or before Possession Date, (save and except for the reasons as stated in Clause 18.1), then the Allottee(s)/s shall be entitled to either of the following:

- (i) Call upon the Promoter by giving a written notice ("Interest Notice") to pay interest at the Interest Rate for every month of delay from the Possession Date on the Sale Consideration paid by the Allottees. The interest shall be paid by the Promoter to the Allottees till the date of offering the possession of the said Flat by the Promoter to the Allottees



S. P. Singh OR
R. Singh

N D Sharma

वसई क्र.-२		
95005	22	998
2023		

(ii) The Allottee(s) shall be entitled to terminate this Agreement by giving written notice to the Promoter ("Termination Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter. On the receipt of the Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause) the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Flat and the Promoter shall be entitled to deal with and/or dispose off the said Flat in the manner they may deems fit and proper.

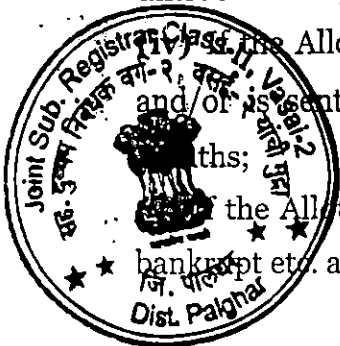
18.5 In case if the Allottee/s elects his/her/their remedy under sub-clause 18.4 (i) above then in such a case the Allottee(s)/s shall not subsequently be entitled to the remedy under sub-clause 18.4 (ii) above.

19. EVENT OF DEFAULT AND CONSEQUENCES

19.1 The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):

- (i) If the Allottee/s delays or commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
- (ii) If the Allottee/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;
- (iii) If the representation, declarations and/or warranties etc. made by the Allottee/s in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Allottee/s is untrue or false;

the Allottee is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months; or the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;



N D S...

S. P. Singh
R Singh

95825	23	998
2023		

(vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s.

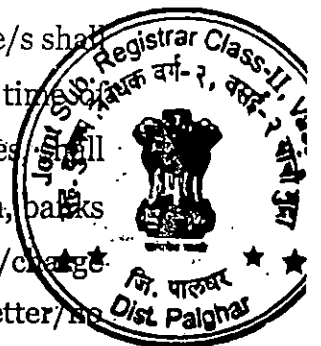
(vii) If the Allottee/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Allottee/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/ her/them.

(viii) If the Allottee/s carries out any structural alteration and/or addition in respect of the said Flat or said Building or any part thereof;

(ix) If the Allottee/s fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Flat or any part thereof;

19.2 On happening or occurring of any of the Event of Default, the Promoter shall without prejudice to all other rights that the Promoter may have against the Allottee/s either under this Agreement, or in law or otherwise, the Promoter shall give 30 (thirty) day notice to the Allottee/s to rectify/remedy such breach and during the notice period, the Allottee/s shall be liable to bear and pay interest at the Interest Rate on the due and payable amount. In the event Allottee/s fail/s to rectify/remedy the breach within notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement ("Termination Date") and (ii) forfeit/deduct all amounts mentioned in Clause 17 above and balance if any, shall be refunded to the Allottee/s without any interest within 30 (thirty) days from the Termination Date. It is further clarified that any profit arising from sale of the said Premises to the new Allottee(s) shall be of the Promoter and the Allottee/s shall have no claim against the same.

19.3 In the event of the failure of the Allottee/s to pay the inst.3 If for making payment of the Sale Consideration the Allottee/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Premises then the same shall be subject to the consent and approval of the Promoter. In the event of the Allottee/s committing default of the payment of the installments of the Sale Consideration or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the Allottee/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Allottee/s, at his/her/their own cost and expenses shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Allottee/s has/have cleared the mortgage/debt/charge within 15 (fifteen) days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Allottee/s shall be entitled to the refund of the amount (if any). However, the Promoter shall



S. P. Singh

R Singh

N D Sharma

वसई क्र.-२		
१८८८८	२८	११४
२०२३		

directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Allottee/s from the balance amount standing to the credit of the Allottee/s with the owner (if any) towards the said Premises and (paid by him/her/them to the Promoter towards the Sale Consideration) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Allottee/s shall be entitled to the refund of the balance amount standing credited to the account of the Allottee/s (if any) with the Promoter towards the said Premises. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Allottee/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Allottee/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Allottee/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Allottee/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Allottee/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of allments of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Allottee/s shall forthwith on demand pay to the Promoter his/her/their proportionate share to make up such deficit.

19.4 Notwithstanding anything contrary contained herein, in case the Allottee/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall without prejudice to any other rights or remedies that it may have against the Allottee/s, including the right to terminate and forfeit the amounts as mentioned in Clause 4 from the Sale Consideration and put an end to this Agreement as mentioned herein, and be entitled to receive and recover from the Allottee/s and the Allottee/s shall pay the Promoter interest on all outstanding payment at the Interest Rate from the date till the date of realization thereof.

5 All the aforesaid rights and/or remedies of the Promoter are cumulative without prejudice to one another.



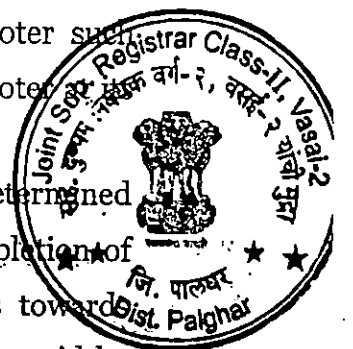
N D Suresh

S. P. Singh
R Singh

9/11/20	24	2023
2023		

20. PROCEDURE FOR TAKING POSSESSION:-

- 20.1** Upon obtainment of the Occupancy Certificate from the VVCMC or such other competent authority and upon payment by the Allottee of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Flat to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project.
- 20.2** The Allottee shall take possession of the said Flat within 15 days of the Possession Notice.
- 20.3** Upon receiving the Possession Notice from the Promoter as provided for hereinabove, the Allottee shall take possession of the said Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Flat to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Flat within the time provided herein above, such Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Flat, as applicable and as shall be decided by the Promoter.
- 20.4** Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share of outgoings in respect of the Real Estate Project and said Land including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the VVCMC or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Land. Until the Society is formed and the Society Conveyance (defined hereinafter) is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion.
- 20.5** The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall, after completion of initial period of thirty six months, pay to the Promoter amounts towards monthly maintenance charges as may be applicable. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance (defined hereinafter) is duly



N. D. Sharma

S. P. Sharma

R. Singh

१८८८८	२६	१९९४
२०२३		

executed and registered. On execution of the Society Conveyance (defined hereinafter), the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society.

20.6 If within a period of 5 (five) years from the date of handing over the said Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Flat or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project.

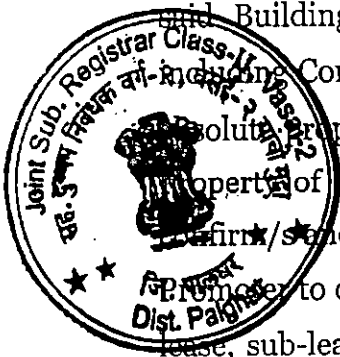
20.7 The Allottee shall use the said Flat or any part thereof or permit the same to be used only for purpose of residential/commercial/official. The Allottee shall use the vehicle parking space only for purpose of parking vehicle and Balcony and Open Usable Area for lawful purpose.

20.8 It is agreed and clarified that Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the flats, vehicle parking, etc. separately and independently and the purchasers/allottees of all the flats, vehicle parking, etc. in Building "Hari Residency Phase I-Building No.1" shall be admitted to the Society.

21. RIGHTS IN THE SAID FLAT AND COMMON AREA:

21.1 It is expressly agreed that the right of the Allottee/s under this Agreement or otherwise shall always be restricted to the said Flat only, and such right will accrue to the Allottee/s only on the Allottee/s making payment of all the amounts including the Sale Consideration to the Promoter strictly in accordance with this Agreement and only on the Allottee/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof.

21.2 All other unsold flats/units, vehicle parking, portion or portions of the said Building and/or Building "Hari Residency Phase I- Building No.1" and Common Areas and Amenities of layout shall always be the sole and absolute property of the Promoter till that time of the said Building (excluding property of Apex Body) is transferred to the Society. The Allottee/s hereby affirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose off all other unsold flats/units



N D Sharma

S. P. Singh

R Singh

and vehicle parks and portion or portions of the said Building, in the manner deemed fit by the Promoter without any consent or concurrence of the Allottee/s or any other person. The Allottee/s are aware that recreational facilities, which may be made available for the use and enjoyment of the Allottee/s shall also be available to the holders of various premises in the said Building, along with the users / occupiers of other flats/units/shops/ premises of Building "Hari Residency Phase I- Building No.1"

21.3 With regards to the Common Areas and Amenities of Building Hari Residency Phase I, Building No.1 described in the Fifth Schedule hereunder written, it is agreed that:-

i. the Promoter shall always be the owner and will have all the rights, title, interest in respect of the common areas, and will be entitled to deal with and dispose of the same in such manner as the Promoter may deem fit till buildings comprising in Building "Hari Residency Phase I- Building No.1" is transferred unto the Society;

ii. The Allottee(s) shall only be permitted to use the Common Areas and Amenities of Building "Hari Residency Phase 1- Building No.1" on such terms and conditions as the Promoter/Society may deem fit.

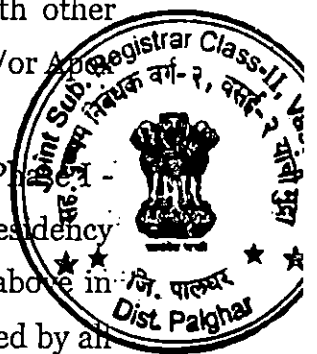
21.4 With regards to Common Areas and Amenities of Building "Hari Residency Phase I, Building No.1" is described in the Fifth Schedule hereunder written, it is agreed that:

a. The Promoter shall always have control and will have all the rights, title, interest in respect of the said common areas including Common Area and Amenities of Building "Hari Residency Phase I Building No.1" & will be entitled to deal with & dispose off the same in such manner as the Promoter may deem fit till Property of Apex Body (defined below) is transferred unto the Apex Body.

b. The Allottee/s shall only be permitted to use Common Areas and Amenities of Building "Hari Residency Phase I - Building No.1" on such terms and conditions as the Promoter and/or Apex Body may deem fit.

c. Occupants of Adjoining Projects shall be entitled to use Common Area and Amenities of Building "Hari Residency Phase I - Building No.1" with other Allottee/s of Layout on such terms and conditions as the Promoter and/or Apex Body may deem fit and proper.

21.5 The Common Areas and Amenities of Building "Hari Residency Phase I - Building No.1" shall be used only by the occupants of Building Hari Residency Phase I, Building No.1. Save and except what has been stated hereinabove in clause 22.4 (c), the Common Areas and Amenities of layout shall be used by all the occupants/owners of flats/units/ premises of layout.



S.P. Singh
R. Singh

N D Sharma

वसई क्र.- २		
१८८८६	२८	११४

22. FORMATION OF SOCIETY AND OTHER SOCIETIES:-

22.1 The Promoter shall, as per RERA Act and RERA Rules, submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of Flats/Shops in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 & the Rules made thereunder, read with RERA and the RERA Rules.

22.2 The Allottee shall, along with other allottees of Flats//Shops in the said Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules,

22.3 For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

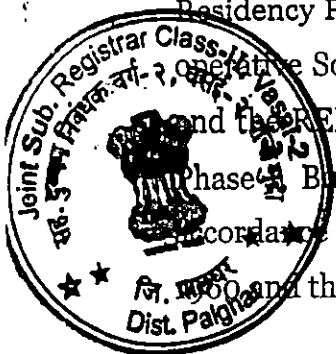
22.4 The name of the Society shall be solely decided by the Promoter.

22.5 The Society shall admit all Allottees of flats/Shops in the said Project as members, in accordance with its bye-laws.

22.6 The Promoter shall be entitled, but not obliged to join as a member of the Society in respect of unsold Flats/Shops in the said Project, if any.

22.7 Post execution of the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend necessary cooperation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

22.8 The Promoter as per RERA Act and RERA Rules shall submit application/s to the competent authorities to form other co-operative housing societies to comprise solely of the allottees of Flats/Shop in building Hari Residency Phase I, Building No.1, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules. The Allottees of Flats/Shops in building Hari Residency Phase I, Building No.1 shall become members of their respective societies in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.



S.P. Singh

R Singh

N D Sharma

१५६४४.२५		
१५६४४	२६	११४

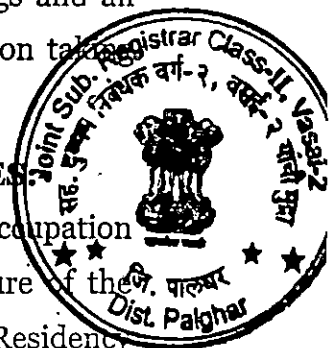
22.9 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

22.10 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats, vehicle parking spaces etc. in the said Building Hari Residency Phase I shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the Society in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Society shall object to or dispute the same. On Promoter intimating to the Society, the name or names of the Allottee/s or acquirer/s of such unsold flats, premises, etc., the Society shall forthwith accept and admit such Allottee(s) and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by Promoter from such Allottee(s) as mentioned in Clause 23.11 below. It is further clarified that for sale of such premises, Promoter shall not be liable to take any permission/consent of the Society.

22.11 The Allottee/s shall pay to the Promoter/Society the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Flat immediately on taking possession thereof.

23. CONVEYANCE TO THE SOCIETY AND OTHER SOCIETIES

23.1 Within 3 months from the date of issuance of the Full Occupation Certificate with respect to the Real Estate Project, the superstructure of the Project with the Common Areas and Amenities of building Hari Residency Phase I, Building No.1 described in the Fifth Schedule hereunder written shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the Land, basements and stilts shall be retained by the Promoter



S. P. Sweth

R. Singh

N. D. Shankar

वसई क्र. - २		
१८८८६	३०	१९९४
२०२३		

and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Developer shall not be responsible for the same.

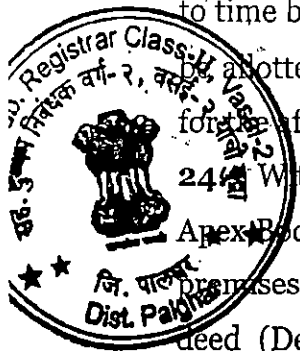
23.2 It is agreed that one month prior to Society Conveyance, the Allottee/s shall pay to the Promoter, the Allottee/s share of stamp duty and registration charges payable, if any, on the execution of agreement or any document or instrument of transfer in respect of all the buildings comprising Hari Residency Phase I, Building No.1 in favour of the Society. The Allottee/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this agreement and/or all other documents etc.

24. APEX BODY :-

24.1 The Promoter, in accordance with RERA Act and RERA Rules, & at the cost and expenses of the Allottee(s)/s of flats/shops/premises/units etc. in Building Hari Residency Phase I, Building No.1 and other building of Layout form an Apex Body of all the societies of layout for the purpose of carrying out the maintenance, repairs and/renovation of various infrastructure, common area and facilities items to be provided and comprised in layout and also Common Areas and Amenities more particularly setout in Sixth Schedule hereunder written and as per layout conditions. The Apex Body to be formed shall be a body incorporated under the provisions of the Maharashtra Cooperative Societies Act 1960 or a company which shall be incorporated under the provisions of the Companies Act 2013 & the Promoter shall incorporate the Apex Body as per its discretion. However, allottees of Adjoining Project shall pay necessary maintenance charges/outgoing charges at par with allottees of Building "Hari Residency Phase I, Building No.1" for using Common Amenities.

24.2 The Allottee(s)/s shall make his/her/their contribution as may from time to time be required to be made to the Society in which the said Flat is agreed to be allotted for enabling such Society to pay its contribution to the Apex Body for the aforesaid purpose.

24.3 Within a period of 8 (Eight) months from the date of registration of the Apex Body, the Promoter shall, at the costs and expenses of Allottee(s) of flats, premises, units etc. of Hari Residency Phase I, Building No.1 execute a transfer deed (Deed of Conveyance or Deed of Lease as may be permitted under



N D Shinde

S. P. Shinde
Rajesh

95006	39	998
3033		

Development Agreements) (hereinafter referred to as "Transfer Deed of Apex Body") of said Land, Common Areas and Amenities of layout more particularly described in Firth Schedule hereunder written (excluding superstructure of the buildings/wings already conveyed to each society) (hereinafter referred to as "Property of Apex Body") in favour of the Apex Body.

24.4 The Apex Body shall be required to join in execution and registration of the Appropriate Transfer Documents. The costs, expenses, charges, levies and taxes on such Transfer Documents and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the transfer of title to the Apex Body as contemplated hereinabove, the Apex Body shall be responsible for the operation and management and/or supervision of the said Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

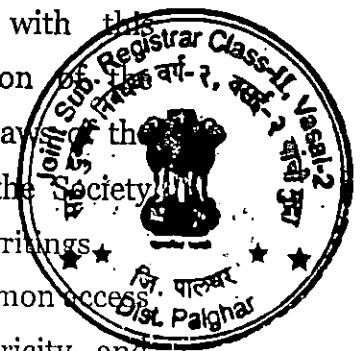
24.5 The Allottee shall, before delivery of possession of the said Flat as mentioned above, deposit the following amounts with the Promoter:-

- a. Rs. 500=00 for share money of the Society
- b. Rs.-----/- Proportionate share of taxes and other charges/levies in respect of the Society and Apex Body (as and when applicable) ;
- c. Rs. 1,50,000/- towards Application money, Entrance fee of Society/ Apex Body, DevelopmentCharges, water, electricity, and other utility and services connection charges;
- d. Rs. 30,000/- towards 12 months of adhoc common area maintenance charges (towards respective societies).
- e. Rs. -----/- towards 36 months of adhoc common area maintenance charges (towards Apex Body).

The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter.

24.6 The Allottee shall pay to the Promoter a sum of Rs.10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Conveyance, Transfer Documents and other deeds, documents and writings.

24.7 The Promoter has informed the Allottee that there may be common road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines,



S. P. Singh

Singh

N D Singh

वसई क्र.-२		
१५८८५	८२	११४
sewerage treatment plant and other common amenities and conveniences in the layout of the said Land. The		
२०२३		

The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee along with other Allottee(s) of flats/Shops in the Real Estate Project and/or on the said Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the Allottee(s) of flats/Shops on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the Allottee(s) of Flats/Shops in the Real Estate Project shall object to the Promoter laying through or under or over the Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said Land.

24.8 The Apex Body shall be constituted under the guidelines to be framed by the Promoter and the Apex Body shall maintain, govern and administer the infrastructure and common areas of Building Hari Residency Phase I, Building No.1 layout on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Promoter. It is clarified that the Apex Body/Promoter may charge additional charges/fees for maintaining layout over and above maintenance charges of infrastructure, common area and facilities. The Allottee(s) hereby unconditionally and irrevocably agree/s and undertake/s to make payment of such amounts as and when demanded by the Apex Body/Promoter.

24.9 The Allottee/s has/have hereby agreed to abide by the terms as laid down by the Promoter and the Allottee/s shall have no right to question and dispute the decision of the Promoter in regard to their powers and authorities for maintaining the infrastructure, common area and facilities. In the event of the Allottee/s failing to abide by the terms and conditions as laid down by the Promoter, the same shall be deemed as a breach of the terms of this Agreement

thereupon, the Promoter shall have the right to exercise the remedies under the law and as per the terms of this Agreement.

24.10 The Allottee/s shall at no time demand partition of the said Building and/or said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.



S. P. Singh

R Singh

N D Shrivastava

वसई क्र. - २		
१६६६	३३	११४

24.11 All costs, charges and expenses to be incurred in connection with the formation of Apex Body as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter, as well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid proportionately by all the holders/allottees of the flats/premises etc. in all the buildings/wings. The Promoter shall not be liable to contribute anything towards such expenses.

24.12 The Allottee(s) and the person/s, to whom the said Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter or the said Apex Body may require for safeguarding the interest of the Promoter and/or the Allottee(s) and other Allottee(s).

25. PROJECT:-

25.1 The name of entire Real Estate Project to be constructed on portion of said Land along with Common Areas and Amenities of Building "Hari Residency Phase I - Building No.1" of Layout shall always be known as "HARI RESIDENCY PHASE I - BUILDING NO.1" or such other name as may be confirmed by the Promoter and this name shall not be changed without the written permission of the Promoter.

25.2 It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities as set out in the Sixth Schedule hereunder written and the Allottee(s) confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.

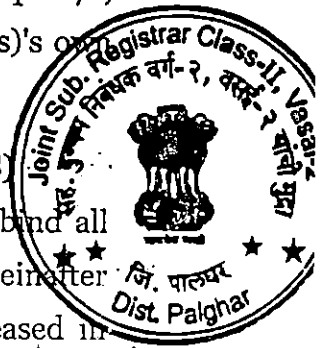
25.3 It is agreed that the said Flat shall be of RCC with normal brick with cement plaster only.

26 USAGE:-

The Allottee(s) shall use the said Flat/shop only for residential/commercial purpose respectively. The Allottee(s) shall use the attached Balcony and Open Usable Area for lawful purpose. The Allottee(s)/s shall use the Parking Space/s, if allotted, only for the purpose of keeping or parking of the Allottee(s)'s own vehicle.

27. COVENANT AND REPRESENTATION OF THE ALOTTEE(S)

27.1 The Allottee(s) by himself/herself/themselves with intention to bind all persons into whose hands the said Flat and other premises may hereinafter come, even after said Buildings and said Property is conveyed or leased in favour of the said Apex Body, is executed, hereby covenant/s with the Promoter as follows:



S. P. Suresh

Singh

N D Suresh

वसई क्र. - २		
१८८८८	३४	११४
(i) Not to do or suffer to be done anything in or to the said Building, said Flat, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Flat itself or any part thereof and to maintain the said Flat at the Allottee/s own cost in good repair and condition from the date on which the Allottee/s is/are permitted to use the said Flat. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.		

(i) Not to do or suffer to be done anything in or to the said Building, said Flat, staircase ~~common~~ areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Flat itself or any part thereof and to maintain the said Flat at the Allottee/s own cost in good repair and condition from the date on which the Allottee/s is/are permitted to use the said Flat. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

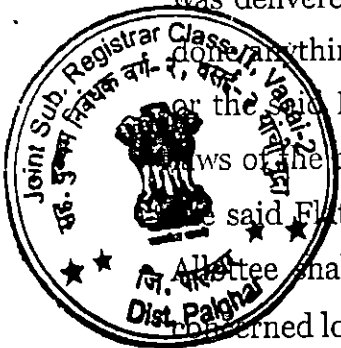
(ii) Not to store anything in the refuge floor nor store any goods in the said Flat which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building and in case any damage is caused to the said Building 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 shall repair the same at his/her/their own costs.

(iii) Not to change the user of the Flat and/or make any structural alteration &/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area &/or parking spaces &/or refuge areas.

(iv) Not to demolish or cause to be demolished the said Flat or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof and keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Building.

27.2 To carry out at his/her/their own cost all internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be

anything in or to the Real Estate Classed Project in which the said Flat is situated or the said Flat which may be contrary to the rules and regulations and byelaws of the concerned local authority or other public authority. In the event of the said Flat committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



N D Shaw

S. P. Singh
Rsingh

9565	34	998
२०२३		

27.3 Not to demolish or cause to be demolished the said Flat/Shop 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Flat is situated and shall keep the portion, sewers, drains and pipes in the said Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Paradis or other structural members in the said Flat/Shop without the prior written permission of the Promoter and/or the Society;

27.4 Not to affix any fixtures or grills on the exterior of the said Building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Flat. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee(s)/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoter.

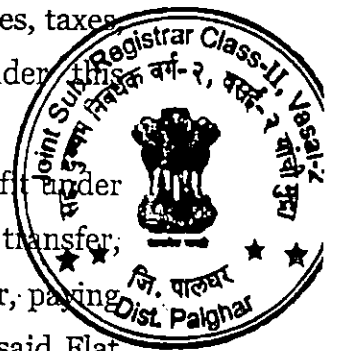
27.5 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the/said Building/ said Land or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

27.6 Not to delay/default in payment of the amounts to be paid to the Promoter in addition to the amounts collected in Clause [] above and pay within [] days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Building.

27.7 Not to delay/default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority &/or Government &/or other public authority from time to time.

27.8 Bear and pay in a timely manner and forthwith, all amounts, dues, taxes installments of Sale Consideration, as required to be paid under Agreement.

27.9 Not to transfer or assign the Allottee(s)'s right, interest or benefit under this Agreement and / or let, sub let, sell, mortgage and / or otherwise transfer; assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat without the prior written consent of the Promoter /Society. Such consent, if



S. P. Suresh

Rajesh

N D Shewale

वसई क्र.-२		
१६६८	३६	११४

granted shall be subject to the terms and conditions imposed and stipulated by the Promoter/Society therein.

27.10 Shall not violate and shall abide by all rules and regulations framed by the Promoter / its designated project manager or by the Society / Apex Body, for the purpose of maintenance and up-keep of the said Building and in connection with any interior / civil works that the Allottee(s)/s may carry out in the said Flat.

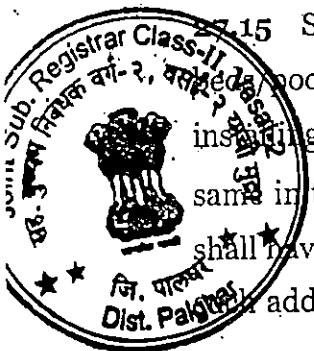
27.11 Shall not violate and shall observe and perform all the rules and regulations which the Society/Apex Body may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of the said Flat in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

27.12 Not to change the user of the said Flat/Shop without the prior written permission of the Promoter, Society and concerned authorities;

27.13 Shall not do or permit or suffer to be done anything in or upon the said Flat or any part of the said Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighborhood provided always that the Promoter shall not be responsible to the Allottee/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Building and the Allottee/s shall not hold the Promoter so liable;

27.14 Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Flat or in or on the common stairways, refuge areas, corridors and passageways in and of the said Building.

27.15 Shall never in any manner enclose any balcony/chajja/flower pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Flat and keep the same unenclosed at all time. The Promoter shall have the right to inspect the said Flat at all times and also to demolish any addition or alteration or enclosing of the open areas without any consent



N D Shan

S. P. Singh
R Singh

90000	30	998
2023		

or concurrence of the Allottee(s)/s and also to recover costs incurred for such demolition and reinstatement of the said Flat to its original state.

27.16 The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Flat/Shop and the Real Estate Project or any part thereof to view and examine the state and condition thereof.

27.17 Till the Larger Land is conveyed/leased in favour of the Apex Body, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Land, the buildings/towers/units thereon, or any part thereof, to view and examine or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the said Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply.

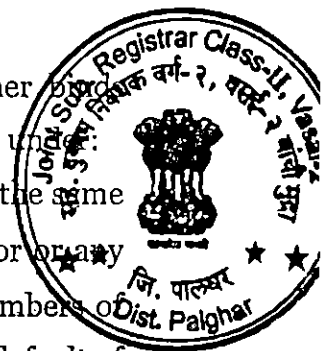
27.18 Till the Larger Land is conveyed/leased in favour of the Apex Body, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Land, the buildings/towers/units thereon, or any part thereof, to view and examine the state and condition thereof.

27.19 Not to permit any person in the employment of the Allottee/s (such as domestic help, drivers, cleaners etc.) to sleep and /or occupy the common area of the said Building such as passage, lobby, stair case and / or any part of the said Property.

27.20 Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoter may have against the Allottee/s either under this Agreement or otherwise, the Promoter shall have the right to terminate this Agreement on the breach of the aforesaid conditions.

27.21 In addition to the aforesaid conditions, the Allottee/s further binds himself/herself/themselves in respect of the said Flat and covenants as under:

(i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat into the compound or the refuge floor or any portion of the said Property / said Building / If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately rectify the same at his/her/their own costs and expenses.



S. P. Singh

R. Singh

N. D. Sharma

96525 35 998
 (ii) Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc in or upon the said Flat, said Building or the said Property or Building "Hari Residency Phase I, Building No.1" or in the Scheme or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately take remedial action at his/her/their own costs and expenses

(iii) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Flat and/or said Building nor litter or permit any littering in the common areas in or around the said Flat and/or the building and at the Allottee/s own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Flat and/or said Building and/or Building in the layout to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee(s)/s shall immediately take remedial action.

(iv) Shall not do either by himself/itself or any person claiming through the Allottee(s)/s anything which may or is likely to endanger or damage the said Building and/or said layout or any part thereof and the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Building and/or said layout. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Building and/or Said layout. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately take remedial action.

(v) Shall not display at any place in the said Building and/or Said layout any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Building and/or Common Areas or facilities of said layout or in any other place or on the window, doors and corridors of the said Building.



S. P. Singh

Singh

N D Sharma

वसई क्र.-२		
90005	32	998
२३२३		

(vi) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Building and/or the exterior wall of the said Flat or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Allottee(s) in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter;

(vii) Shall cause the Apex Body to paint the said Building at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the Apex Body.

28 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

(i) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building, if and when necessary;

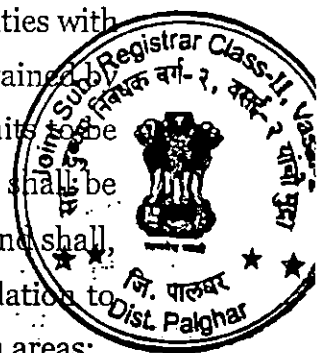
(ii) Promoter has clear and marketable title and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the Land for the implementation of the BUILDING "Hari Residency Phase I, Building No.1"

(iii) There are no encumbrances upon the said Building except those disclosed to the Allottee(s);

(iv) There are no litigations pending before any Court of law with respect to the said Building "Hari Residency Phase I- Building No.1" except those disclosed to the Allottee(s);

(v) All approvals, licenses and permits issued by the competent authorities with respect to the said Building, are valid and subsisting and have been obtained following due process of law. Further, all approvals, licenses and permits issued by the competent authorities with respect to the said Building, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building "Hari Residency Phase I - Building No.1" and common areas;

(vi) The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoter are restricted to enter into these presents;



S. P. Singh

R Singh

N D Shah

वसई क्र.- २		
१८८८८	४०	११४

(vii) At the time of execution of Transfer Deed in favour of the Society, the Promoter shall handover lawful possession of superstructure of "Hari Residency Phase I- Building No.1" and Common Areas and Amenities of "Hari Residency Phase I, Building No.1" as detailed in the [] Schedule hereunder written to the Society ;

(viii) At the time of execution of Transfer Deed in favour of Apex Body, the Promoter shall handover lawful possession of Property of Apex Body to Apex Body;

(ix) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Flat, which will, in any manner, affect the rights of Allottee under this Agreement;

(x) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;

(xi) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the [] Schedule hereunder written to the Society;

(xii) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Promoter obtains Occupation Certificate and thereupon the same shall be borne by the Society;

(xiii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

29 MAINTENANCE CONTRACT:-

(i) The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Building

such decision shall be final and binding until the conveyance/transfer of superstructure of all buildings, wings of said layout is done in favour of the Apex Body. Thereafter, the Apex body/Society will undertake to maintain the said Building & said layout and every part thereof in the manner as it was handed over save & except normal wear and tear of the property and the Society shall create and maintain a sinking fund for the purpose of such maintenance.



N D Sharma

S. P. Singh
Raijgh

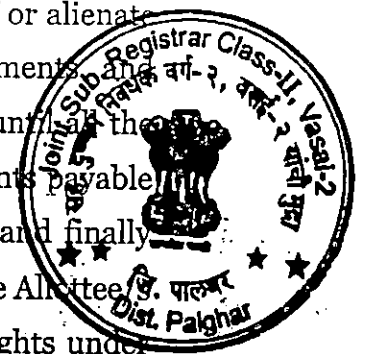
पल्लव प्र. - २		
१६८९	४९	११४
२०२३		

(ii) The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of Hari Residency Phase I, Building No.1, and such decision shall be final and binding until the Transfer Deed of Apex Body in respect of the Property of Apex Body is executed in favour of the Apex Body. Thereafter, the Apex Body will undertake to maintain said layout and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Apex Body shall create and maintain a sinking fund for the purpose of such maintenance

30 HOARDINGS AND SIGN BOARDS:-

It is expressly agreed that the Promoter shall have an irrevocable right and be entitled to put a hoarding on building Hari Residency Phase I, Building No.1 or any parts of including on the terrace and/or on the parapet wall and such hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Building and further the Promoter shall be entitled to use and allow third parties to use any part of the Building for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment etc. The Allottee/s agree(s) not to object or dispute the same so long as the same does not affect the said Flat. It is further expressly agreed that the Promoter shall have an irrevocable right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Allottee/s / Society/Apex Body shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter.

31 TRANSFER :-The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Flat or dispose of or alienate otherwise howsoever, the said Flat and/or its rights, entitlements, obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Allottee/s is/are desirous of transferring the said Flat and/or his/her/their rights under this Agreement, then the Allottee/s shall be required to obtain prior written consent of the Promoter, which consent shall be given by the Promoter, subject to such terms and conditions as the Promoter may deem fit and proper.



N D Senani

S. P. Singh

R Singh

वसई क्र.- २		
१८८८८	४२	११४
32. MORTGAGE:-		
32.1 The Allottee(s) hereby grant/s his/her/their irrevocable consent to the		

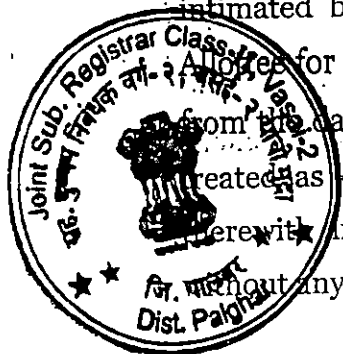
Promoter mortgaging the said Property with the said Building and/or said Land being constructed thereon, to enable the Promoter to augment the funds for the development of the said Land. The Promoter shall clear the mortgage debt in all respects before the execution of Transfer Deed of Apex Body in the manner provided in this Agreement.

32.2 After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Flat.

32.3 Notwithstanding anything contrary contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by Promoter) and notwithstanding the Promoter giving any no objection/permission for mortgaging the said Flat or creating any charge or lien on the said Flat and notwithstanding the mortgages/charges/lien of or on the said Flat, the Promoter shall have first and exclusive charge on the said Flat and all the right, title and interest of the Allottee/s under this Agreement for recovery of any amount due and payable by the Allottee(s)/s to Promoter under this Agreement.

33 BINDING EFFECT:-

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Payment Plan at Clause 3.6 above, within 30 (thirty) days from the date of receipt thereof by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter; then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



N D Seaw

S. P. Seem
R Singh

१५००६ ४३ ११४

34 ENTIRE AGREEMENT:-

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat, as the case may be.

35 RIGHT TO AMEND:-

This Agreement may only be amended through written consent of the Parties.

36 Provisions Of This Agreement Applicable To Allottee(S) And Subsequent Allottee(S) :-

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Building shall equally be applicable to and enforceable against any subsequent Allottee(s) of the said Flat, in case of a transfer, as the said obligations go along with the said Flat, for all intents and purposes.

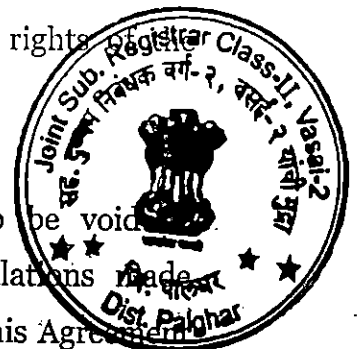
37 WAIVER :-

37.1 No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

37.2 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

38 SEVERABILITY :-

If any provision of this Agreement shall be determined to be void, unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as



S. P. Singh

R Singh

N D Shew

वसई क्र.-२		
१६६६६	४४	११४

the case ~~is~~ and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

39 METHOD OF CALCULATION OF PROPORTIONATE SHARE :-

Wherever in this Agreement it is stipulated that the Allottee(s) has/have to make any payment, in common with other Allottee(s) in building "Hari Residency Phase I, Building No.1" the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the other premises/units/areas/spaces in building "Hari Residency Phase I- Building No.1"

40 FURTHER ASSURANCES :-

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

41 PLACE OF EXECUTION AND REGISTRATION :-

41.1 The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter' office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

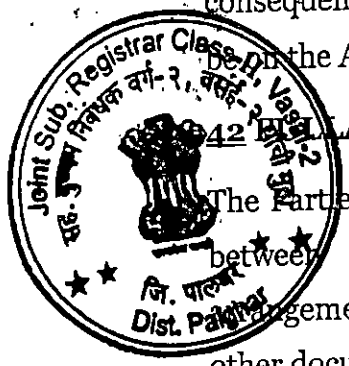
Hence this Agreement shall be deemed to have been executed at Virar.

41.2 The Allottee/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Allottee/s or their agents will attend such office and admit execution thereof.

41.3 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee(s)'s account.

42 ENTIRE AGREEMENT:-

The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, understandings, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.



N D Sreek
S. P. Singh
R Singh

वसह क्र.- २		
१६६६	४५	११४
२०२३		

43 INDEMNITY

The Allottee/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying/performing his/her/their obligations under this Agreement.

44 NOTICE:-

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

NAME OF PROMOTER: **M/S. LOTUS LAKSHMI NARAYAN HOMES**

Address: - AS MENTIONED HEREINABOVE

NAME OF THE PURCHASER/S: **Shri. Shailendra Pratap Singh**
Smt. Rimjihim Singh

Address: - AS MENTIONED HEREINABOVE

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement, in the above address by Registered Post A.D. failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

45 PAN

For the purposes of this transaction, the details of the PAN of the Promoter and the Allottee(s) are as follows:

(i) Promoter PAN : **Lotus Lakshminarayan Homes** : **AAGFL5661E**

(ii) Allottee(s) PAN: **Shri. Shailendra Pratap Singh** : **BKIPS2671G**

JOINT ALLOTTEES:-

That in case there are Joint Allottees all communications shall be sent by Promoter to the Allottee whose name appears first and at the address notified by him/her which shall for all intents and purposes be considered as duly served on all the Allottees.

47. Stamp Duty and Registration Charges:

The charges towards stamp duty fees and registration charges of this Agreement shall be borne by the Allottee alone.



S. P. Singh

R. Singh

N. D. Singh

वसई क्र. - २		
१८८८...	४६	११४
48. DISPUTE RESOLUTION:-		

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

49. GOVERNING LAW:-

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

50. LEGAL ADVICE:-

The Allottee/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the building Hari Residency Phase I, Building No.1 and also the said Building and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has/ have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands and seal to this Agreement on the day and the year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO (Description of the said Land)

ALL THAT piece and parcel of land bearing Old Survey No.18, New Survey No. 123, admeasuring 0-52-90 H.R or thereabout situate, lying and being at revenue Village Kopari, Tal.Vasai, Dist.Palghar, within the registration sub-Dist of Vasai and Registration Dist of Palghar and within the limits of Vasai-Virar City Municipal Corporation.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO (Description of "THE SAID FLAT")

ALL THAT flat No. 1208 admeasuring 46.40 square meters carpet area on the 1st floor in "A" wing, in the Building known as HARI RESIDENCY PHASE I - BUILDING NO.1" being constructed on the said Land described the First Schedule hereinabove.



N D Sharma

S. P. Green

R. Singh

वसई क्र.- २		
१५६६६	४६	११४
SIGNED SEALED AND DELIVERED BY		
२०२३		

The within named "PROMOTER"

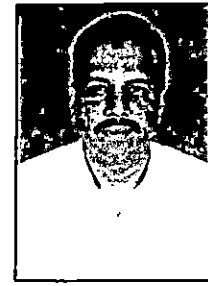
M/S. LOTUS LAKSHMI NARAYAN HOMES

Through Partner Shri.Nimish Dilip Shah

In the presence of

1.

2.



N D Shah



SIGNED AND DELIVERED BY THE

Withinnamed "ALLOTTEES"

1) Shri. Shailendra Pratap Singh

In the presence of

1.

2.



S. P. Singh



2) Smt. Rimjihim Singh

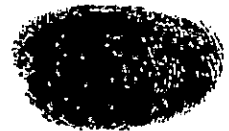
In the presence of

1.

2.



Rsingh



वसई क्र.- २		
१८८८८	८०	११४
२०२३		

THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(Common Areas and Amenities)

- 1) Power backup for common facility.
- 2) R.G and Children Play Area as per Norms.

THE FORTHSCHEDULE HEREINABOVE REFERRED TO
(list of amenities and facilities in the said Flat)

Living Room:

- 1) Spacious Living Room
- 2) French Window with Granite framing.
- 3) Powder Coatedaluminum sliding window.
- 4) Attractive main door with provision for safety door.
- 5) Vitrified flooring tiles. (24" x 24")

Kitchen :

- 1) Vitrified flooring tiles. (24" x 24")
- 2) Granite kitchen platform with stainless steel sink.
- 3) Modular kitchen with trolley.
- 4) Full wall tiles up to window level.

Bedroom:

- 1) French window with granite framing.
- 2) Powder Coatedaluminum sliding window.
- 3) Vitrified flooring tiles. (24" x 24")

Bathroom/Toilet:

- 1) Full wall tiles in bathroom & toilet.
- 2) Granite door frame.
- 3) ISI mark C.P fitting.
- 4) ISI mark conceal pipe & fitting for plumbing.
- 5) PVC loft tank for 24 hour water supply.

S. P. Singh

R. Singh



वसई क्र.-२

१०००० ४९ १९९४
२०२३RECEIPT

RECEIVED the day and year first herein above written of and from the WithinnamedAllottee/s a sum of Rs.3,85,000=00(Rupees Three Lakh Eighty Five Thousand Only)being the amount paid by him/her/them to us.

Date	Cheque no.	Bank Name	Branch	Amount
16.10.2023	009505	State bank of india	Chandansar	55,000/-
18.10.2023	RTGS	Bank of baroda	Virar West	3,30,000/-

WE SAY RECEIVED

For M/S. LOTUS LAKSHMI NARAYAN HOMES

N D Shah

PARTNER

Witness

1.

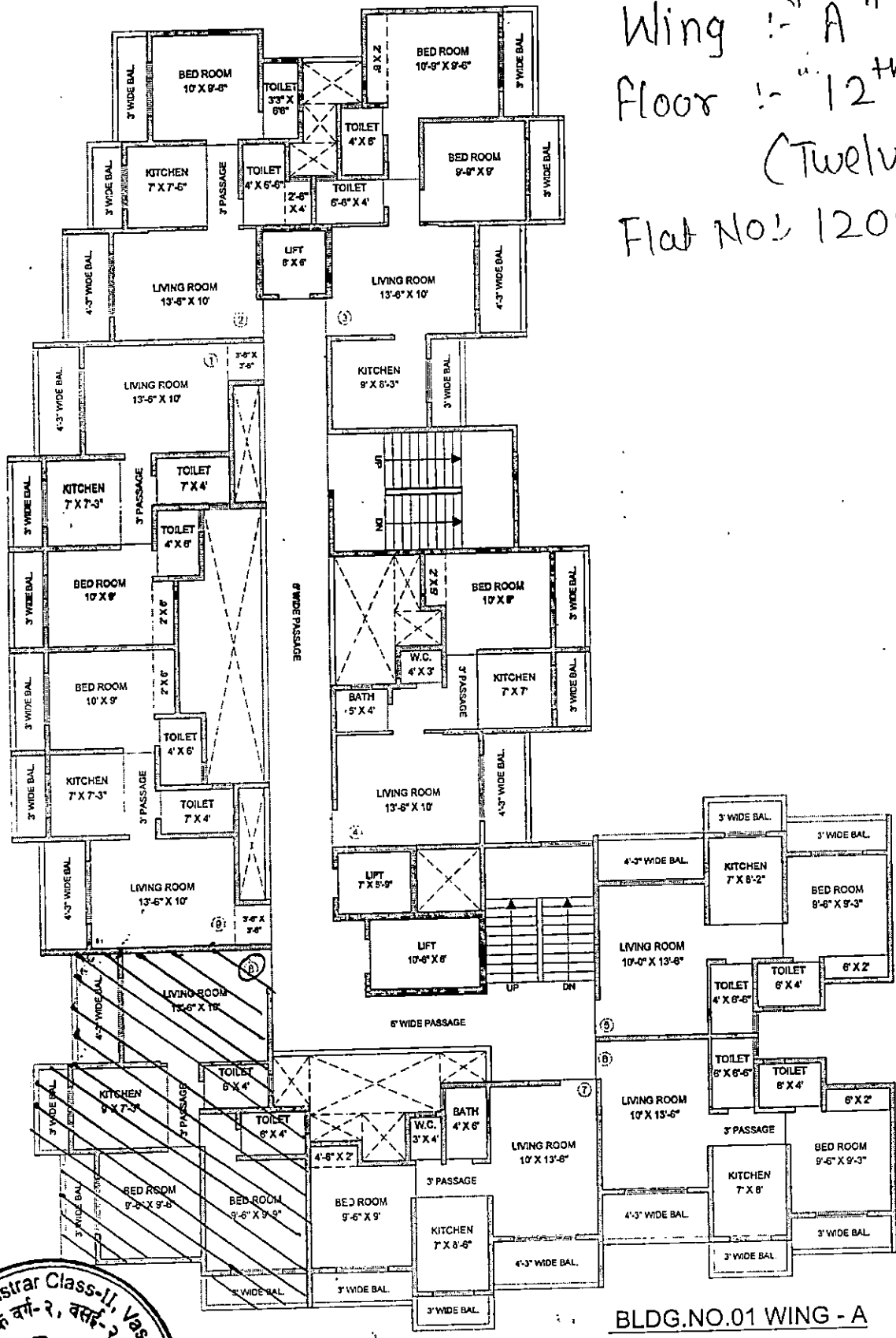
2.



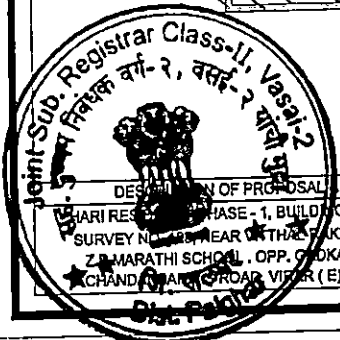
वसई क्र.-२
 १०८८८ ५० ११८
 २०१३

Hari Residency. Phase 1, Building No. 1.

Wing :- "A"
 Floor :- "12th"
 (Twelve)
 Flat No: 1208



BLDG.NO.01 WING - A
 7TH,9TH TO 12TH,14TH,15TH FLOOR



DESCRIPTION OF PROPOSAL PROPERTY
 HARI RESIDENCY PHASE - 1, BUILDING NO.01, WING A / B
 SURVEY NO. 108, NEAR THE LAKHUMAI TEMPLE &
 Z. MARATHI SCHOOL, OPP. CHOKARI NAGAR
 CHANDANAR ROAD, VIRAR (E)

NAME OF OWNER
 M/S.LOTUS LAKSHMI NARAYAN HOMES
 1ST FLOOR, VIJAYA NEAR NARINGI GANESH MANDIR,
 OPP. RAMU COMPOUND, VIRAR (EAST)
 CONTACT NO :- 932251855

KULDEEP
 PATIL ARCHITECT
 001, B-Wing, Ground Floor, Almaram
 Park Building No 1, Near Ram Nagar,
 Vartak Road, Virar(W) Palghar 401303.
 +91 8390336727
 kuldeeppatilarchi@gmail.com

ND Sreen
 S.P. Suresh
 P. Singh

वसई क्र.-२		
१८८८	५१	१११४
२०२३		



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: HARI RESIDENCY PHASE I Plot Bearing / CTS / Survey / Final Plot No.:123 at Vasai-Virar City (M Corp), Vasai, Palghar, 401305* registered with the regulatory authority vide project registration certificate bearing No P99000015966 of

1. Lotus Lakshminarayan Homes having its registered office / principal place of business at *Tehsil: Vasai, District: Palghar, Pin: 401305.*
2. This renewal of registration is granted subject to the following conditions, namely:-
 - 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 (2) 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 me/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 up to 29/04/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - 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
 - 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.



Dated: 14/07/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 16-07-2023 09:16:16
Maharashtra Real Estate Regulatory Authority



वसई क्र.-२		
9665	52	798
२०२३		



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 : P99000015966

Project: HARI RESIDENCY PHASE I, Plot Bearing / CTS / Survey / Final Plot No.:123 at Vasai-Virar City (M Corp), Vasai, Palghar, 401305;

1. Lotus Lakshminarayan Homes having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401305.

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 scheduled 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 10/04/2018 and ending with 30/04/2023 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:10-09-2021 01:31:24

Dated: 09/09/2021
Place: Mumbai



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



संज्ञक वस्तु परत करील.

2) अदातल करी: By Cash करी: ₹ 600/-

संज्ञक वस्तु परत करील.

1) अदातल करी: eSBTR/Implemente करी: ₹ 30000/-
 ई-दस्तावेज क्र. 19/01/2017
 ई-दस्तावेज क्र. MH0077641992019:7R दिनांक: 19/01/2017

अदातल करी: ₹ 1744200/-

अदातल करी: ₹ 34004000/-

अदातल करी: ₹ 7716000/-

अदातल करी: ₹ 7716000/-

Sub-Registrar Vasai 1

1:46 PM एम ईमेल मिळाले.

₹. 30600.00

₹. 600.00

₹. 30000.00

अदातल करी: ₹ 7716000/-

अदातल करी: ₹ 34004000/-

अदातल करी: ₹ 7716000/-

अदातल करी: ₹ 7716000/-

पावली क्र.: 721 दिनांक: 19/01/2017

Regn.:39M

पावली क्र.:39M

Original/Duplicate

पावली

79/560

Thursday, January 19, 2017

1:31 PM

2023		
98	98	98
पावली क्र.- 2		

DA

वसई क्र. - २	
१००९	१०१०

WILSON G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

Date : 17/09/2016

TO WHOMSOEVER IT MAY CONCERN
SEARCH REPORT

Sub : In the matter of Search Report in respect of all that piece and parcel of land bearing S. No. 109 (20) Hissa No. 5, area admeasuring 0.41.0 H.R. & 0.08.0 H.R. assessed at Rs. 7.19 P., S. No. 109 (20) Hissa No. 4, area admeasuring 0.20.7 H.R. assessed at Rs. 4.00 P. & S. No. 123 (18), Hissa No. ---- area admeasuring 0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and situated at Village Kopari. Tal. Vasai, Dist. Palghar AND within the limits of Sub-Registration District Vasai, and Distric Registrar Thane which is absolutely owned seized and possessed by Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi (Hereinafter referred to as "SAID LAND" for brevity's sake).

AND I have cause to take search of said land in the office of Sub-Registrar Vasai, for the period of last 63 years i.e. from year 1952 to 2015 vide Receipt No. 15705 dated 5/12/2015. And for the period of one year 2016 i.e from 2015 to 2016 vide Receipt No. MH004313309201617E dated 17/09/2016.

I have gone through the Search Report which is taken mentioned herein above and persual of the other relevent document of the said land I have found that the said land was originaly owned seized and possessed by Mr. Haribhau Vinayak Joshi. The said Mr. Haribhau Vinayak Joshi became owner of said land by virtu of partition by meets & bounds by and between Mr. Haribhau Vinayak Joshi, Mr. Khanderao Vinayak Joshi, Mr. Kashinath Vinayak Joshi, Mr. Mahadev Vinayak Joshi and accordingly mution entry

WILSON G. GHARAT
B.A.L.L.B. Advocate High Court
Off.: Satyam Shivam Shopping Centre
212, 2nd Floor, Nallasopara (w), Tal. Vasai, Dist. Palghar



वसई क्र.-२		
१८८८	५६	११४
२०२३		

NILESH G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM-SHIVAM SHOPPING CENTRE , 2ND
FLOOR, NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

...2...

No. 1177 were effected after the partition. The said Mr. Haribhau Vinayak Joshi is died on or about 25/3/1960 leaving behind legal heirs namely Mrs. Vimal Haribhau Joshi wife & Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi the sons. After the death of Mr. Haribhau Vinayak Joshi names of his legal heirs were recoreded in the record 7/12 extract by virtue of mution entry No. 1218. Out of aforsaid legal heirs of Haribhau Vinayak Joshi his wife Smt. Vimal Haribhau Joshi died on or about 14/1/1976 leaving behind legal heirs namely Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi. After the death of Smt. Vimal Haribhau Joshi her name were deleted from the recored of rights of 7/12 extracts of the said land by vertu of mution entry No. 2377 and after words said land lords Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi become absoulte owner of said land.

And my findings are as under;

Year	Findings	
	Printed	Photo
1952	NIL	NIL
1953	NIL	NIL
1954	NIL	NIL
1955	NIL	NIL
1956	NIL	NIL
1957	NIL	NIL
1958	NIL	NIL
1959	NIL	NIL
1960	NIL	NIL

NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off.: Satyam Shivam Shopping Centre



NILESH G. GHARAT
B. A. L L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND
FLOOR, NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

	...3...	
1961	NIL	NIL
1962	Torn	Torn
1963	Torn	Torn
1964	Torn	Torn
1965	NIL	NIL
1966	NIL	NIL
1967	NIL	NIL
1968	NIL	NIL
1969	NIL	NIL
1970	NIL	NIL
1971	NIL	NIL
1972	Torn	Torn
1973	NIL	NIL
1974	NIL	NIL
1975	Torn	Torn
1976	NIL	NIL
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn

वसई क्र.-२
१९८६ ५७ १९८८
२०२३

NILESH G. GHARAT
B.A.L.L.B. Advocate High Court.
Off.: Satyam Shivam Shopping Centre,
212, 2nd Floor, Nallasopara (w)



वसई क्र.-२		
१८८८	५८	१९४
२०२३		

NILESH G. GHARAT
B. A. L L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR, NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

...4...

1985	Torn	Torn
1986	Torn	Torn
1987	NIL	NIL
1988	Torn	Torn
1989	Torn	Torn
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	NIL
1993	NIL	NIL
1994	Nil	Nil
1995	NIL	NIL
1996	NIL	NIL
1997	NIL	NIL
1998	NIL	NIL
1999	NIL	NIL
2000	NIL	NIL
2001	Torn	Torn
2002	NIL	NIL
2003	NIL	NIL
2004	NIL	NIL
2005	NIL	NIL
2006	NIL	NIL
2007	NIL	NIL



NILESH G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND
FLOOR, NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

	...4...	NIL
2008	NIL	NIL
2009	NIL	NIL
2010	NIL	NIL
2011	NIL	NIL
2012	NIL	NIL
2013	NIL	NIL
2014	NIL	NIL
2015	NIL	NIL
2016	Index II is not ready	

वसई क्र:- २		
१८८८	५२	१९९४
२०२३		

Barring these entries and persual of other relevent document I have found that there revel no charge or any kind of encumbrances on the said land.

N. B. This Search Report is subject to torn mutilated registers unready and unavailable records in the office of Sub-Registrar Vasai I, Vasai II-Virar, Vasai III-Nallasopara, Vasai IV Nallasopara, Vasai V Virar & Vasai VI Vasai.

Nilesh G. Gharat
Nilesh G. Gharat
Advocate

NILESH G. GHARAT
B.A.L.L.B. Advocate High Court.
Off.: Salyam Shivam Shopping Center,
212, 2nd Floor, Nallasopara (W).
Tal. Vassai, Dist. Palghar.



वसई क्र.-२		
१८८८	६०	११४
२०२३		

NILESH G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND
FLOOR, NALLASOPARA (W), TAL. VASAI, DIST. PALGHAR.

Date : 17/09/2016

TO WHOMSOEVER IT MAY CONCERN
TITLE CERTIFICATE

Sub : In the matter of Title Certificate in respect of all that piece and parcel of land bearing S. No. 109 (20) Hissa No. 5, area admeasuring 0.41.0 H.R. & 0.08.0 H.R. assessed at Rs. 7.19 P., S. No. 109 (20) Hissa No. 4, area admeasuring 0.20.7 H.R. assessed at Rs. 4.00 P. & S. No. 123 (18), Hissa No. ---- area admeasuring 0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and situated at Village Kopari, Tal. Vasai, Dist. Palghar AND within the limits of Sub-Registration District Vasai, and Distric Registrar Thane which is absolutely owned seized and possessed by Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi (Hereinafter referred to as "SAID LAND" for brevity's sake).

AND I have cause to take search of said land in the office of Sub-Registrar Vasai, for the period of last 63 years i.e. from year 1952 to 2015 vide Receipt No. 15705 dated 5/12/2015. And for the period of one year 2016 i.e from 2015 to 2016 vide Receipt No. MH004313309201617E dated 17/09/2016.

I have gone through the Search Report which is taken mentioned herein above and persual of the other relevent document of the said land I have found that the said land was originaly owned seized and possessed by Mr. Haribhau Vinayak Joshi. The said Mr. Haribhau Vinayak Joshi became owner of said land by vertu of partition by meets & bounds by and between Mr. Haribhau Vinayak Joshi, Mr.

NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off.: Satyam Shivam Shopping Centre,
212, 2nd Floor, Nallasopara (W)



OFFICE: 212, SATYAM-SHIVAM SHOPPING CENTRE, 2ND FLOOR, NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

...2...

Khanderao Vinayak Joshi, Mr. Kashinath Vinayak Joshi; Mr. Mahadev Vinayak Joshi and accordingly mutation entry No. 1177 were effected after the partition. The said Mr. Haribhau Vinayak Joshi is died on or about 25/3/1960 leaving behind legal heirs namely Mrs. Vimal Haribhau Joshi wife & Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi the sons. After the death of Mr. Haribhau Vinayak Joshi names of his legal heirs were recorded in the record 7/12 extract by virtue of mutation entry No. 1218. Out of aforesaid legal heirs of Haribhau Vinayak Joshi his wife Smt. Vimal Haribhau Joshi died on or about 14/1/1976 leaving behind legal heirs namely Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi. After the death of Smt. Vimal Haribhau Joshi her name were deleted from the record of rights of 7/12 extracts of the said land by virtue of mutation entry No. 2377 and after words said land lords Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi become absolute owner of said land.

THIS IS TO CERTIFY that I have gone through the Title Certificate and documents mentioned hereinabove and investigate the title of the SAID LAND in the office of Sub-Registrar Vasai-I, Vasai II, Vasai III, Vasai IV, Vasai V, Vasai VI for the period of last 63 years i. e. from year 1952 to 2015 vide Receipt No. 15705 dated 5/12/2015 and I am found that title of Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi in respect of SAID LAND is clear marketable and free from all encumbrance and the SAID LAND not subject to any mortgage, gift, lien, lease, release, etc. or their reveal no charge or any kind of encumbrances over the SAID LAND

Nilesh
(NILESH GHARAT)
ADVOCATE

NILESH G. GHARAT
B.A.LL.B. Advocate High Court
Off. Satyam Shivam Shopping Center
2nd Floor, Nallasopara (w)



वसई क्र.-२		
१८८६	६२	१२४
२०२३		

NILESH G. GHARAT
B. A. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w); TAL. VASAI, DIST. PALGHAR.

Date :17/01/2019

TO WHOMSOEVER IT MAY CONCERN
SEARCH REPORT

Sub : In the matter of Search Report in respect of all that piece and parcel of land bearing S.No.109 (20) Hissa No. 5, area admeasuring 0.41.0 H.R. & 0.08.0 H.R. assessed at Rs. 7.19 P., S. No. 109 (20) Hissa No. 4, area admeasuring 0.20.7 H.R. assessed at Rs. 4.00 P. & S. No. 123 (18), Hissa No. ---- area admeasuring 0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and situated at Village Kopari, Tal. Vasai, Dist. Palghar AND within the limits of Sub-Registration District Vasai, and District Registrar Thane which is absolutely owned seized and possessed by Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi (Hereinafter referred to as "SAID LAND" for brevity's sake).

AND I have cause to take search of said land in the office of Sub-Registrar Vasai I, Vasai II Virar and Vasai III Nallasopara, Vasai IV Nallasopara, Vasai V Virar & Vasai VI Vasai, for the period of last 63 years i.e. from year 1952 to 2015 vide Receipt No. 15705 dated 5/12/2015. And for the period of one year i.e from 2015 to 2016 vide Receipt No. MH004313309201617E dated 17/09/2016. And for further 3 years i.e. from year 2017 to 2019 vide Receipt No.700 dated 16/01/2019.

I have gone through the Search Report which is taken mentioned herein above and perusal of the other relevant document of the said land I have found that the said land was originally owned seized and possessed by Mr. Haribhau Vinayak Joshi. The said Mr. Haribhau Vinayak Joshi became owner of said land by virtue of partition by meets & bounds by and between Mr.



Nilesh G. Gharat
NILESH G. GHARAT
B. A. L. B. Advocate High Court
Off. Satyam Shivam Shopping Center
212, 2nd Floor, Nallasopara (W)
Tal Vasai, Dist Thane

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

Haribhau Vinayak Joshi, Mr. Khanderao Vinayak Joshi, Mr. Kashinath Vinayak Joshi, Mr. Mahadev Vinayak Joshi and accordingly mutation entry No. 1177 were effected after the partition. The said Mr. Haribhau Vinayak Joshi is died on or about 25/3/1960 leaving behind legal heirs namely Mrs. Vimal Haribhau Joshi wife & Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi the sons. After the death of Mr. Haribhau Vinayak Joshi names of his legal heirs were recorded in the 7/12 extract by virtue of mutation entry No. 1218. Out of aforesaid legal heirs of Haribhau Vinayak Joshi his wife Smt. Vimal Haribhau Joshi died on or about 14/1/1976 leaving behind legal heirs namely Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi. After the death of Smt. Vimal Haribhau Joshi her name were deleted from the record of rights of 7/12 extracts of the said land by virtue of mutation entry No. 2377 and after words said land lords Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi become absolute owner of said land.

The said Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi has granted development rights and Power of attorney in respect of the land bearing S. No. 123 (18), area admeasuring 0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and situated at Village Kopari, Tal. Vasai, Dist. Palghar to M/s. Lotus Laxmi Narayan Homes vide Development Agreement Dtd.19/01/2017 which is duly registered in the office of Sub Registrar at Vasai I at Sr.No.560/2017 and Power of Attorney Dtd.19/01/2017 which is duly registered in the office of Sub Registrar at Vasai I at Sr.No.561/2017. And accordingly Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi has granted development rights of all that piece and parcel of land bearing S. No. 123 (18), area admeasuring 0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and situated at Village Kopari, Tal. Vasai, Dist. Palghar.

Nilesh G. Gharat
NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off. Satyam Shivam Shopping Center
212, 2nd Floor, Nallasopara (W)
Tal Vasai, Dist. Thane



वसई क्र.-२		
१८८८८	६८	११४
२०२३		

NILESH G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

Barring these entries and perusal of other relevant document
I have found that there reveals no charge or any kind of
encumbrances on the said land.

N. B. This Search Report is subject to torn mutilated registers
unready and unavailable records in the office of Sub-Registrar
Vasai I, Vasai II-Virar, Vasai III-Nallasopara, Vasai IV
Nallasopara, Vasai V Virar & Vasai VI Vasai.

N. Gharat
Nilesh G. Gharat
NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off. Satyam Shivam Shopping Center
212, 2nd Floor, Nallasopara (W)
Tal Vasai, Dist. Palghar

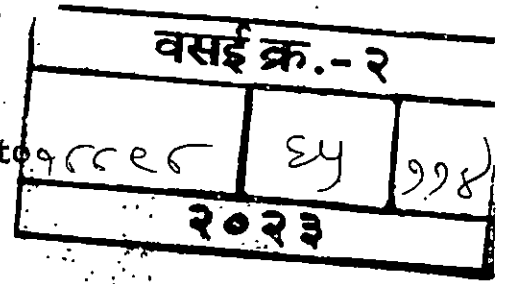


NILESH G. GHARAT
B. A. L L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

And my findings are as under;

Year	Findings	
	Printed	Photo
1952	NIL	NIL
1953	NIL	NIL
1954	NIL	NIL
1955	NIL	NIL
1956	NIL	NIL
1957	NIL	NIL
1958	NIL	NIL
1959	NIL	NIL
1960	NIL	NIL
1961	NIL	NIL
1962	Torn	Torn
1963	Torn	Torn
1964	Torn	Torn
1965	NIL	NIL
1966	NIL	NIL
1967	NIL	NIL
1968	NIL	NIL
1969	NIL	NIL
1970	NIL	NIL
1971	NIL	NIL
1972	Torn	Torn
1973	NIL	NIL



Nilesh G. Gharat
NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off. Satyam Shivam Shopping Centre
212, 2nd Floor, Nallasopara (W)
Tal Vasai, Dist Thane



वसई क्र.- २		
१००८८	६६	११४
२०२३		

NILESH G. GHARAT
B. A. L L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

1974	NIL	NIL
1975	Torn	Torn
1976	NIL	NIL
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	NIL	NIL
1988	Torn	Torn
1989	Torn	Torn
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	NIL
1993	NIL	NIL
1994	Nil	Nil
1995	NIL	NIL
1996	NIL	NIL
1997	NIL	NIL
1998	NIL	NIL
1999	NIL	NIL

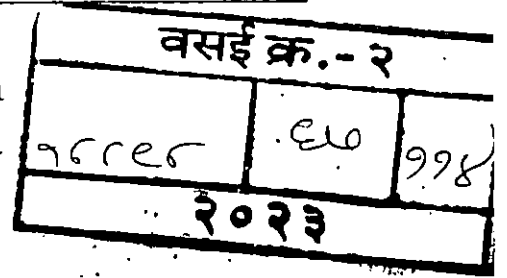


N. Gharat
NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off. Satyam Shivam Shopping Centre
212, 2nd Floor Nallasopara (W)
Tal Vasai, Dist. Palghar

NILESH G. GHARAT
B. A. L L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

2000	NIL	NIL
2001	Torn	Torn
2002	NIL	NIL
2003	NIL	NIL
2004	NIL	NIL
2005	NIL	NIL
2006	NIL	NIL
2007	NIL	NIL
2008	NIL	NIL
2009	NIL	NIL
2010	NIL	NIL
2011	NIL	NIL
2012	NIL	NIL
2013	NIL	NIL
2014	NIL	NIL
2015	NIL	NIL
2016	NIL	NIL
2017	Entry	Entry
Entry of Development Agreement & Power of Attorney Dtd.19/01/2017		
2018	NIL	NIL
2019	Index II is not ready	



N. Gharat
NILESH G. GHARAT
B. A. L L. B. Advocate High Court
Off. Satyam Shivam Shopping Centre
212, 2nd Floor, Nallasopara (W)
Tal Vasai, Dist Thane



वसई क्र.-२		
१८६८	६	११४
२०२३		

NILESH G. GHARAT
B. A. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

Date : 17/01/2019

TO WHOMSOEVER IT MAY CONCERN
TITLE CERTIFICATE

Sub : In the matter of Title Certificate in respect of all that piece and parcel of land bearing S. No. 109 (20) Hissa No. 5, area admeasuring 0.41.0 H.R. & 0.08.0 H.R. assessed at Rs. 7.19 P., S. No. 109 (20) Hissa No. 4, area admeasuring 0.20.7 H.R. assessed at Rs. 4.00 P. & S. No. 123 (18), Hissa No. ---- area admeasuring 0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and situated at Village Kopari, Tal. Vasai, Dist. Palghar AND within the limits of Sub-Registration District Vasai, and District Registrar Thane which is absolutely owned seized and possessed by Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi (Hereinafter referred to as "SAID LAND" for brevity's sake).

AND I have cause to take search of said land in the office of Sub-Registrar Vasai I, Vasai II Virar and Vasai III Nallasopara, Vasai IV Nallasopara, Vasai V Virar & Vasai VI Vasai, for the period of last 63 years i.e. from year 1952 to 2015 vide Receipt No. 15705 dated 5/12/2015. And for the period of one year i.e from 2015 to 2016 vide Receipt No. MH004313309201617E dated 17/09/2016. And for further 3 years i.e. from year 2017 to 2019 vide Receipt No.700 dated 16/01/2019.

I have gone through the Search Report which is taken mentioned herein above and perusal of the other relevant document of the said land I have found that the said land was originally owned seized and possessed by Mr. Haribhau Vinayak Joshi. The said Mr. Haribhau Vinayak Joshi became owner of said

Nilesh G. Gharat
NILESH G. GHARAT
B.A.L.B. Advocate High Court
Off. Satyam Shivam Shopping Cen
212, 2nd Floo., Nallasopara (W)
Tal Vasai, Dist Thane



NILESH G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR, २
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

land by virtue of partition by meets & bounds by and between Mr. १८८२ ९९४
Haribhau Vinayak Joshi, Mr. Khanderao Vinayak Joshi & Mr. १८८२ ९९४
Kashinath Vinayak Joshi, Mr. Mahadev Vinayak Joshi and
accordingly mutation entry No. 1177 were effected after the partition.
The said Mr. Haribhau Vinayak Joshi is died on or about
25/3/1960 leaving behind legal heirs namely Mrs. Vimal Haribhau
Joshi wife & Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau Joshi
the sons. After the death of Mr. Haribhau Vinayak Joshi names of
his legal heirs were recorded in the 7/12 extract by virtue of
mutation entry No. 1218. Out of aforesaid legal heirs of Haribhau
Vinayak Joshi his wife Smt. Vimal Haribhau Joshi died on or about
14/1/1976 leaving behind legal heirs namely Mr. Vinod Haribhau
Joshi & Mr. Sunil Haribhau Joshi. After the death of Smt. Vimal
Haribhau Joshi her name were deleted from the record of rights
of 7/12 extracts of the said land by virtue of mutation entry No.
2377 and after words said land lords Mr. Vinod Haribhau Joshi &
Mr. Sunil Haribhau Joshi become absolute owner of said land.

The said Mr. Vinod Haribhau Joshi & Mr. Sunil Haribhau
Joshi has granted development rights and Power of attorney in
respect of the land bearing S. No. 123 (18), area admeasuring
0.48.4 H. R. & 0.04.5 H. R. assessed at Rs. 0.56 P. lying being and
situated at Village Kopari, Tal. Vasai, Dist. Palghar to M/s, Lotus
Laxmi Narayan Homes vide Development Agreement
Dtd.19/01/2017 which is duly registered in the office of Sub
Registrar at Vasai I at Sr.No.560/2017 and Power of Attorney
Dtd.19/01/2017 which is duly registered in the office of Sub
Registrar at Vasai I at Sr.No.561/2017.

THIS IS TO CERTIFY that I have gone through the Title
Certificate and documents mentioned hereinabove and investigate
the title of the SAID LAND in the office of Sub-Registrar Vasai-I,

N. Gharat
NILESH G. GHARAT
B.A.L.L.B. Advocate High Court
Off. Satyam Shivam Shopping Cen
212, 2nd Floor, Nallasopara (W)
Tal Vasai Dist Thane



वसई क्र.-२		
१५५५	१००	११४
२०२३		

NILESH G. GHARAT
B. A. L. L. B.
ADVOCATE HIGH COURT

OFFICE: 212, SATYAM SHIVAM SHOPPING CENTRE, 2ND FLOOR,
NALLASOPARA (w), TAL. VASAI, DIST. PALGHAR.

Vasai II, Vasai III, Vasai IV, Vasai V, Vasai VI for the period of last 63 years i. e. from year 1952 to 2015 vide Receipt No. 15705 dated 5/12/2015. And for the period of one year i.e from 2015 to 2016 vide Receipt No. MH004313309201617E dated 17/09/2016. And for further 3 years i.e. from year 2017 to 2019 vide Receipt No.700 dated 16/01/2019 and I am found that title of the SAID LAND is clear marketable and free from all encumbrance and the SAID LAND is not subject to any mortgage, gift, lien, lease, release, etc. or their revel no charge or any kind of encumbrances over the SAID LAND

Nilesh Gharat
(NILESH GHARAT)
ADVOCATE
Off. Satyam Shivam Shopping Center
212, 2nd Floor, Nallasopara (W)
Tal Vasai, Dist Thane





12/11/14

ફોન નંબર યોગ્ય રીતે મૂકવેલો છે

○ ○ ○ ○ ○

સ્ટેમ્પ
1/20/14
1/20/14
1/20/14
1/20/14
1/20/14

○

લખાણ

સંખ્યા ૨૦૨

202
67
9226
વકીલ ક. - ૨

○ ○ ○ ○ ○

કોલોર નામ

સુધારા કરવાનો અર્થ છે

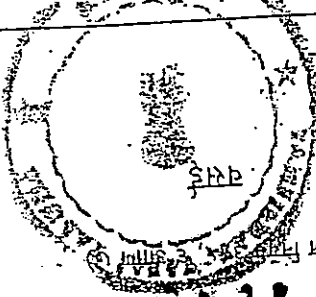
વિષયમાં સુધારા કરવાનો અર્થ છે

64
692
6956
698
9226

સાલના અંતમાં

22

કાર્યકર્તા નામ



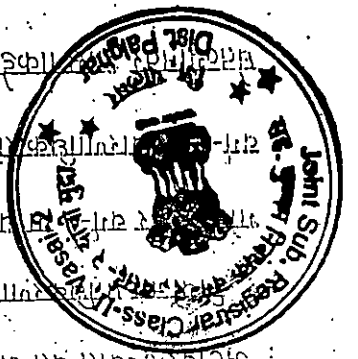
સાલના અંતમાં

18/1/14

૩૭

૧૮/૧/૧૪

(ધારણ કરીને મરજુલ અધિકારી સામે રજીસ્ટ્રાર અધિકારી સામે પાલિકાના આગળ નોંધવું જોઈએ તેવા) નિયમ ૧૯૬૨ અંતર્ગત નોંધાયેલ મરજુલ અધિકારીના કાર્યકર્તાના નામની યાદી



अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात.

अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात.

२) प्रत्येक जमातीतून दोन-दोन जमातीच्या जागेद्वारांनी घ्याव्यात.

जागृतातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात.

३) अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात.



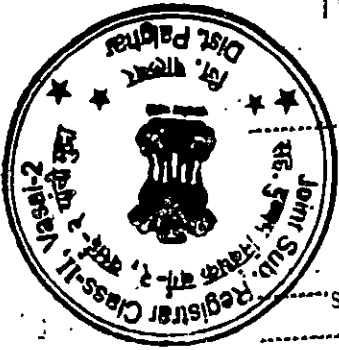
अ.क्र.	नामाचे नाव	स.न./दि.न.	श्रेण (ई.आर)	जमिनीचा वर्ग	फरकदार	इतर त्रुटक
१	कापरी	वर्ग २०/५	०-४१-०	भागाद्वारा	१) विनायक विभागात	
		नाम १०/५	पो.ख. ०-०८-०	वर्ग-१	वर्ग २) विनायक	
		वर्ग २०/४	०-२०-७		विभागात जाणी	
		नाम १०/४				
		वर्ग १८	०-४८-४			
		नाम १५	पो.ख. ०-०४-५			

४) महळ अधिकारी विभाग यांचे दिनांक २०/७/२०१६ रोजीचे अध्यादेशानुसार तसेच प्रशासनाधीन सादर केलेले जमिनीचे आजारीतीचे ७/१२ उतारे पाहता मौजे कोपरी ता. वसई जि.पालघर येथील खालील वर्णन केलेल्या जमिनीबाबत जमिनीचा वर्ग, गाव, नमुना नंबर ७/१२ नुसार असणारे भागाद्वाराचे नाव (जमिनीचा भागाद्वारा), तसेच इतर त्रुटकातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात.

५) महळ अधिकारी विभाग यांचे दिनांक २०/७/२०१६ रोजीचे अध्यादेशानुसार तसेच प्रशासनाधीन सादर केलेले जमिनीचे आजारीतीचे ७/१२ उतारे पाहता मौजे कोपरी ता. वसई जि.पालघर येथील खालील वर्णन केलेल्या जमिनीबाबत जमिनीचा वर्ग, गाव, नमुना नंबर ७/१२ नुसार असणारे भागाद्वाराचे नाव (जमिनीचा भागाद्वारा), तसेच इतर त्रुटकातील त्रुटि सुधारित करून घ्याव्यात. अर्जातून घेतलेले प्रमाणपत्रे व त्यांच्यातील त्रुटि सुधारित करून घ्याव्यात.

२०२३	
७८८८	७९४
वसई क-२	

FOR TRANSMISSION VASAI



2.01517

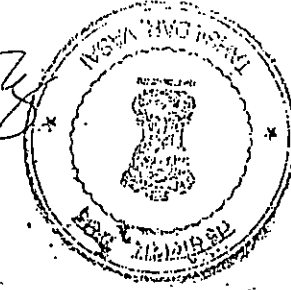
Clk. [Signature]

6/8/2016
6/8/2016

Page 1257
Receipt No. 51517
Fees Rs.

Received by
[Signature]
6/8/16

[Signature]
वसई तालुका न्यायदाल
6/8/16



वरील अटी आणि त्रिकोण परवानगी मध्ये नमूद करण्यात आल्यात.

अनुप्रासित भूदंड व याचकाला कोणतेही स्वतः आदेशी काढणीची आवश्यकता राहणार नाही.
 करणार हे कोणत्याही अर्थाने स्वीकारल्याने व्हे केवळ मंजूर पत्र हे आपोआप रद्द झाले असे
 आनण्याची आदेशाबाबत देणेत आहे. सदरचे निकालाबाबतचे कोणतेही आदेश अथवा
 ४. सदरचे पत्र हे महाराष्ट्र राजीन महसूल अधिनियम १९६३ चे कलम १५७ व तरतूदीनुसार
 करण्यात आली.

राज्यीन तसेच इतर जातींनी माहित होत असल्यास स्थानिक प्राधिकरण म्हणून खात्री करून काढण्याची
 वेळीच मध्य माहिती आणि विकासाचे विभाग तसेच स.आ.इ.ए.आ. व इतर संबंधित विभागांना
 क. ८७/२०१३ मधील निर्देशांक १४/१०/२०१३ येथील आदेशातील तरतूदीनुसार सदर स.न.
 ३. सदरची समीक्षा व्हायच्यात नमूद याचे स्वीकारल्याने वेळीच संबंधित जमादारी याचिका
 सनद वीच अस्तित्वात आहे.

वापरिताबाबत जमादारी विकासाची भरणी करणे व विहित नमुन्यात अर्थाने प्राधिकारी यांचेकडून मंजूर
 आत याचकाला-आय व ठरवितात यास लेखी कळविणे बंधनकारक आहे. तसेच जमादारी
 आदेशाबाबत नमूद परवानगा वेळीनंतर जमादारी वापरामस सूचना देण्यापासून तीस दिवसांच्या
 ३. शासन निर्देशांक २२/०१/२०१६ मधील निर्देशानुसार संबंधित जमादारी याचिका
 प्राधिकरणात लक्षात घेणे आदेशात आहे.

भाषित्वापर मान्य आहे. असे संबंधित भाषित्वावर याचकाला अस्तित्वात निधीन
 शासनास जमा करणे ही संबंधित भाषित्वाची जबाबदारी राहिल आणि हे संबंधित
 स्वरुप विहित कायदात अस्तित्वात अस्तित्वात प्राधिकरणाने मंजूर प्रमाणे योजित व्हावे.

१	१८०९	६९४
वसई क. - २		

वसई क्र.-२		
१९९९	७६	११४
२०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



दूरध्वनी : ०२५० - २५२५१०४/०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र.: व.वि.श.प.

दिनांक :

स्थापना : ३ जुलै २००३

24/1/2018

VVCMC/TP/CC/VP-5841/7000/2017-18

To,
Mr. Vinod Joshi & Mr. Sunil Joshi through P.O.A. Holder,
M/s. Lotus Lakshmi Narayan Homes through partner,
Mr. Manoj J. Kore & Mr. Nikunj Prakash Shah.
Shop No-21, Mirzaa shopping Centre,
Village: Virar (E),
Tal : Vasai, Dist : Palghar.

Sub: Development Permission for proposed Residential with Shopline Building on Land bearing New S.No.123 of Village: Kopri Taluka: Vasai, Dist: Palghar.

- Ref: - 1) TILR M.R. No.6432/2016 dated 30/12/2015 for Measurement.
2) Class I Certificate No. मशा/कक्ष-१/टे-जमिनी बाबत /एसआर-१८२/१६.
3) Your Registered Engineer's letter dated 18/08/2017

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

The conditions mentioned in the letter No. VVCMC / TP / CC / VP-5841/7000/2017-18 Dated 24/01/2018. are binding on you. The details of the layout is given below:

- | | | | |
|---|--------------------------------------|---|---|
| 1 | Name of Assessee owner / P.A. Holder | : | Mr. Vinod Joshi & Mr. Sunil Joshi through P.O.A. Holder, M/s. Lotus Lakshmi Narayan Homes through partner, Mr. Manoj J. Kore & Mr. Nikunj Prakash Shah. |
| 2 | Location | : | S.No.123 of Village: Kopri Taluka: Vasai, Dist: Palghar. ; Residential with Shopline Building |
| 3 | Land use (Predominant) | : | 5290.00 Sqm. |
| 4 | Gross Plot Area | : | 224.52 Sqm. |
| 5 | Deduction | : | 283.55 Sqm. |
| | a) DP Roads 20 mt. Wide | : | 12.10 Sqm. |
| | b) Existing Road | : | |



वसई क्र.- २		
१६२६	७७	११४
२०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



स्थापना : ३ जुलै २००९

दूरध्वनी : ०२२६० - २५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२२६० - २५२५१०७
ई-मेल : vasai@virarcorporation@yahoo.com

आयक क्र.: व.वि.पा.म.

दिनांक :

VVCMC/TP/CC/VP-5841/7000/2017-18		24/1/2018
12 Proposed BUA	2876.67	Sqm.
13 Permissible BUA for MHADA @ 20 %	805.59	Sqm.
14 Proposed BUA for MHADA	811.24	Sqm.
15 Total BUA Permissible (4027.93 + 805.59)	4833.52	Sqm.
16 Total BUA proposed (2876.67 + 811.24)	3687.91	Sqm.

The details of the Buildings is given below:

Sr. No.	Bldg No.	Predominant Building	No. of Floors	No. of Shops	No of flats for Sale	No of flats proposed for MHADA	Total No. of Flats	BUA
1	1	Residential With Shopline	Gr+4	29	77	19	96	3687.91 sq.mt

- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- The amount of Rs.1,30,000/- (One Lakh thirty thousand Only) deposited vide receipt No.615568 dated 10/01/2018 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 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 Vasai-Virar City Municipal Corporation.
- You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- You shall construct cupboard if any, as per D.C Regulations.
- You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the



वसई क्र.-२		
१६६६६	७८	११४
२०२३		

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. पालघर - ४०१३०५.



दूरध्वनी : ०२५० - २५२५१०४/०२/०३/०४/०५/०६
 फॅक्स : ०२५० - २५२५१०७
 ई-मेल : vasavirarcorporation@yahoo.com

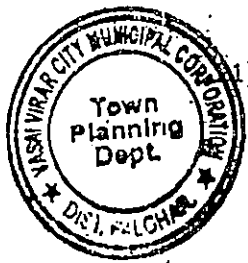
जावक क्र.: प.वि.सं.म.

दिनांक :

VVCMC/TP/CC/VP-5841/7000/2017-18

24/1/2018

- 11) You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BPMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate. (If applicable)
- 14) You shall construct the compound wall before Plinth Completion Certificate.
- 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 16) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 17) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority. of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 20) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 21) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal



वसई क्र.- २		
१८८८	७९९४	
३०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



दूरध्वनी : ०२५० - २५२५१०७/०२५२५१०८/०२५२५१०९
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

वाचक क्र.: व.वि.श.म.

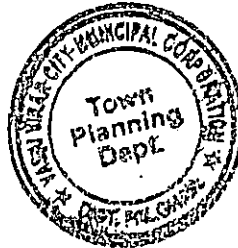
दिनांक :

VVCMC/TP/CC/VP-5841/7000/2017-18

24/1/2018

- 23) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkani Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanrman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 24) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 27) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.

(Issued as per approved by the Commissioner)



Yours faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

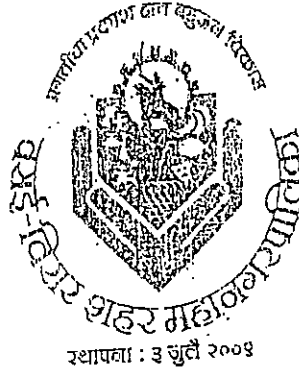
Encl.: a/a.
c.c. to:

- The Collector,
Office of the Collector, Palghar.
- The Tahasildar
Office of the Tahasildar, Vasai .
- Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
DMC-2



वसई क्र.-२		
१६६६	८०	११४
२०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



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

सायक नं.: व.वि.श.प.

दिनांक :

VVCMC/TP/CC/VP-5841/7000/2017-18

24/1/2018

CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation 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 Corporation is contravened.
 - c) The Commissioner, VVCMC 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 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.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & obtain plinth completion certificate before the commencement of the further work.
 - c) Give written notice to the Municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on
 - g) Install a 'Display Board' on the most conspicuous place on site indicating :-
 - i. Name & address of owner /developers, architect, Structural Engineer and contractor.
 - ii. S.NO./CTS No., Ward No., Village Name alongwith description of its boundaries.
 - iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
 - iv. FSI permitted.
 - v. No. of residential/commercial flats and shops with their areas.
 - vi. Address where copies of detailed approved plans shall be available for inspection.
 - vii. A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical Installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.

मुद्रा



वसई क्र.- २

१६६६ ९१ ११४
२०२३

दूरध्वनी : ०२५० - २५२५१०४/०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र. : य.वि.श.म.

दिनांक :

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



8. 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 certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate the security deposit of the said building forfeited and unauthorized Occupancy Charges and other charges as applicable.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the Infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1969 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the TILR, Thane, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you.
18. The owner shall provide at his own cost the following Infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
 - a) Internal access roads along with storm water drains.
 - b) Channelization of water courses and culverts, if any.
 - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for collection of solid waste



वसई क्र.-२		
१६८६६	८२	११४
२०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



दूरध्वनी : ०२५० - २५२५१०४/०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

लायक ना.: व.वि.शा.प.

दिनांक :

19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Municipal Corporation the scheme of the development of 15% or 20% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the concerned authority.
26. No construction on sub-divided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also all necessary permission as applicable depending on the class of the land type of tenure type of Occupant etc. is obtained by the concerned owner applicant after completing all the legal formalities VVCMC is not responsible for any lapse on your part in obtaining various permissions required as per other acts of both state and central Govt., etc.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the respective flat buyers for perpetuity.
34. The floor level will be 600 mm above the nearby road level (top of camber).



वसई क्र. - २		
१६०१६	८३	११४
२०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र.: व.वि.प्र.म.

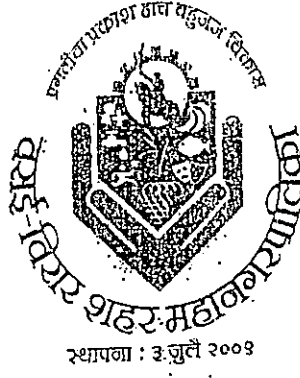
दिनांक :

38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
39. You will not take up any development activity on the aforesaid property till the court matter is pending, If any or in any court of law relating to this property and the responsibility of following the court order strictly lies with you consequences due to violation of court order shall be borne by you. WCMC is not responsible for any violations.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
41. You will construct the society room as proposed and approved in the plan and It will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course of time.
42. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
43. This development permission shall enable you to construct upto plinth level only. For further construction, plinth completion certificate has to be obtained from this office.
44. You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of WCMC before applying for occupancy certificate regarding compliance to governing tree act also.
45. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
46. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for plinth completion certificate.
47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; It shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.



वसई क्र.-२		
१८८८८	१८	११४
२०२३		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



दूरध्वनी : ०२५० - २५२५१०४/०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporallon@yahoo.com

जायक क्र. : व.वि.म.म.

दिनांक :

24/1/2018

VVCMC/TP/CC/NP-5841/7000/2017-18

51. You shall provide all arrangement for labours as per governing statues like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.

(Issued as per approved by the Commissioner)

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation



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



वसई क्र.-२		
9225	9225	9225
पुणे जिल्हा - पालघर / ०२ / ३ / ०४ / ०५ / ०६		
फॅक्स : ०२५० २९२०३		
ई-मेल : vasavirarcorporation@yahoo.com		

जावक क्र. : व.वि.श.म.
दिनांक :

Date : 24/10/2019

VVCMC/TP/RDP/VP-5841/157/2019-20

To,
Mr. Vinod Joshi & Mr. Sunil Joshi through P.O.A. Holder,
M/s. Lotus Lakshmi Narayan Homes through partner,
Mr. Manoj J. Kore & Mr. Nikunj Prakash Shah.
Shop No-21, Mirzaa shopping Centre,
Village: Virar (E),
Tal : Vasai, Dist : Palghar.

Sub: Revised Development Permission for proposed Residential with Shopline Building on Land bearing New S.No.123 of Village: Kopri Taluka: Vasai, Dist: Palghar.

- Ref: - 1) Commencement Certificate No. VVCMC/TP/CC/VP-5841/7000/2017-18 Dt.24/01/2018.
2) TILR M.R. No.6432/2016 dated 30/12/2015 for Measurement.
3) Class I Certificate No. मशा/कक्ष-१/टे-जमिनी बाबत /अंसुआर-१८२/१६.
4) Your Registered Engineer's letter dated 2/05/2019

Sir / Madam,

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

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-5841/7000/2017-18 Dt.24/01/2018.

The details of the layout is given below :-

- 1 Name of Assessee owner / P.A. Holder

Mr. Vinod Joshi & Mr. Sunil Joshi
through P.O.A. Holder,
Lotus Lakshmi Narayan Homes
through partner,
Manoj J. Kore & Mr. Nikunj Prakash
Shah.

- 2 Location

No 123 of Village: Kopri Taluka:
Vasai, Dist: Palghar.

- 3 Land use (Predominant)

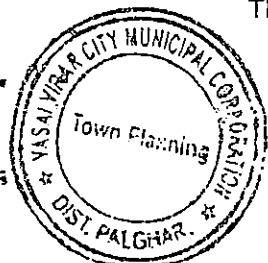
Residential with Shopline Building

- 4 Gross Plot Area

5290.00

Sqm.

- 5 Deduction



वसई क्र. - २		
१८८८	२६	११४
२०२३		



VVCMC/TP/RDP/VP-5841/157/2017-20

Date : 24/10/2019

c) Encroachment	:	43.19	Sqm.
6 Net plot Area	:	4738.74	Sqm.
7 RG 15 %	:	710.81	Sqm.
8 CFC 5 %	:	236.93	Sqm.
9 Buildable Plot Area	:	4027.93	Sqm.
10 Permissible F.S.I.	:	1.00	
11 Permissible B.U.A.	:	4027.93	Sqm.
12 Proposed BUA	:	3963.87	Sqm.
13 Permissible BUA for MHADA @ 20 %	:	805.59	Sqm.
14 Proposed BUA for MHADA	:	814.55	Sqm.
15 Total BUA Permissible (4027.93 + 805.59)	:	4833.52	Sqm.
16 Total BUA proposed (2876.67 + 811.24)	:	4778.42	Sqm.

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

The amount of Rs.1,30,000/- (One Lakh thirty thousand Only) deposited vide receipt No.615568 dated 10/01/2018 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved proposed Residential with Shopline Building on Land bearing New S.No.123 of Village: Kopri Taluka: Vasai, Dist: Palghar. as per the following details:-

Sr. No.	Bldg No.	Predominant Building	No. of Floors	No. of Shops	No of flats for Sale	No of flats proposed for MHADA	Total No. of Flats	BUA
1	1	Residential With Shopline	Gr+7 pt	29	92	24	116	4305.85
2	2	Residential	Gr+4 pt	0	19	0	19	470.57
Total								4774.42

The revised plan duly approved herewith supersedes all the earlier approved plans of The conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/CC/VP-5841/7000/2017-18 Dt.24/01/2018.

Stands applicable to this approval of amended plans along with the following conditions:

- 1) 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.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.



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



वसई क्र.-२		
२०१९	२०	१९
फॅक्स : ०२५०-२२५२३३	ई-मेल : vasaivirarcorporation@yahoo.com	

जावक क्र. : व.वि.श.म.
दिनांक :



VVCMC/TP/RDP/VP-5841/157/2019-20

- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You 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.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine



वसई क्र.-२		
१८८८	८८	११४
२०२३		

VVCMC/TP/RDP/VP-5841/157/2019-20

Date :24/10/2019

- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere all recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting the layout.
- 23) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 24) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
(Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning (I/C)
Vasai Virar City Municipal Corporation



1. Mr. Commissioner, UCD,
Vasai-Virar city Municipal Corporation:
Ward office
2. Mr. Vijay S. Gurav & Associates,
Shop No.1, Atharva Apt. Opp.
Suvarna Palace, Virat Nagar, Virar (W.)



वसई क्र.-२		
१६६६	६६९१४	
२०२३		

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5841/40/2021-22

20/04/2021

To,

1. M/s. Lotus Lakshmi Narayan homes through Partner Shop No.21, Mirzaa Shopping Centre, Virar (E), Tal: Vasal, **DIST: PALGHAR**
2. Mr. Kuldeep Patil
001, B-Wing, Gr.Flr.,
Atmaram Park, Building No.1,
Near Ram Nagar, Vartak Road,
Virar (W), Tal: Vasai, DIST: PALGHAR.



Sub: Revised Development Permission for proposed Residential with shopline Buildings on land bearing S.No: 123 of Village: Kopari, Taluka Vasai, Dist. Palghar.

Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-5841/7000/2017-18 dtd. 24/01/2018.
2. Revised Development Permission. VVCMC/TP/RDP/VP-5841/157/2019-20 dtd. 24/10/2019
3. Your Architect's letter dated.01/01/2021.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Palli, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective



वसई क्र.-२		
१८८८८	१००	११११
२०२३		

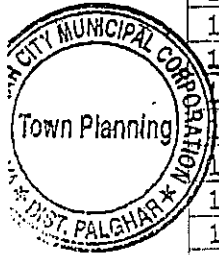
VVCMC/TP/RDP/VP-5841/40/2021-22

20/04/2021

jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No VVCMC/TP/CC/VP-5841/7000/2017-18 dtd. 24/01/2018. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	M/s. Lotus Lakshmi through Homes Through Partner
2	Location	Kopari
3	Land use (Predominant)	Residential with shophline Building
4	Gross plot area	5290.00 sq.mt
5	Area under 20.00mt wide D.P. Road	224.52 sq.mt
6	Area under existing Road	283.55 sq.mt
7	Area under Encroachment	43.19 sq.mt
8	Net plot area	4738.74 sq.mt
9	R.G (15%) (10% Non deductible)	473.87 sq.mt
10	50% CFC (Deductible)	36.94 sq.mt
11	Buildable plot area	4701.80 sq.mt
12	Permissible FSI	1.1
13	Permissible BUA	5171.98 sq.mt
14	Existing BUA	3972.83 sq.mt
15	Balance BUA	1199.15 sq.mt
16	Add permissible BUA 20% for MHADA	805.59 sq.mt
17	Add. of FSI on payment of premium	1602.13 sq.mt
18	Proposed loading of TDR (0.9)	4288.97 sq.mt
19	Ancillary area FSI up to 60% or 80% with payment of charges	4254.14 sq.mt
20	Total permissible BUA	16122.81 sq.mt
21	Proposed BUA	16122.81 sq.mt
22	Proposed BUA for MHADA	811.10 sq.mt



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).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shophline Buildings on land bearing on S.No: 123 of Village: Kopari as per the following details:-

Sr. No.	Predominant Building	Bldg No.	No. of wing	No. of Floors	No. of Flats/Shop s	Built Up Area (in sq. mt.)	Remarks
1.	Residential with shophline	1	A,B,C	G+15	279 flat 40 Shop	15090.02 sq.mt	Now Amended



वसई क्र.-२		
१८८८	२९	११४
२०२३		

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5841/40/2021-22

20/04/2021

2.	Residential with shopline bldg	2	--	G+7	35 Flat 7 Shops	1032.79 sq.mt	Now amended
----	--------------------------------	---	----	-----	--------------------	---------------	-------------

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5841/7000/2017-18 dtd. 24/01/2018. Stands applicable to this approval of amended plans along with the following conditions:

- 1) 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.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.



वसई क्र. - २		
१८८६	९२	११४
२०२३		

VVCMC/TP/RDP/VP-5841/40/2021-22

20/04/2021

- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007, by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 17) You shall construct the compound wall /Retaining as per-site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.



वसई क्र.-२		
१८८६	०३	११४
२०२३		

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



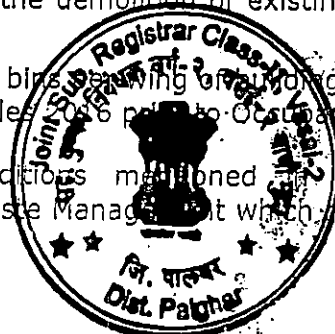
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5841/40/2021-22

20/04/2021

- 22) You shall plant the plants by taking the sapling/Plants available with Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins for dry and wet waste for Dry & Wet waste & Composting unit as per MSW rules 2016 and Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented



वसई क्र.-२		
१८८८८	२४	११४
२०२३		

VVCMC/TP/RDP/VP-5841/40/2021-22

20/04/2021

in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate

- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 31) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 33) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 35) You shall provide Grey Water recycling plant for said layout, if applicable.
- 36) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 37) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 38) You shall obtain Fire NOC from CFO before applying for Occupancy Certificate



lot
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
Deputy Director,
VVCMC, Virar.

Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation,
Office





કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ.

તારીખ :- 20/05/2023

મળા પાળીલ છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ. ની આરજી 2023/05/20 ના અન્વયે રજીસ્ટ્રેશન ફી વાગી રહી છે.

૨૦૨૩		
૯૬૬	૯૫	૯૫૫
વસૂલ ક. - ૨		

કચ્છ કોમ્પ્યુટર કમ્પાઈલર્સ પ્રા. લિ.

Handwritten marks and symbols at the top left of the page.

Handwritten marks on the right edge of the page.

Handwritten marks on the right edge of the page.

Handwritten marks on the right edge of the page.

Handwritten marks and symbols at the bottom left of the page.



മുൻപ് ഉള്ള പേജ്

[Handwritten signature]

- 1) ചെല്ലൻ പേജ്: ₹. 100/-
 ചീട്ട്/പേജ് നമ്പർ: MH001272832201920E തീയതി: 08/05/2019
 ചെല്ലൻ പേജ് നമ്പർ:
- 2) ചെല്ലൻ പേജ്: ₹. 220/-
 ചീട്ട്/പേജ് നമ്പർ: 0705201908208 തീയതി: 08/05/2019
 ചെല്ലൻ പേജ് നമ്പർ:

ചെല്ലൻ പേജ് നമ്പർ: ₹. 500/-
 ചെല്ലൻ പേജ് നമ്പർ: ₹. 100/-
 ചെല്ലൻ പേജ് നമ്പർ: ₹. 0/-

8:19 PM മീറ്റിംഗ് ഫയലിൽ.
 ചെല്ലൻ പേജ് നമ്പർ: ചെല്ലൻ പേജ് നമ്പർ
[Handwritten signature]

മുൻപ്: ₹. 320.00
 ചെല്ലൻ പേജ് നമ്പർ: 11
 ചെല്ലൻ പേജ് നമ്പർ: ₹. 220.00
 ചെല്ലൻ പേജ് നമ്പർ: ₹. 100.00
 ചെല്ലൻ പേജ് നമ്പർ: ചെല്ലൻ പേജ് നമ്പർ
 ചെല്ലൻ പേജ് നമ്പർ: ചെല്ലൻ പേജ് നമ്പർ
 ചെല്ലൻ പേജ് നമ്പർ: ചെല്ലൻ പേജ് നമ്പർ
 ചെല്ലൻ പേജ് നമ്പർ: ചെല്ലൻ പേജ് നമ്പർ

534/3792
 Wednesday, May 08, 2019 7:53 PM
 ചെല്ലൻ പേജ് നമ്പർ: 4378 തീയതി: 08/05/2019
 ചെല്ലൻ പേജ് നമ്പർ: 39M
 ചെല്ലൻ പേജ് നമ്പർ: 39M
 Original/Duplicate ചെല്ലൻ പേജ് നമ്പർ

ചെല്ലൻ പേജ് നമ്പർ: 2-2
 9866 3E 9866

10

10-10-10
10-10-10
10-10-10

10

10



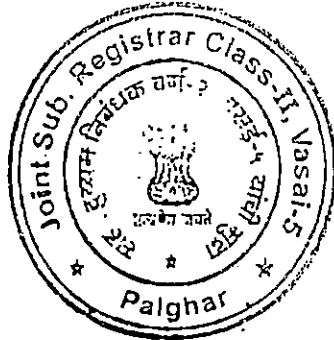
CHALLAN
MTR Form Number-6



GRN	MH001272832201920E	BARCODE	[Barcode]		Date	07/05/2019-19:31:15	Form ID	48(f)
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				VSI5_VASAI NO 5 JOINT SUB REGISTRAR				
Location				PALGHAR				
Year				2019-2020 One Time				
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			500.00	Road/Street				
0030063301 Registration Fee			100.00	Area/Locality TOWN/CITY/DISTRICT				
				PIN				
				4 0 1 3 0 3				
Remarks (If Any)				SecondPartyName=SURAJ P KARKERA~				
Total			600.00	Amount In Words	Six Hundred Rupees Only			
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	69103332019050715567		214151843
Cheque/DD No.				Bank Date	RBI Date	07/05/2019-19:31:41		Not Verified with RBI
Name of Bank				Bank-Branch IDBI BANK				
Name of Branch				Scroll No. , Dale Not Verified with Scroll				

वसई क्र. ३७२२ / २०१९
१ / ११

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only, Not valid for unregistered document.
अदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी अदर चालन लागू नाही.



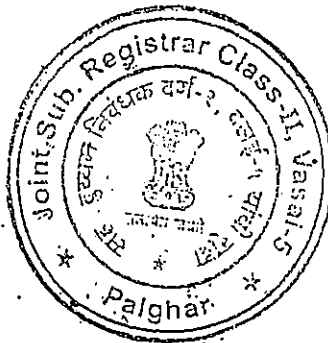
वसई क्र.-२
१९९९ २० ११
२०२३



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0705201908208	Date	07/05/2019
Received from LOTUS LAKSHMI NARAYAN HOMES, Mobile number 9960123306, an amount of Rs.220/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Vasai 5 of the District Thane Grm.			
Payment Details			
Bank Name	IBKL	Date	07/05/2019
Bank CIN	10004152019050782944	REF No.	214152408
This is computer generated receipt, hence no signature is required.			

वसई क्र.- २		
१८८८	८	११४
२०२३		

वसई - ५
दस्ता क्र. ३७८२ /२०१९
२ / १ / ११



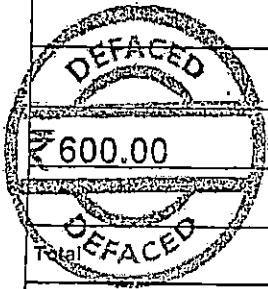


CHALLAN
MTR Form Number-6



वसई - ५
दस्ता क्र. 3029/2019
3 1 99

GRN	MH001272832201920E	BARCODE	[Barcode]		Date	07/05/2019-19:31:15	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)	AAGFL5661E			
Office Name	VSI5_VASAI NO 5 JOINT SUB REGISTRAR			Full Name	LOTUS LAKSHMI NARAYAN HOMES			
Location	PALGHAR			Flat/Block No.	POWER OF ATTORNEY			
Year	2019-2020 One Time			Premises/Bulding				
Account Head Details		Amount In Rs.		Road/Street				
0030046401 Stamp Duty		500.00		Area/Locality	VIRAR			
0030063301 Registration Fee		100.00		Town/City/District				
				PIN	4 0 1 3 0 3			
				Remarks (If Any)	SecondPartyName=SURAJ P KARKERA-			
				Amount In	Six Hundred २०२३			
		600.00		Words				
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332019050715567	214151843			
Cheque/DD No.		Bank Date	RBI Date	07/05/2019-19:31:41	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		100 , 08/05/2019				



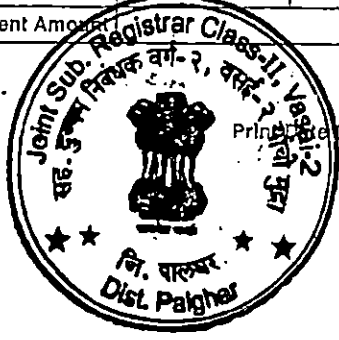
वसई क्र.-२
१०२६ ११९४

Department ID :
NOTE:- This challan is valid for document to be registered in Sub-Registrar/office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलान केवल मुख्य निबंधक कार्यालयत नोंदणी करावयाची दस्तऐवजाती लागू आहे. नोंदणी न करावयाच्या दस्तऐवजाती सदर चलान लागू नाही.



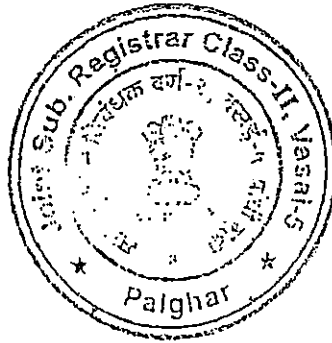
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-534-3792	0000758303201920	08/05/2019-19:53:31	IGR545	100.00
2	(IS)-534-3792	0000758303201920	08/05/2019-19:53:31	IGR545	500.00
Total Defacement Amount					600.00



वसई - ५		
१	दस्त क्र. 3022/2022	
४	1	99

वसई क्र.- २		
१८८८	१००	११४
२०२३		



: POWER OF ATTORNEY :

TO ALL TO WHOM THESE PARENTS SHALL COME, I SHRI NIMESH DILIP SHAH, Age 44 years, Partner of M/S. LOTUS LAKSHMI NARAYAN HOMES, having its business office at- "Vijaya" Near Sai Heritage Building, Opp. Ramu Compound, Veer Savarkar Road, Virar (East), Tal. Vasai, Dist: Palghar-401305, do here by :-

: Send Greeting :

[Signature]

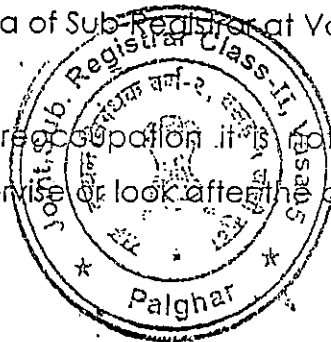
N D Shah

वसई - ५
दस्ता क्र. ३७९२ १२०१९
५ १ ७७

2

वसई क्र. - २		
१८८९	१०९	११८
२०२३		

- a) I am the Partner of M/S. LOTUS LAKSHMI NARAYAN HOMES, having its business office at- "Vijaya" Near Sai Heritage Building, Opp. Ramu Compound, Veer Savarkar Road, Virar (East), Tal Vasai, Dist: Palghar-401305, and doing the business of builder and developers.
- b) I am constructing a Building known as "HARI RESIDENCY PHASE - I" Building No. 1 and 2, Wing 'A', 'B' and 'C' Residential/Commercial Building Constructed on land bearing Old Survey No. 18, New Survey No. 123, admeasuring 0-52-90 H.R or thereabout situate, lying and being at revenue Village Kopari, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar at Vasai 1 to 6.
- c) On account of my preoccupation it is not possible for me to attend, manage, supervise or look after the day management of the said business.



NOW, THEREFORE, THESE PRESENTS WITNESSES AND I SHRI NIMISH DILIP Partner of M/S. LOTUS LAKSHMI NARAYAN HOMES, do hereby irrevocably appoint MR. SURAJ PUTTANA KARKERA, Age 37 years, residing at Saraswati Baug-2, Old Viva College Road, Virar West, Tal. Vasai, Dist. Palghar -401303, OR MR. JAYESH SADANAND GUDEKAR, Age 27 years, Residing at, Saraswati Baug-2, Old Viva College Road, Virar West, Tal. Vasai, Dist. Palghar -401303, to be my agent and true and lawful attorney for me in my name and on my behalf to do and execute or cause to be done and executed all or any of the following acts, deeds, matters and things that is to say :-



[Signature]

[Signature]

N D Shete

वसई - ५
वसई क्र. ३५.९२/२०१९
६ १ ११

3

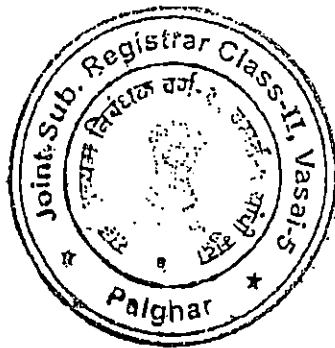
- 1) TO PRESENT Agreement for Sale, Correction Deed, Lease Deed, Cancellation Deed, Assignment, Supplementary Agreement of Flat's, Shop's, Amenities Agreement in the said building or any other documents executed by us for Registration, admit execution or otherwise perfect of cause to be registered and perfected any Agreement, Correction, Cancellation, Lease, Assignment of surrender or other instrument and assurance which may be executed and signed by me.
- 2) THIS power of Attorney is given for registration of the document executed by me and not to sign or execute any document.
- 3) THIS Power of Attorney is revocable and can be revoking at any time given notice to the attorney.

[Handwritten signature]

[Handwritten signature]

N. D. Shahu

वसई क्र.-२		
१८६८	१०२	११८
२०२३		



वसई - 4
 क्र. 302 / 2019
 01/09

4

वसई क्र. - 2
 902 998
 2023

IN WITNESS WHEREOF WE, HAVE HEREONTO SET AND SUBSCRIBED OUR
 RESPECTIVE HANDS AND SIGNATURE ON THIS 07th DAY OF May 2019.

SIGNED, SEALED AND DELIVERED

By the withinnamed Executant
 M/S. LOTUS LAKSHMI NARAYAN HOMES,
 a Partnership Firm, through its Partners
SHRI NIMESH DILIP SHAH,

In the presence of

1. Nimesh Dilip Shah

2. Rajesh Sadanand Gudekar



N D Shah

Accepted by:
 MR. SURAJ PUTTANA KARKERA,

OR

MR. JAYESH SADANAND GUDEKAR

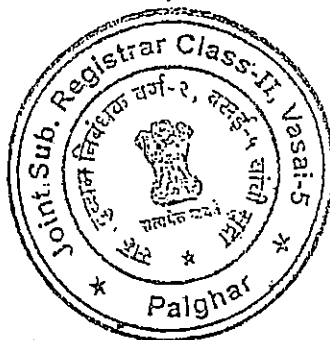
In the presence of

1. Nimesh Dilip Shah

2. Rajesh Sadanand Gudekar



Jayesh



वसई क्र. 3062/2022
 4199

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 RAJESH M PEDNEKAR
 MANOHAR VASHWANT PEDNEKAR
 (21/07/1981)
 Permanent Account Number
 AQ1PP3331M

R Pednekar

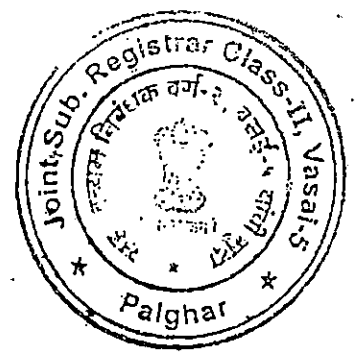
वसई क्र.- 2
 95626 908 998
 2023

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 SAKSHI R PEDNEKAR
 SURENDRA BALADIN SHARMA
 (25/03/1984)
 Permanent Account Number
 AQ1PP2309B

S Pednekar

DRS No: MH48/2018C023256
 Valid Till: 11-09-2018 (INT)
 12-09-2018
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV BOI
 LMV 12-09-2018
 MCWG 12-09-2018
 DOS: 07-01-1992 AG
 Name: JAYESH S GUDEKAR
 S.D.W of SADANAND T GUDEKAR
 A27, MH-401, NAVAKAR AVENUE, MANVEL PADA
 NEAR VIVA JANGID COMPLEX VIKAR EAST
 VASAI, PALGHAR, MH
 PIN: 401205
 Signature & ID of Issuing Authority: MH48

JG



Lotus Lakshmi Narayan Homes

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 LOTUS LAKSHMI NARAYAN HOMES
 2017/2018
 Permanent Account Number
 AJGEL4561E



N D Sh

1917

वस्तु गोपवारी भाग-1
 वसई ९९
 वस्तु क्रमांक: 3792/2019

वसई क्र.-२		
१६९८	१०५	१९९
२०२३		

घादकरगाराचे नाव: वस्तु प्रदर्शना करकेट - -
 घादनी: 4378 घादनी दिनांक: 08/05/2019

नोंदणी फी ₹. 100.00
 वस्तु घावामणी फी ₹. 220.00
 प्रेसची संख्या: 11
 एकूण: 320.00

534/3792
 वसई दि. 08 मं 2019 7:53 मं.मं.

वस्तु क्रमांक: वसई 5 / 3792/2019

वागार मूल्य: ₹. 00/-
 मोदक: ₹. 01/-

भरवेचे मुद्रांक शुल्क: ₹. 500/-

वृ. नि. मं. वृ. नि. वसई 5 यांचे कार्यालय

अ. क्र. 3792 वर दि. 08-05-2019

रोजी 7:58 मं.मं. वा. वसई क्रमा.

वस्तु वसई कर कार्यालयाची मं. मं.

Joint S R Vassal-5

Joint S R Vassal-5

वस्तु प्रदर्शनाचे दिनांक वसई-५
 वस्तु प्रदर्शनाचे दिनांक वसई-५
 वसई क्र. ५
 मुद्रांक शुल्क: २ वसई वी प्रतिवर्षी देण्यात आलेला असून @ त्यामुळे कोणतीही स्थानक मालमना विकण्याचा प्राधिकार मिळव घेतला गेला

दिनांक 1 08 / 05 / 2019 07 : 58 : 42 PM ची वेळ: (सादरीकरण)

दिनांक 2 08 / 05 / 2019 07 : 59 : 44 PM ची वेळ: (फी)



SHEET NO. 01

V.P. NO. 5841

PROPOSED SITE

[Issued As per Approved by Commissioner]

LAYOUT PLAN

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW.

वसई क्र. - ३

DATE OF RECEIPT OF PLANS	9.0.18	998
--------------------------	--------	-----

STAMP

Approved as amended in this Office Letter No. 19023
 V.P. 5841/17000/2017/18
 Dated 22/01/2018



Deputy Director Town Planning
 Vasai-Virar City Municipal Corporation
 Vasai-Virar (E)



THIS ALSO CONTAINS THE STRUCTURAL DESIGN INCLUDING WEIGHTS AND NATURAL LOADS HAS BEEN CHECKED BY DUTY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E.(CIVIL) OR EQUIVALENT

SIGNATURE OF LICENSED SURV

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG WITH SHOP LINE ON LAND BEARING OLD S.NO. 18 NEW S.NO. 12 AT VILLAGE - KOPRI TAL - VASAI DIST - PALGHAR

NAME OF OWNER

M/S LOTUS LAKSHMI NARAYAN HOMES Through Partner

SIGNATURE OF APPLICANT

For Lotus Lakshmi Narayan Homes Partners

Mr. MANOJ JAGANNATH KORE
 Mr. NIKUNJ PRAKASH SHAH

OBJ. NO.

DATE

FILE NO. - 225

11/09/2017

VIJAY GURAV
 B.E. (CIVIL)
 (Regn. No. VVSR/Engr/110)

DRAWING NO.

SCALE

1/8

AS SHOWN

NORTH LINE

DRAWN BY

CHECKED BY



RAV S. Designs



वसई क्र.-२

9566 900 998

२०२१-२२

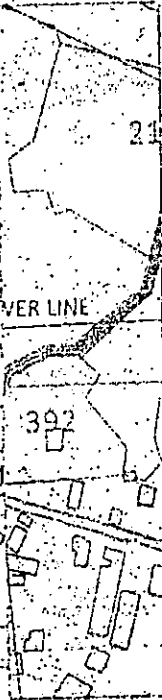
SHEET NO :- 01

LAYOUT

DATE OF RECEIPT OF PLANS

BLDG.NO:02 P U/R

WING	
GR.FLR	21
1ST FLR	
2ND FLR	
3RD FLR	
4TH FLR	
TOTAL	
BLDG.NO:02 P	
WING	
GR.FLR	
4TH FLR	
5TH FLR	
6th FLR	
7th FLR	
TOTAL	



Approved as amended in Subject to the Conditions mentioned in this Office Letter
 No. VVCMC/TP/AMEND/.....
 VPI 584/1/40/2021-22
 Dated : 20/04/2021



Sal
COMMISSIONER
 VASAI-VIRAR CITY MUNICIPAL CORPORATION
 Virar (East), Pin No. 401305, Dist. Palghar.

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

[Signature]
 Deputy Director,
 VVCMC, Virar.

Proforma I: Area Statement

WITH SHOP LINE ON S.No.123
 CT :- PALGHAR.

Drawing Sheet No:
 X/Y

80% PAI PARKING (not be more than serial No. 14 above)	
OLD PAI	805.59
	815.92
	16122.81

I/We would abide by plans approved by Authority / Collector.
 per approved plans. Also I/We would execute the work under
 in so as to ensure the quality and safety at the work site.

Owner name and signature

NAME OF OWNER

LAKSHMI-NARAYAN HOMES Through Partner
 VIRAR - EAST TAL - VASAI
 VASAI DIST - PALGHAR PIN 401305

TEMP

ENCROACH

LVL

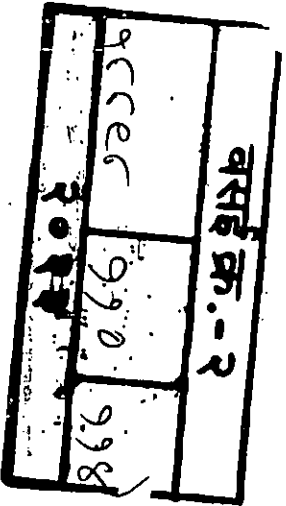
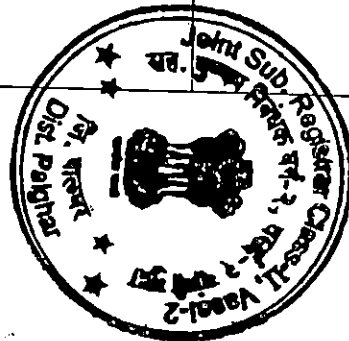
SCALE 1:500

INSPECT

001: B-Wing, Ground Floor, Atmaram
 Park Building No.1, Near Ram Nagar,
 Artak Road, Virar(W) Palghar-401303
 91-8390336727
 kideepatilarchitect@gmail.com



SR. NO.	BPNO	VPNO	OWNER	ARCHITECT	SURV. HIS	VILLAGE	DT. OF PLAN	TOTPL. AR	TOTB. ARE	USER	NO. TENA	NO. BLDG	REMARK	Detail	DR / TDR
1498		VP5793	ANIL K. SHAH & MAHESH K. SHAH	SHAPE CONSULTANT	S.NO.188/1 TO 8, S.NO.189/12	SANDOR	16-Apr-21		6430.05	RESC	263	1	BLDG NO.1 WING A-ST+16, F-G+ST+20, G-G+ST+22, H-G+7, ADD BUA-10307.955 Q.MT		
1499		VP5966	JASRAJ DEVELOPERS THRU PARTNER DEEPAK K. BHANUSHALI	HIMESH GUPTA	S.NO.69 H.NO.1/A/1 (OLD S.NO.69 H.NO.1A)	WALIV	16-Apr-21	600	507.33	INDU	3	1	G+2		
1500		VP5841	LOTUS LAKSHMI NARAYAN HOMES THRU PARTNER	KULDEEP PATIL	S.NO.123	KOPRI	20-Apr-21		16122.81	RESC	361	2	BLDG NO.1 WING A,B,C, G+15, BLDG NO.2, G+7, ADD BUA-		
1501		VP5099	ABHINAV S. NERURKAR PARTNER OF SAI SANGAM DEVELOPERS	SHREE CONSULTANT	S.NO.283/3B	VIRAR	22-Apr-21		4299.77	RESC	119	1	BLDG NO.1 WING A& B, G+ST+9, ADD BUA-1154.34 SQ.MT		
1502		VP0185	CHHAYA ULHAS RAMBHIYA	SANAT MEHTA & ASSOCIATES	S.NO.276 H.NO.5	NILEMORE	22-Apr-21		1541.17	RESI	35	1	BLDG NO.1 WING -F-G+4/PT, ADD BUA-1541.17 SQ.MT		
1503		VP4243	NITIN J. MHATRE & OTHERS	SANAT MEHTA	S.NO.41/3 & 4/2, 59/1/2, 60/7, 124/2/1,2/2	TULINJ	22-Apr-21		1103.4	RESI	31	1	BLDG NO.2 WING D & E, G+4, ADD BUA-214.13 SQ.MT		ADD DR-20MT DP ROAD-125.98SQ. MT



Pr Singh

Signature: *Pr Singh*

GEOPPS1617E

Permanent Account Number: 22/08/1982

SHIV KUMAR SINGH

SINGH

RIMJIM SHAILENDRA PRATAP

INCOME TAX DEPARTMENT

GOVERNMENT OF INDIA



S.P. Singh

6340 9923 7840

शिव प्रताप सिंह

Shallendra Pratap Singh

वर्ष/प्राकार/DOB: 05/10/1982

प्राकार / MALE

GOVERNMENT OF INDIA

वर्ष/प्राकार - 2		
999	666	998
2023		

S.P. Singh

S.P. Singh

SHIV KUMAR SINGH

SHALENDRA PRATAP SINGH

UPAY PRATAP SINGH

05/10/1982

BRPS2671G

शिव प्रताप सिंह का प्रतिफल

5008 5378 5679

शिव प्रताप सिंह

Rimjim Singh

वर्ष/प्राकार/DOB: 22/08/1982

प्राकार / Female

GOVERNMENT OF INDIA



80/18898

शुक्रवार, 20 ऑक्टोबर 2023 1:12 म.प.

दस्त गणपतरा भोग-1

वसई 2992/1998

दस्त क्रमांक: 18898/2023

दस्त क्रमांक: वसई 2/18898/2023

बाजार मूल्य: रु. 29,33,593/-

मोदला: रु. 34,85,000/-

मरलेले मुद्रांक शुल्क: रु. 2,43,950/-

ड. नि. सई. ड. नि. वसई 2 यांचे कायदाबाबत

अ. क्र. 18898 वर दि. 20-10-2023

रोजी 12:26 म.प. वा. हजर केला.

S. P. G. M.

नोदणी फी

रु. 30000.00

दस्त दावाळणी फी

रु. 2280.00

पुढाची संध्या: 114

एकूण: 32280.00

दस्त हजर करण्याची सही:

[Signature]
Sub Registrar Vasai 2
वसई क्र. 2 (वसई)

[Signature]
Sub Registrar Vasai 2
वसई क्र. 2 (वसई)

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

शुक्रां. क्र. 120/10/2023 12:26:35 PM ची वळ: (सादर/करण)

शुक्रां. क्र. 220/10/2023 12:28:46 PM ची वळ: (फी)



•

•

•

✓



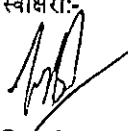

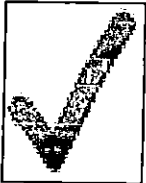
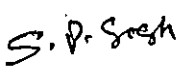
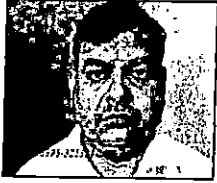
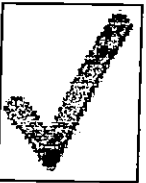
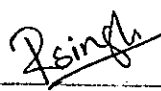

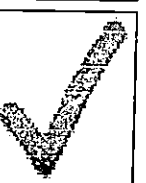
20/10/2023 1 16:04 PM

दस्त गोथवारा भाग-2




वसई 998/998
दस्त क्रमांक:18898/2023

दस्त क्रमांक :वसई2/18898/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे.लोटस लक्ष्मी नारायण होम्स तर्फे भागिदार निमीश दिलीप शाह तर्फे कु मु जयेश गुडेकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: विजया, रामु कम्पाउंड, व्ही एस रोड, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AAGFL5661E	लिहून देणार वय :-29 स्वाक्षरी:- 		
2	नाव:शैलेन्द्र प्रताप सिंह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रू नं 3, अमित पाटील चाळ, चंदनसार, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:BKIPS2671G	लिहून घेणार वय :-41 स्वाक्षरी:- 		
3	नाव:रिमझिम सिंह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रू नं 3, अमित पाटील चाळ, चंदनसार, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:GEQPS1617F	लिहून घेणार वय :-41 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:20 / 10 / 2023 01 : 14 : 53 PMओळख:-
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार शैलेन्द्र प्रताप सिंह - -	20/10/2023 01:15:29 PM	शैलेन्द्र प्रताप सिंह M XXXX XXXX 7840 
2	लिहून घेणार रिमझिम सिंह - -	20/10/2023 01:15:49 PM	रिमझिम सिंह F XXXX XXXX 5679 
3	लिहून देणार मे.लोटस लक्ष्मी नारायण होम्स तर्फे भागिदार निमीश दिलीप शाह तर्फे कु मु जयेश गुडेकर -	20/10/2023 01:15:09 PM	जयेश सदानंद गुडेकर M XXXX XXXX 3286 

शिक्षा क्र.4 ची वेळ:20 / 10 / 2023 01 : 15 : 50 PM

आहे. **सर्व पक्षकारांचे निबंधक वर्ग-२**
वसई क.२ (विरार)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHAIENDRA PRATAP SINGH	eChallan	69103332023102011068	MH009787333202324E	243950.00	SD	0005139436202324	20/10/2023
2		DHC		1023200203808	2000	RF	1023200203808D	20/10/2023
3		DHC		1023205503955	280	RF	1023205503955D	20/10/2023
4	SHAIENDRA PRATAP SINGH	eChallan		MH009787333202324E	30000	RF	0005139436202324	20/10/2023

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

18898 /2023

Know Your Rights as Registrants



श्री. विद्या विद्यालय, वी-२
वसई क. ३ (विद्य)

श्री. विद्या विद्यालय, वी-२
वसई क. ३/वसई क. २/१९८६/२०२३
१९९६
प्राप्त आदि.

वसई क. - २		
१९६	१९६	१९९६
२०२३		



20/10/2023

पृष्ठी क्र.2

दुसरा निबंधक : सह दू.नि. वमई 2

दल क्रमांक : 18898/2023

नोदणी :

Regn:63m

गावाचे नाव : कोपरी

(1) विविधा प्रकारा

(2) मातृदला 3485000

(3) बाजारभाव(मांडपट्ट्याच्या बाबत)पट्टाकार 2933593.3

आकारणी देवी की पट्टेदार ते मसुर करतरे)

(4) मू-मापन,पट्टेद्विग्रा व धरकामाक(असल्यास)

1) पालिकेचे नाव:पालघर दवर वर्णन : दवर माहिती: दवर माहिती: मांड कोपरी,स नं 123(18),जिप्रा 3,सदानिका क्र1208,बारवा मजला,जिप्रा ए,दही रोडवेली क्रम 1, जि नं 1,क्षेत्र 46.40 चौ मी कारपेट + बाजकमी क्षेत्र 10.50 चौ मी कारपेट (Survey Number : 123(18), :)

(5) क्षेत्रफळ 1) 46.40 चौ.मीटर

(6)आकारणी किंवा जर्डी देण्यात असलेले वेव्हो.

(7) दस्तावेज,कमन देणा-या/लिहून ठेवणा-या

पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा

दुकानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव

व पत्ता.

(8)दस्तावेज करून देणा-या पक्षकारांचे व किंवा

दिवाणी न्यायालयाचा दुकानामा किंवा आदेश

असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-श्रीलक्ष्मी प्रताप सिंह -- वय:-41; पत्ता:-व्हॉट नं:-, माळा नं:-, दमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 3,अजित पटील चाळ,वदनघार,जिप्रा ए,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 वन नं:- BKIPS2671G

2) नाव:-रिमलिंग सिंह -- वय:-41; पत्ता:-व्हॉट नं:-, माळा नं:-, दमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 3,अजित पटील चाळ,वदनघार,जिप्रा ए,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 वन नं:- GEOPPS1617F

(9) दस्तावेज करून दिल्याबा दिनांक

(10)दस्त नोंदणी करण्याचा दिनांक

20/10/2023

(11)अनुक्रममांक,वड व पुर

18898/2023

(12)बाजारभावामातृदला मुद्रांक शुल्क

243950

(13)बाजारभावामातृदला नोंदणी शुल्क

30000

(14)शेरा

मुद्रांकनामादी विचारात घेतलेला वपक्षीय:-

मुद्रांक शुल्क आकारलेला निवडलेला अनुषंग :-

(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	SHAIENDRA PRATAP SINGH	eChallan	69103332023102011068	MH009787333202324E	243950.00	SD	0005139436202324	20/10/2023
2		DHC		1023200203808	2000	RF	1023200203808D	20/10/2023
3		DHC		1023205503955	280	RF	1023205503955D	20/10/2023
4	SHAIENDRA PRATAP SINGH	eChallan		MH009787333202324E	30000	RF	0005139436202324	20/10/2023

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

Amrta

सह. दुय्यम निबंधक वर्ग- ६
वसई क्र. २ (विरार)