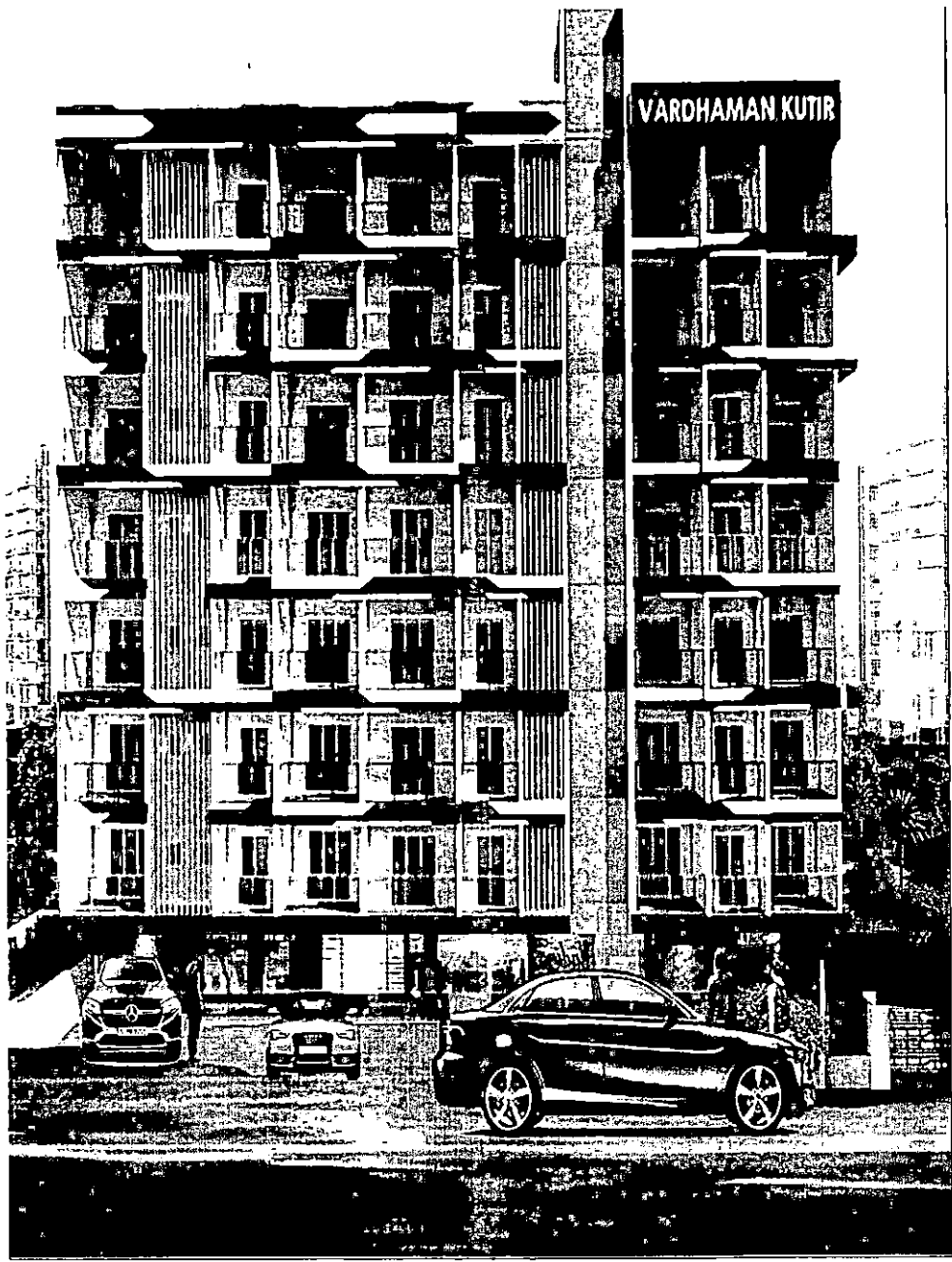


# VARDHAMAN KUTIR



Mr./Mrs. SADHANA ANAND PANDAY

PRIYANKA MAHEMORA PANDAY

Shop/Flat No. 203 Floor 2<sup>nd</sup>

**Developer:**

**ERS**

Receipt (पावती)

76/19123  
Friday, October 27, 2023  
9:47 AM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

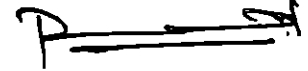
पावती क्र.: 21639 दिनांक: 27/10/2023

गावाचे नाव: नवघर  
दस्तऐवजाचा अनुक्रमांक: टनन4-19123-2023  
दस्तऐवजाचा प्रकार : करारनामा  
मादर करणाऱ्याचे नाव: साधना आनंद पाण्डेय - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 2000.00  
पृष्ठांची संख्या: 100

एकूण: रु. 32000.00

आपणास मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे  
10:06 AM ह्या वेळेस मिळेल.

  
Joint Sub Registrar, Thane 4


वाजार मूल्य: रु.4239217.4 /-  
मोबदला रु.4490000/-  
भरलेले मुद्रांक शुल्क : रु. 269400/-

सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023262419329 दिनांक: 27/10/2023  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010106324202324P दिनांक: 27/10/2023  
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1  
(Policy) : For Women - Corporations Area

  
साधना पाण्डेय  
मुळ दस्तऐवज परत मिळाला



CHALLAN  
MTR Form Number-6



GRN	MH010106324202324P	BARCODE	Date 26/10/2023-19:28:02		Form ID	25.2	
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			THN7_THANE NO 7 JOINT SUB REGISTRAR		Payer Details		
Location			THANE		Full Name		
Year			2023-2024 One Time		SADHANA ANAND PANDEY		
Account Head Details			Amount In Rs.		Flat/Block No.		
0030046401 Stamp Duty			269400.00		FLAT NO. 203, 2ND FLOOR		
0030063301 Registration Fee			30000.00		Premises/Building		
					Road/Street		
					VARDHAMAN KUTIR, RAMDEV PARK ROAD		
					Area/Locality		
					MIRA ROAD E		
					Town/City/District		
					PIN		
					4 0 1 1 0 7		
					Remarks (If Any)		
					SecondPartyName=MS VARDHAMAN BUILDERS-		
					Amount In		
					Two Lakh Ninety Nine Thousand Four Hundred Rupees		
Total			2,99,400.00		Words		
					Only		
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No.		10000502023102609440 1102571947028
Cheque/DD No.			Bank Date		RBI Date		26/10/2023-19:28:28 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
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. : 9930537658

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाची दस्तऐवज लागू आहे. नोंदणी न करावयाच्या दस्तऐवजी सदर चलन लागू नाही.

दस्त क्र १९९२३/२०२३



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प्रियंका

**AGREEMENT FOR SALE**

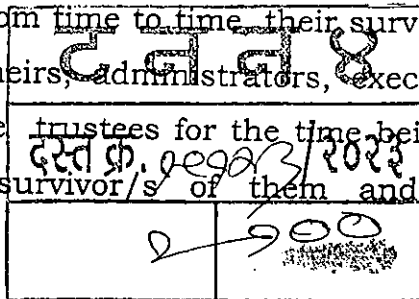
**THIS AGREEMENT** ["Agreement"] is made and entered into at Mumbai, on this 27<sup>th</sup> day October of the Christian Year Two Thousand Twenty 2023, by and between **VARDHAMAN BUILDERS**, a registered partnership firm duly constituted under the provisions of the Indian Partnership Act 1932, having its address at 1002, Divya Parshwa Haridas Nagar, Near Jain Temple, Borivali (West), Mumbai - 400 092, hereinafter for the sake of brevity referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include the said partnership firm, the partners constituting the said firm for the time being and from time to time, their respective legal heirs, representatives, administrators, executors and assigns) of the **ONE PART**

**A N D**

**SHRI/SMT./MS./MESSERS** SADHANA ANAND PANDAY  
PRITYANKA MAHENDRA PANDAY

having his/her/their/its address at FLAT NO - 606/A RAMDEV RUCIARE  
Ramdev cross road, near seven square school,  
Mira road Thane.

hereinafter for the sake of brevity referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include, in case of individual or individuals, his/her/their legal heirs, executors, administrators and permitted assign/in case of body corporate, its successors and permitted assigns/in case of partnership, the such firm, the partners constituting the said firm, for the time being and from time to time, their survivor/s and their respective legal heirs, administrators, executors and permitted assigns/in case of Hindu Undivided Family, the co-parcenors of the such HUF, for the time being and from time to time, their survivors from time to time and their respective legal heirs, administrators, executors and permitted assigns/in case of trust, the trustees for the time being and from time to time of the trust and the survivor/s of them and their respective legal heirs,



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[Signature]  
[Promoters]

[Signature]  
[Allottee]

representatives, executors, administrators and permitted assigns of the last survivor of them) of the **OTHER PART**.

In this Agreement for the sake of brevity and convenience the Promoters and the Allottee are hereinafter collectively referred to as "**The Parties**" and individually as "**The Party**".

**WHEREAS:-**


**A. DEVOLUTION OF TITLE:-**

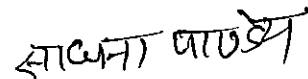
i) Originally by diverse deeds, factors and circumstances, one Shri. Yashwant Sowar Patil during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to several pieces or parcels of land or ground bearing **Old Survey No. 302, New Survey No. 181, Hissa No. 12**, admeasuring 560 sq. mtrs., situate at, being and lying at Revenue Village - Navghar, Taluka & District - Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation [**"MBMC"**], hereinafter referred to as "**The said Entire Land**".

ii) The said Yashwant Sowar Patil died intestate in the year 1995, leaving behind him, 3 nos. sons viz:- Shri. Chintaman Yashwant Patil, Shri. Dharmaji Yashwant Patil & Shri. Anant Yashwant Patil and 3 nos. married daughters viz:- Smt. Babibai Kishan Patil, Smt.

Bhanumati Baliram Mhatre & Smt. Manjubai Ramesh Mhatre, hereinafter referred to as "**Chintaman & 5 Others**", as his only legal heirs and representatives, entitled to succeed his estates, including the said Entire Land, as per the personal law by which he was governed at the time of his death.

iii) By and vide an Agreement dated 11<sup>th</sup> February 2003, the said Chintaman & 5 Others had agreed to sell the said Entire Land in favour of one Shri. Vishal Dilip Shah, at and on the terms and

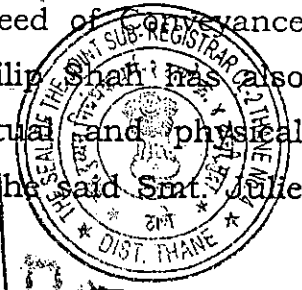
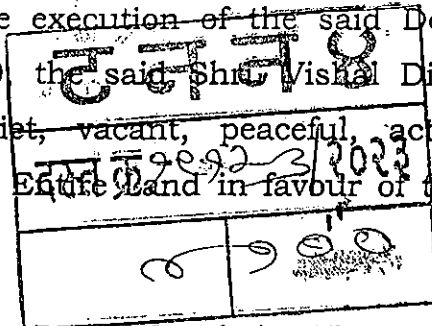
  
[Promoters]

  
[Allottee]

conditions and for consideration, which are more particularly described in the said Agreement dated 11<sup>th</sup> February 2003.

- iv) Simultaneously on the execution of the said Agreement dated 11<sup>th</sup> February 2003, the said Chintaman & 5 Others had also made and executed an Irrevocable General Power of Attorney in favour of the said Shri. Vishal Dilip Shah, inter-alia, conferring upon various rights, powers and privileges, more particularly described in the said writing, including rights and powers to re-assign the said Entire Land in favour of any third party or parties, as the said Shri. Vishal Dilip Shah, may in his sole discretion deem fit and proper and also execute conveyance of the said Entire Land and also admit the execution thereof, before the concerned Sub-Registrar of Assurance.
- v) The said Chintaman & 5 Other in part performance of the said Agreement dated 11<sup>th</sup> February 2003, had also handed over the quiet, vacant, peaceful, actual and physical possession of the said Entire Land in favour of the said Shri. Vishal Dilip Shah, by executing a possession receipt dated 11<sup>th</sup> February 2003.
- vi) By and vide a duly registered Deed of Conveyance dated 28<sup>th</sup> June 2010 [Regn. No. TNN4-06303-2010] the said Chintaman & 5 Others with the due consent and concurrence of the said Shri. Vishal Dilip Shah have conveyed the said Entire Land in favour of one Smt. Julie Vishal Shah, for valid consideration.

- vii) Simultaneously on the execution of the said Deed of Conveyance dated 28<sup>th</sup> June 2010 the said Shri. Vishal Dilip Shah has also handed over the quiet, vacant, peaceful, actual and physical possession of the said Entire Land in favour of the said Smt. Julie Vishal Shah.

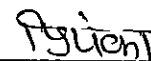


- viii) The estate holders of the Project Land viz:- The Estate India Company Private Ltd., by and vide a duly registered Deed of Release dated 9<sup>th</sup>



[Promoters]

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[Allottee]

August 2016, has released, relinquished and assigned all its rights in the said Entire Land in favour of Smt. Julie Vishal Shah.

- ix) The names of Shri. Subhash Chintaman Patil & Shri. Dashrath Chintaman Patil came to be recorded in the record of rights of the said Entire Land.
- x) The said Shri. Dashrath Chintaman Patil died intestate on 28<sup>th</sup> November 2010, leaving behind him the surviving legal heirs viz:- (1) Smt. Pratibha Dashrath Patil [spouse], (2) Ms. Tejasvi Dashrath Patil [daughter] & (3) Ms. Nupur Dashrath Patil [daughter], who therefore become entitled to succeed his estates, including his undivided share and rights in the said Entire Land.
- xi) The said (1) Smt. Pratibha Dashrath Patil, (2) Ms. Tejasvi Dashrath Patil [daughter], (3) Ms. Nupur Dashrath Patil and the said Shri. Subhash Chintaman Patil by and vide a duly registered Deed of Conveyance dated 24<sup>th</sup> January 2019 [Regn. No. TNN-9-1093-2019], have also conveyed their all and entire rights in the said Entire Land in favour of Smt. Julie Vishal Shah, for valid consideration.
- xii) By and vide a duly registered Deed of Conveyance dated 19<sup>th</sup> December 2019 [Regn. No. TNN-4-12550-2019] the said Smt. Julie Vishal Shah has conveyed the said Entire Land in favour of the Promoters herein, for valid consideration.

- xiii) Simultaneously on execution the said Deed of Conveyance dated 19<sup>th</sup> December 2019, the said Smt. Julie Vishal Shah has also handed over the quiet, vacant, peaceful, actual and physical possession of the said Entire Land in favour of the Promoters herein.

xiv) Accordingly, the said Entire Land came to be mutated in the name of the Promoters herein.

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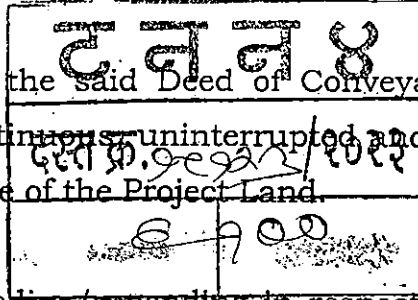
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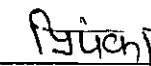
- xv) In the premises as aforesaid, the Promoters herein become entitled to the said Entire Land.
- xvi) A portion admeasuring 145.57 sq. mtrs., out of and from the said Entire Land is falling under D.P. Road and as such by and vide a duly registered Agreement dated 21<sup>st</sup> February 2022 [Regn. No. TNN4-2867-2022], the Promoters herein have handed over the said area of 145.57 sq. mtrs., in favour of Mira Bhayandar Municipal Corporation, in terms of DC Rules applicable to Mira Bhayandar Municipal Corporation and the remaining portion admeasuring 414.43 sq. mtrs., which is delineated in red coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as **Annexure - I**, more particularly described in the **First Schedule** written hereunder and the same is hereinafter referred to as "**The Said Land/Project Land**".

**B. REPRESENTATION/DISCLOSURE BY THE DEVELOPER:-**

- i) As per sanctioned development plan of MBMC, the Project Land falls under Residential Zone.
- ii) The Project Land is also entitled to additional benefits as per the Unified Development Control & Promotion Regulation which was published under Government notification No. TPS-1818 / CR-236 / 18 / SEC37(1AA) / UD-13 dated 02<sup>nd</sup> December 2020.
- iii) Eversince the execution of the said Deed of Conveyance dated 09<sup>th</sup> December 2019, it is in continuous, uninterrupted and unchallenged possession, occupation & use of the Project Land.
- iv) There is no suit/s or proceeding/s pending in respect of the Project Land in any court or any of the forum.



  
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[Allottee]



- v) The title of the Project Land is clear and marketable and free from all encumbrances of whatsoever nature.

**C. PROCURED APPROVALS, SANCTIONS & NOCs:-**

- i) The MBMC by and vide its order bearing No. MBMC / NAP / NR / 3884 / 2010-11 dated 28<sup>th</sup> January 2011 has issued the N.A. Noc in respect of the Project Land, hereinafter referred to as "**The Original Sanctioned Plan**".
- ii) The Competent Authority under the Maharashtra Land Revenue Code by and vide his office order bearing No. Mehsul/K-1/T2/Land/KV-4647/SR-40/2019 dated 18<sup>th</sup> April 2019, has granted the necessary permission for the non-agricultural use of the Project Land, which is as per the authenticated copy of the same annexed hereto and marked as **Annexure - II**;
- iii) The Competent Authority under The Urban Land [Ceiling & Regulation Act] 1976, has issued necessary noc by and vide its office order bearing No. ULC/TA/TN06/Bhayandar/SR-325HS dated 10<sup>th</sup> February 2010, which is as per the authenticated copy of the same annexed hereto and marked as **Annexure - III**;
- iv) The Original Sanctioned Plan came to be revised by the MBMC by and vide its office order bearing No. MBMC/MNP/NR/2411/2021-22 dated 10<sup>th</sup> November 2021, which is as per the authenticated copy of the same annexed hereto and marked as **Annexure - IV**, hereinafter referred to as "**The Sanctioned Plan**" and the Sanctioned Plan includes the benefits of additional FSI in respect of the portion of land measuring 145.57 sqm. m<sup>2</sup> which was handed over to the Mira Bhayandar Municipal Corporation.
- v) In pursuance to the issuing of the Sanctioned Plan, the MBMC has also issued Commencement Certificate by and vide its office order

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[Allottee]

bearing No. MBMC/MNP/NR/2411/2021-22 dated 10<sup>th</sup> November 2021, which is as per the authenticated copy of the same annexed hereto and marked as **Annexure - V**;

- vi) The Fire Officer of MBMC by and vide its office order bearing No. MBMC/MNP/Fire/687/2019-20 dated 20<sup>th</sup> September 2019, has also issued necessary noc, which is as per the authenticated copy of the same annexed hereto and marked as **Annexure - VI**.

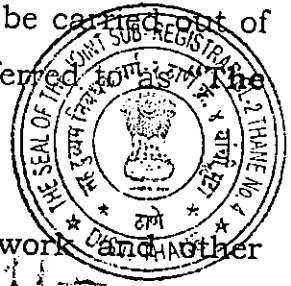
**D. SCHEME OF DEVELOPMENT:-**

- i) The Sanctioned Plan consists of a building, having an FSI of 1,163.66 sq. mtrs., and the same is in Ground + 7 nos. upper floors, which consists of 29 nos. units [i.e. 21 nos. residential flats and 8 nos. shops].
- ii) The building to be constructed on the Project Land is hereinafter known as "**Vardhaman Kutir**", hereinafter referred to as "**The Said Building**".
- iii) The Promoters have availed the facility of concession in payment of premium to the extent of 50% as per Govt. directions U/s 154 of the MRTP Act 1966 as per order bearing No. TPS-1820/SR-27/CL-80/20/UD-13 dated 14<sup>th</sup> January 2021.

- iv) The Project Land and the development work to be carried out of the Said Building are hereinafter collectively referred to as "**The Project**".

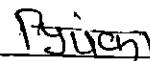
- E. The Promoters have already commenced the civil work and other development and construction work of the Said Building on the Project Land.

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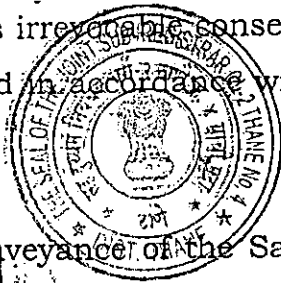
- F. The copy of the Certificate of Title, issued by **Shri. P. Hari [Advocate High Court, Bombay]**, the advocate of the Promoters and the same is as per the authenticated copy of the same annexed hereto and marked as **Annexure - VII**.
- G. The Promoters herein have entered into a standard agreement with **Tej Consultants, Architects**, duly registered with the Indian Council of Architects.
- H. Likewise, the Promoters have also appointed **Ardesh Consultants**, as the R.C.C. Consultant of the Project and the Promoters have agreed to avail the services of the above for the Project. However, the Promoters have reserved their rights to substitute the abovesaid Architect and RCC Consultant, in their sole discretion.

I. **CONFIRMATION BY THE ALLOTTEE:-**

The Allottee do hereby admit, agree and further place on record that he was made aware of the following facts by the Promoters:-

- i) that they shall be revising the Sanctioned Plan for availing further FSI entitlement in respect of the Project Land, as explained hereinabove;
- ii) that the Allottee do hereby admit, confirm and acknowledge the rights of the Promoters to such additional FSI and also utilization of the same by the Promoters and further that he has

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iii)	that the conveyance of the Said Building shall be executed in favour of common body of the allottees to be formed in the



accorded his irrevocable consent to the same and such consent is as per and in accordance with the provisions of Sec. 14(2) of

manner as provided hereunder, within 12 (twelve) months from the date of obtaining of Occupation Certificate of the Said

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[Allottee]

Building, subject to the Promoters have sold the entire premises of the Said Building and also received the entire consideration and all other amounts as provided hereunder from all the allottees of the premises of the Said Building;

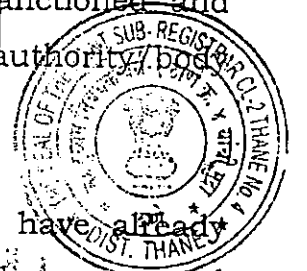
- iv) that the conveyance of the Project Land shall also be executed by the Promoters within 18 (eighteen) months from the date of obtaining the Occupation Certificate of the Said Building and the Promoters have sold the entire premises of the Said Building and also received the entire amount of consideration and other amounts from all the allottees of the premises of the Said Building.

J. The Allottee has demanded from the Promoters and the Promoters have given the inspection to the Allottee, all the documents relating to the title of the Project Land and also the plans, designs and specifications as prepared by the Promoters' Architect and the RCC Consultant and all such other documents, as are specified under the provisions of the RERA and the Allottee do hereby admit, confirm and acknowledge that he has duly personally and physically verified and also closely perused the same and further that he is also fully satisfied about the contents, particulars, validity and genuineness of the same.

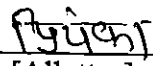
K. The authenticated copies of the plans and specifications of the premises sought to be allotted by the Allottee, as sanctioned and approved by the local authority and other concerned authority/DOE are also already annexed hereto.

L. The Promoters have informed the Allottee that they have already obtained the approvals, sanctions and fees from the concerned authorities or bodies, including the plans, the specifications, elevations, sections of the Said Building to be constructed on the Project Land, as set-out hereunder and shall obtain the remaining/balance approvals

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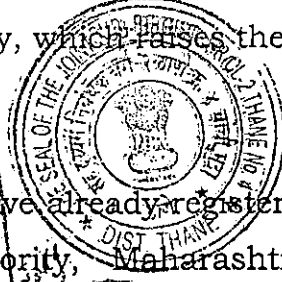
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[Allottee]

from the MBMC or any other competent authorities or bodies from time to time, eventually to obtain the Occupation Certificate of the Said Building to be constructed on the Project Land.


M. The Promoters have also informed the Allottee that while sanctioning the plans by MBMC, it has laid down certain terms, conditions, stipulations and restrictions to be observed and performed by the Promoters, while carrying out the development work of the Project and only upon the due observance and performance of the same, the Occupation Certificate in respect of the Said Building shall be issued / granted by MBMC.

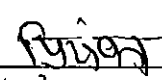
N. The Carpet Area means the net useable floor area, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the premises under reference for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the premises under reference for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the premises. The carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). The carpet area is subject to tolerance/variation of +/- 3 (three) per cent on account of structural design and construction variances. In case of any dispute on the measurement about the carpet area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of such removal and refitting of such finishes shall be borne by the party, which raises the dispute about the measurement of Carpet area.

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The Promoters have already registered the Project, with the Real Estate Regulatory Authority, Maharashtra, at Mumbai, under Sr. No. P51700032789 dated 29<sup>th</sup> January 2022 and the authenticated copy of the same is annexed hereto and marked as **Annexure - VIII**.

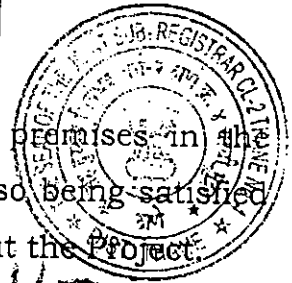
  
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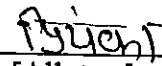
P. The Allottee do hereby also admit, confirm and further place on record as under:-

- i) that he has verified the entire particulars and the data so uploaded and disclosed by the Promoters in the website of RERA, in respect of the Project;
- ii) that the Promoters have offered him the inspection and verification of all the deeds and writings pertaining to the title of the Project Land, including the specifications so also all and entire data uploaded by the Promoters in the website of RERA including Title Certificate, so issued by the Advocate of the Promoters;
- iii) that the Promoters have also offered the inspection of the Sanctioned Plan and also the specifications of the Said Building and all other documents as contemplated under the provisions of RERA and MahaRules.
- iv) that he is fully and completely satisfied about the title of the Project Land.
- v) that he has already sought from the Promoters and the Promoters have already provided him and also made him satisfied fully and completely about all the material facts pertaining to the Project
- vi) that he has opted to ~~accept~~ allotment/ ~~accept~~ the premises in the Project after being fully made aware of and also being satisfied about each and every particular and facts about the Project.
- vii) that he has already personally visited the site and has also verified and ascertained the present status of the Project Land

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upon which, the Said Building is being be constructed, out of the Said Land.

Q. After being fully satisfied about the title of the Promoters in respect of the Project Land and also verifying all the sanctions, permissions, nocs, so already issued by the concerned authorities/bodies including the specification, the Allottee has applied to the Promoters for the allotment of a premises, being Flat/Shop No. 203, on 2<sup>nd</sup> Floor, in the Said Building.

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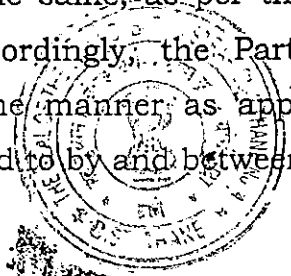
R. The Parties hereto based on and relying upon the confirmations, representations of each other to faithfully abide by the terms, conditions and stipulations, as contained hereunder and all applicable laws, are now desirous of entering into these presents, on the terms and conditions, hereinafter appearing.

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S. The Allottee has paid to the Promoters, a sum not exceeding 10% of consideration payable on or before execution of these presents, towards token/earnest money/application fee or part payment of the consideration, in respect of the premises sought to be allotted by the Allottee from the Promoters and the payment and receipt whereof, the Promoters do hereby admit, confirm and acknowledge and the balance/remaining consideration shall be paid as provided hereunder.

T. As per the provisions of Section 13 of the RERA, the Promoters upon the receipt of amount upto 10% of the consideration payable, as provided hereunder, are required to execute, a written Agreement For Sale, in respect of the premises agreed to be allotted to the Allottee and also register the same, as per the provisions of The Registration Act, 1908 and accordingly, the Parties hereto are entering into these presents, in the manner as appearing hereunder, which have been mutually agreed to by and between the Parties hereto:-

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

1) RECITAL, INTERPRETATIONS & ABBREVIATIONS:-

a) RECITAL:-

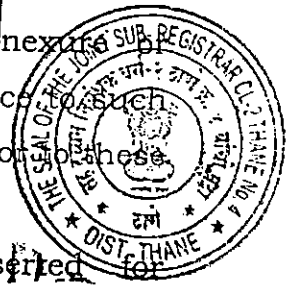
The Parties hereto admit, confirm and further place on record that all the recitals made hereinabove including the Schedules and Annexures hereto shall form and become an integral part and parcel of this Agreement, as if, the same are incorporated in the body of these presents, in the verbatim and as such, the same shall be read, interpreted and construed accordingly.

b) INTERPRETATION:-

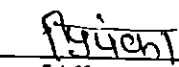
In this Agreement (unless the context requires otherwise):-

- (i) reference to the singular number includes reference to the plural numbers and vice versa;
- (ii) reference to any gender includes reference to all other genders i.e. masculine, feminine and neutral;
- (iii) reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of these presents) for the time being in force and all statutory instruments or orders made pursuant to such statutory provisions;
- (iv) references to any Clause, Section, Annexure or Schedule shall be deemed to be a reference to such Clause, Section, Annexure or Schedule of or of these presents.
- (v) headings in this Agreement are inserted for convenience or for reference only and shall not affect the interpretation and construction of the terms of this Agreement.

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- (vi) reference to an 'agreement' or 'document' shall be construed as a reference to such agreement or document, as the same may have been amended, varied, supplemented or novated in writing at the relevant time in accordance with requirements of such agreement or document and if applicable to this Agreement with reference to the amendments.
- (vii) the words include, "including" and "in particular" shall be construed by way of illustration only and shall not be construed as limiting the general foregoing words.
- (viii) a day, a month or a year means a day, month or year as the case may be reckoned according to the Gregorian calendar.
- (ix) where the day, on or by which anything is to be performed falls on a day that is not a business day.
- (x) all or any agreement, notice, consent, approval, disclosure or communication under or pursuant to this Agreement shall be in writing.

C] **ABBREVIATIONS:-**

The following abbreviations are used in this Agreement, for the sake of brevity and convenience to denote and connote the following:-

i) **MBMC** : Mira Bhayandar Municipal Corporation.

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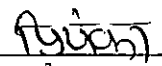
ii) **DC Rules** : The Unified DC Rules Which Is Now Applicable To MBMC.



iii) **F.S.I.** : Floor Space Index

iv) **Premium FSI** : Any FSI available upon payment

  
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of premium including Fungible  
FSI.

v) **TDR** : Transfer of Development Rights

vi) **Architect** : Architect registered under the  
Indian Council of Architect i.e.  
Tej Consultant.

vii) **R.C.C. Consultant** : R.C.C. Consultant appointed  
for the Project by the Promoters  
i.e. Ardesh Consultant.

viii) **Common Body** : Co-Operative Housing Society  
to be registered under The  
Maharashtra Co. Operative  
Societies Act 1960 and the rules  
made thereunder or under the  
Maharashtra Ownership of  
Apartment Act 1963 or a  
Company incorporated under the  
provisions of the Companies Act  
2013.

ix) **RERA** : The Real Estate [Development &  
Regulatory] Authority 2016.

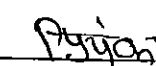
x) **MahaRules**

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दस्तावेज क्र. २९२३/२०२३ Maharashtra RERA Rules, 2017	
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02. **DEVELOPMENT:-**

The Promoters have already commenced the development and  
construction work of the Said Building, which is presently in Ground

  
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+ 7 nos. upper floors, which after availing additional FSI, including by use of TDR shall beyond 7 nos. upper floors.

Provided that the Promoters shall have to obtain prior written consent from the Allottee, in case, any variations or modifications, which may adversely affect the premises sought to be allotted to the Allottee except any alterations or additions are required to be carried out by any local authority or Government authorities or on account of any change in the law or availability or entitlement of any additional or further F.S.I. on the Project Land, as the case may be.

03. ALLOTMENT OF THE PREMISES AND CONSIDERATION:-

a) ALLOTMENT:-

The Allottee hereby agrees to seek allotment from the Promoters and the Promoters do hereby agree to allot to the Allottee, a premises, being **Flat/Shop No. 203**, on 2<sup>nd</sup> Floor, admeasuring 45.77 sq. mtrs. (carpet) as per RERA, of the Said Building i.e. building known as "**Vardhaman Kutir**" to be constructed on the Project Land, more particularly described in the **Second Schedule** written hereunder, hereinafter referred to as "**The Said Flat / Premises / Apartment**", as shown in authenticated copy of the Floor Plan thereof, annexed hereto and marked as **Annexure - IX**.

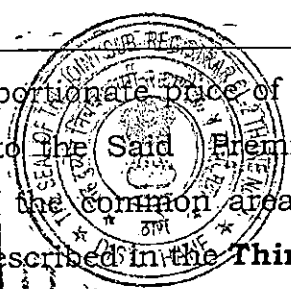
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b) CONSIDERATION:-

In consideration of the allotment of the Said Flat as aforesaid, the Allottee shall pay to the Promoters, a sum of Rs. 44,90,000 /- (Rupees forty four lac ninety thousand Only) (i.e. Rs. - /- X - sq. mtrs.), including Rs. - /- (Rupees - Only)

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ट न न 8	being the proportionate price of the common areas and facilities
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70000	description of the common areas and facilities which are more particularly described in the <b>Third Schedule</b> written hereunder.



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**c] PAYMENT PLAN:-**

The Allottee shall pay the abovesaid amount of consideration as set-out in the Payment Plan annexed hereto and marked in **Annexure - XI.**

04. The abovesaid payment shall be subject to the provisions of the Tax Deducted At Source, as per the prevailing Income Tax Act 1961 and the Rules thereunder, in case applicable.

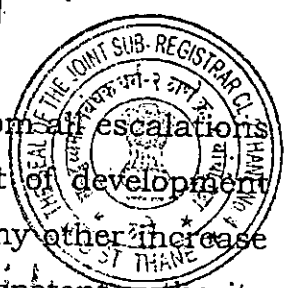
Provided further, the entire onus and responsibility of complying with all the requirements in this regard, shall be of the Allottee, including depositing such TDS amount and also issuing of certificate for Tax Deducted At Source, as contemplated under the provisions of Income Tax Act 1961 and also the Rules thereunder.

Subject to further, the Promoters shall give credit of such TDS amount, only upon receipt of TDS Certificate.

05. The abovesaid total amount of consideration, is exclusive of all taxes (consisting by the tax paid/payable by the Promoters by way of GST or any other similar taxes, levies or cess, which may be levied, in connection with the construction of and carrying out the development work of the Project, payable by the Promoters) till the date of offering of the possession of the Said Premises, by the Promoters to the Allottee and the same shall be borne and paid by the Allottee as and when the same become due and payable, from time to time.

06. The abovesaid amount of total consideration is free from all escalations / increases, except due to any 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 Promoters undertake and agree that while raising a demand on the Allottee for any such increase in the development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose a copy of such notification / order / rule / regulation / documentary evidence

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published / issued in that behalf to such effect, along with the demand letter being issued to the Allottee, and the same shall be only applicable on subsequent payments/installments.

07. The Promoters may in its sole discretion allow rebate for early payments of installments, as payable by the Allottee, as provided hereinabove, by discounting such early payments at the rate of 6% per annum, for the period, by which the respective installment has been pre-poned.

Provided further, the provision of allowing the rebate and the rate of rebate shall not be subject to any revision/withdrawal, once the same is granted to the Allottee by the Promoters.

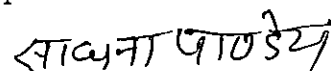
08. The Promoters shall confirm the final carpet area of the Said Premises, which is agreed to be allotted to the Allottee by these presents, after the construction of the Said Building is complete and the Occupation Certificate is granted/issued by MBMC, by furnishing details of the changes, if any, in the carpet area of the Said Premises, subject to a variation cap of 3 (three) percent. Thereupon, the total price payable for the carpet area of the Said Premises shall be re-calculated upon the confirmation by the Promoters. In case there is any reduction in the carpet area more than the defined limit of 3% and in such event, the Promoters shall refund whatever the excess money so paid by Allottee within 45 (forty- five) days along with annual interest at the rate specified in the Rule No. 18 of RERA, from the date on which, such excess amount was paid by the Allottee to the Promoters. Likewise, in case should there be any increase in the carpet area of the Said Premises agreed to be allotted to the Allottee, by these presents and in

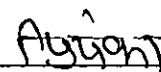
such event, the Promoters shall demand such additional amount of consideration payable from the Allottee, as per the next milestone as per the Payment Plan annexed hereto and marked as Annexure - XI. All such monetary adjustments shall be made at the same rate per square metre, as provided in Clause No. 03(b), hereinabove.

Notwithstanding anything as provided hereinabove, in case of any dispute as far as the measurement about the carpet area of the



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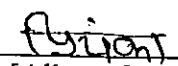
Said Premises, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of such removal and refitting/re-fixing/applying of such finishes shall be borne by the Party, which raises the dispute about the measurement of carpet area.

09. The Allottee do hereby authorize the Promoters to adjust/ appropriate all the payments made by him under any head(s) of dues against lawful outstanding, if any, in his name, as the Promoters may, in its sole discretion deem fit and proper and the Allottee undertakes not to object or dispute or demand or direct the Promoters to adjust his payments in any manner.
10. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoters in the Said Building and the Said Premises as are set out in the **Annexure - IX** annexed hereto.
11. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before offering possession of the Said Premises to the Allottee, obtain from the concerned local authority Occupation Certificates in respect of the Said Building.
12. It is clearly agreed, understood and acknowledged by the Promoters and the Allottee that time being the "**Essence of the Contract**". The Promoters shall abide by the time schedule for completing the Project and offering the possession of the Said Premises to the Allottee and the common areas to the common body of the allottees of all the premises of the Said Building, after obtaining the Occupation Certificate. Similarly, the Allottee also shall make timely payments of the installments and other amounts and dues payable by him to the Promoters, and also for meeting the other obligations under these

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
presents, subject to the simultaneous completion of construction by the Promoters as provided in Payment Plan.

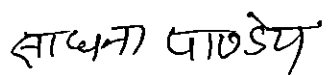
13. The Promoters hereby declare that the Floor Space Index sanctioned as on date in respect of the Project Land is 1,163.66 sq. mtrs. The Promoters shall be using additional or further FSI entitlement as per the DC Rules applicable or based on the expectation of increased FSI, which may be available in future on modification/revision of DC Rules, which are applicable to the Project. The Promoters have disclosed the Floor Space Index of as proposed to be utilized by it on the Project Land and also in the Project and the Allottee has agreed to acquire the Said Premises, based on the proposed construction to be carried out by the Promoters and the sale of premises thereof by the Promoters, by utilizing the proposed F.S.I. and on the clear-cut understanding that the declared proposed F.S.I. shall always belong to Promoters solely and exclusively and further that the Promoters herein, may make use of such additional FSI, as they may in their sole discretion deem fit and proper, including use of such additional or further benefits of FSI, either on the Said Building or any other property or properties belonging to the Promoters subject to the DC Rules that becomes applicable.

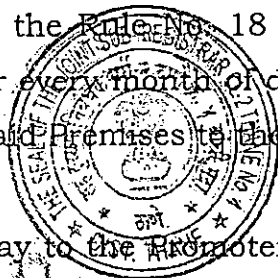
14. In case, the Promoters are not able to abide by the time schedule for completing the Project and offering the possession of the Said Premises to the Allottee, and in such event, the Promoters agree to pay to the Allottee, in case, he does not intend to withdraw from the Project, an

interest as specified in the Rule No. 18 of RERA, on all the amounts paid by the Allottee, for every month of delay, till such time of offering the possession of the Said Premises to the Allottee.

15. The Allottee agrees to pay to the Promoters, interest as specified in the Rule No. 15 of the RERA, on all the delayed payment/s which become due and payable by the Allottee to the Promoters under the terms of these presents from the dates on which, such amounts become due and

  
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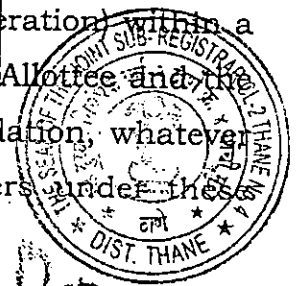
payable by the Allottee to the Promoters, which is as per the Payment Plan as annexed hereto.

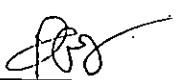
16. Without prejudice to the right of Promoters to charge interest in terms of Clause No. 15 hereinabove, the Allottee upon committing any default in the payment of the installment and other dues, on the respective due dates of any amount due and payable by the Allottee to the Promoters under these presents, (including his proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing 3 (three) nos. defaults of payment of installments, the Promoters shall at its own option, may cancel or terminate or rescind these presents.

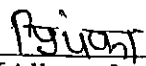
Provided that the Promoters shall give notice of 15 (fifteen) days in writing ["**Notice/Curing Period**"] to the Allottee, by Registered Post AD / Courier / E-mail at the address provided by the Allottee hereunder and mail at the e-mail address provided by the Allottee, of their intention to terminate or cancel or rescind these presents, on account of the specific breach or breaches of the terms and conditions of these presents by the Allottee, due to which, they are intended to terminate or cancel or rescind these presents. In case, the Allottee fails to rectify/remedy the breach or breaches as notified by the Promoters within the period of notice and in such event, upon the expiry of the period of notice, the Promoters shall be entitled to terminate, cancel or rescind these presents.

Provided further, that upon the termination or cancellation or rescission of these presents, as aforesaid, the Promoters shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages of 25% of the total amount consideration) within a period of 30 (thirty) days, from the date on which the Allottee and the Promoters entered into duly registered Deed of Cancellation, whatever the amounts so paid by the Allottee to the Promoters under these presents.

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17. It is clarified that for whatever reasons or under any circumstances, the Promoters shall not be liable to refund any of the amounts collected by the Promoters of GST or any other taxes, levies or cess and deposited by the Promoters to the concerned authority, unless and until, the refund of the same is received by the Promoters from the concerned authority and the such refund shall be without any interest.
18. The Promoters agree to offer the possession of the Said Premises to the Allottee, on or before 31<sup>st</sup> December 2023. In case, the Promoters are unable to offer the possession of the Said Premises to the Allottee on account of reasons beyond its control and of its agents i.e. **Force Majeure** which are defined and set-out hereunder separately, by the aforesaid date and in such event, the Promoters shall be liable on demand by the Allottee to refund the amount/s already received by it, in respect of the Said Premises, along with interest at the same rate as provided in the Rule No.18 of the RERA, from the date/s the Promoters received such amount/s, till the actual date of refund.

Provided that the Promoters shall be entitled to reasonable extension of time for offering over the possession of the Said Premises on the aforesaid date, if the completion of Said Building is delayed on account of:-

(a) acts of God i.e. fire, drought, flood, earthquake, epidemics, and natural disasters;

(b) explosions or accidents, air crashes and shipwrecks, act of terrorism;

(c) strikes or lock-outs, industrial dispute;

(d) non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;

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- (e) war and hostilities of war, riots, bandh, act of terrorism or civil commotion;
- (f) the promulgation of or amendment or abrogation in any law, rule or regulation or the issue of any injunction, court order or direction from any Governmental Authority that prevents or restricts a party from complying with any or all the terms and conditions as provided in these presents;
- (g) any legislation, order or rule or regulation made or issued by the Government or any other Authority;
- (h) any delay in granting any further permission or sanctions by the concerned authority, at any stage including issuing of Occupation Certificate of the Said Building;
- (i) any dispute or litigation pertaining to the Said Land by any person or authority resulting to any stoppage of development work of the Said Building;
- (j) any epidemic or pandemic so declared by the Central, State or any of the other authority;
- (k) any factors or circumstances that are beyond the control of the Promoters.

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19. **PROCEDURE FOR & OFFERING/TAKING POSSESSION:-**

- a) The Promoters, upon obtaining the Part Occupation Certificate / Occupation Certificate of the Said Building from MCGM and upon the payment of the entire amounts to be paid by the Allottee as per this Agreement, shall offer in writing the possession of the Said Premises, to the Allottee, in terms of this Agreement to be taken within 15 (fifteen) days ["**Possession Notice**"] from the date of issue of such notice and the Promoters

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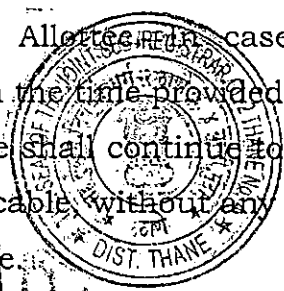
shall handover the possession of the Said Premises to the Allottee. The Promoters agree and undertake to indemnify and keep indemnified the Allottee, in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agrees to pay the maintenance charges as determined by the Promoters or the common body of allottees, as the case may be from the date of offering the possession of the Said Premises by the Promoters. The Promoters on its behalf shall offer the possession to the Allottee, in writing within 7 (seven) days of receiving the Part Occupation Certificate / Occupation Certificate of the Said Building.

- b) The Allottee agrees and undertakes to take the possession of the Said Premises within 15 (fifteen) days of the written notice from the Promoters to the Allottee intimating that the Said Premises is ready for use and occupation.

20. **CONSEQUENCES OF DEFAULT ON THE PART OF THE ALLOTTEE TO TAKE POSSESSION OF THE SAID PREMISES OR FAILURE TO COMPLY WITH HIS OBLIGATION UNDER THESE PRESENTS:-**

- i) Upon receiving the Possession Notice from the Promoters as per Clause No.19 hereinabove, the Allottee shall take the possession of the Said Premises from the Promoters, by executing necessary indemnities, undertakings and such other documents as prescribed in this Agreement or demanded by the Promoters and the Promoters shall handover the possession of the Said

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Premises to the Allottee. In case, the Allottee fails to take possession within the time provided in Clause No. 19 and in such event, the Allottee shall continue to be liable to pay maintenance charges, as applicable, without any excuse or protest or demur of whatsoever nature.

- ii) Upon the cancellation or termination of these presents as provided hereinabove, the Promoters shall refund whatever the

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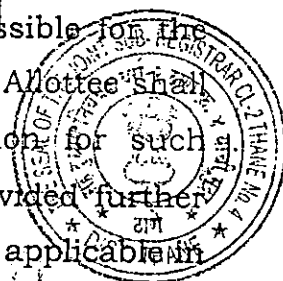
amounts that are paid by the Allottee within a period of 45 (forty five) days from the date of cancellation or termination of these presents and also upon the Allottee executing and registering the Deed of Cancellation.

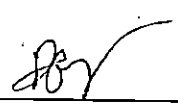
- iii) In the event of cancellation or termination of these presents, as stated hereinabove, the Allottee shall not have any right, interest, benefits or claim of whatsoever nature against the Said Premises or against the Promoters, save and except the right to receive the refund of the amount, as provided hereinabove;
- iv) Consequent to the cancellation or termination or rescission of these presents, the Promoters shall be entitled to deal with the Said Premises, in favour of any third party or parties, without any reference to the Allottee.

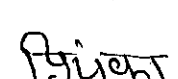
21. **DEFECT LIABILITY:-**

In case, within a period of 5 (five) years from the date of offering the possession of the Said Premises to the Allottee and the Allottee brings to the notice of the Promoters, any structural defect in the Said Premises or the Said Building or any defects on account of workmanship, quality or provision of service other than any such defect/s occur, on account of factors attributable to the Allottee or to any of the other allottees or users of the premises of the Said Building and in such event, wherever possible, such defect/s shall be rectified by the Promoters at its own cost. In case, it is not possible for the Promoters to rectify such defect/s and in such event, the Allottee shall be entitled to receive from the Promoters, compensation for such defects in the manner as provided under the RERA. Provided further under no circumstances such defect liabilities shall not be applicable in respect of any fixtures or fittings so provided in the Said Premises and further that in case of any defect in fixtures and fittings shall be limited only to the extent as given by the manufacturer of the same.

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22. The Allottee shall use the flat for residential purpose alone and not otherwise
23. The Allottee along with all other allottees of the premises in the Said Building shall join in forming and registering the common body of allottees to be known by such name as the Promoters may decide and for this purpose, also from time to time sign, execute and deliver, the application for registration and/or membership and any other papers and documents necessary for the formation and registration of such common body of allottees and also for becoming a member/s thereof, including the Bye-laws or Memorandum or Articles of the proposed common body of allottees and duly filled in, signed and returned the same to the Promoters within 7 (seven) days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register such common body of allottees to be formed as provided hereunder. No objection shall be raised by the Allottee, if any, changes or modifications are made in the draft Bye-laws or Memorandum or Article by the competent authority.
24. The Promoters shall, within 18 (eighteen) months of registration of the common body as aforesaid, cause to be transferred all the rights, interests and benefits of the Promoters in the Said Building. Subject to however, such conveyance shall be executed by the Promoters only upon the Promoters receiving the entire amounts of consideration and other amounts from all the allottees of the premises of the Said Building. Subject to further, such conveyance shall be prepared by the attorneys of the Promoters

25. Likewise, the Promoters shall execute the conveyance of the Project Land in favour of the of the common body of allottees of the Said Building in the manner as provided hereunder within 18 (eighteen) months' from the date of obtaining of Occupation Certificate. Such conveyance to be executed of the Project Land shall be prepared by the attorneys of the Promoters and all and entire professional fees that

  
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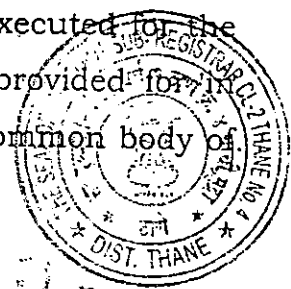
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becomes payable including stamp duty, registration fees and out of pocket expenses in connection with same shall be borne and paid by all the allottees or owners of the premises of the Said Building to the total exclusion of the Promoters.

26. Within 15 (fifteen) days after notice in writing i.e. Possession Notice is given by the Promoters to the Allottee that the Said Premises is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Premises) of outgoings in respect of the Project Land and Said Building, namely, local taxes, betterment charges or such other levies by the 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 Project Land and the Said Building thereon. Until the common body of allottees is formed and the Said Building is transferred to it, the Allottee shall pay to the Promoters such proportionate share of outgoings along with applicable taxes, if any, as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoters provisional monthly contribution towards the outgoings, which may be decided by the Promoters, at the time of offering of the possession of the Said Premises, along with the applicable taxes if any. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until the conveyance of Said Building and the Project Land is executed in favour of the common body of allottees to be formed as aforesaid. On such conveyance being executed for the

Said Building, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid by the Promoters to the common body of allottees, as the case may be, without any interest.

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27. It is agreed, admitted and acknowledged by the Allottee that in case, the Promoters provide any additional amenities, other than the amenities, as specified hereunder, which shall be at its sole discretion

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and in such event, the Allottee shall pay to the Promoters, such amounts as may be decided by the Promoters for the maintenance and upkeep of such additional amenities.

28.(i) On or before registration of conveyance of the Said Building, the Allottee shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the common body of allottees or any document or instrument of transfer in respect of the Project Land and the Said Building.

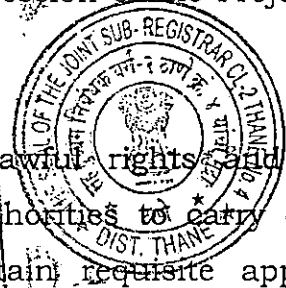
(ii) Likewise, on or before execution and registration of conveyance of the Project Land, the Allottee shall contribute and pay to the Promoters or the Promoters, his proportionate share through the common body of allottees, the stamp duty, registration fees and out of pocket expenses that become payable.

29. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:-**

The Promoters do hereby represent and warrant to the Allottee as follows:-

- i) that its title to the Project Land is clear and marketable and free from all encumbrances;
- ii) that it has disclosed in the Title Report annexed to these presents, it has requisite rights to carry out development of the Project Land and the Said Building and also has actual, physical and legal possession of the Project Land for the implementation

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- iii) that it (has) lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;

- iv) that there are no encumbrances on the Project Land or the

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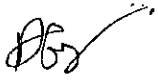
- v) that there are no litigations pending before any Court of law in respect to the Project Land or the Project;
- vi) that all approvals, sanctions, permissions issued by the competent authorities in respect to the Project, Project Land and the Said Building are valid and subsisting and were obtained by following due process of law. Further, all approvals, sanctions, permissions, licenses and permits to be issued by the competent authorities in respect of the Project, the Project Land and the Said Building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws pertaining to the Project, the Project Land, the Said Building and the common areas;
- vii) that it has every right to enter into this Agreement and further have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee agreed to be created by these presents may prejudicially be affected;
- viii) that it 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 Project Land, including the Project and the Said Premises, which will, in any manner, affect the rights of the Allottee under this Agreement;

- ix) that it confirms that ~~it is not restricted in any manner whatsoever from allotting the Said Premises to the Allottee in the manner, as contemplated in this agreement;~~

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- x) that at the time of execution of the conveyance of the Said Building in favour of the common body of the allottees, the Promoters shall handover lawful, vacant, peaceful, physical

  
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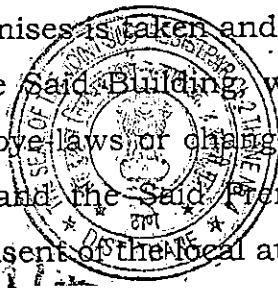
possession of the common areas of the Said Building to the common body of the allottees, which are set-out in Third Schedule written hereunder;

- xi) that it 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 of the Project to the concerned / competent authorities;
- xii) that 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 Project Land) has been received or served upon them respect of the Project Land and/or the Project.

30. The Allottee for himself with an intention to bring all persons into whosoever hands the Said Premises may come, hereby covenants with the Promoters as under:-

- i. To maintain the Said Premises at the Allottee's own cost in good and tenantable repair and condition from the date of possession of the Said Premises is taken and shall not do or suffer to be done anything in the Said Building, which may be against the rules, regulations or bye-laws, or change/alter or make addition in the Said Building and the Said Premises itself or any part thereof without the consent of the local authorities;

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- ii. Not to store in the Said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Said Building or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages, which may damage or likely to damage the staircases,

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common passages or any other structure of the Said Building, including entrances of the Said Building and in case any damage is caused to the Said Building or the Said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of any such breach;

- iii. To carry out at his own cost all internal repairs to the Said Premises and maintain the Said Premises in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the Said Building or the Said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall alone be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- iv. Not to demolish or cause to be demolished the Said Premises 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 Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Said Building and shall keep the portion, sewers, drains and pipes in the Said Premises and the appurtenances thereto in good tenantable repair, state and condition, and in particular, so as to support, shelter and protect the other parts of the Said Building and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said Premises without the prior written permission of the Promoters and/or the common body of the allottees;

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Said

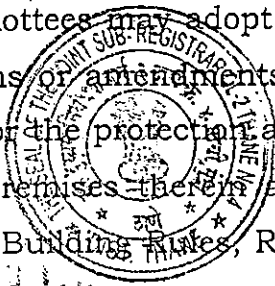
  
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Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Project Land and the Said Building;
- vii. To pay to the Promoters within 15 (fifteen) days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Said Building;
- viii. To bear and pay any increase in the local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Premises by the Allottee for any purposes other than for purpose for which is being sought to be allotted;
- ix. Not to let, sub-let, transfer, assign or part with interest or benefit factor under this Agreement or part with the possession of the Said Premises until all the dues payable by the Allottee to the Promoters under this Agreement are fully and completely paid up;
- x. To observe and perform all the rules and regulations which the

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common body of allottees may adopt since its inception and any additions, alterations or amendments thereof that may be made from time to time for the 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 shall also observe and perform all the stipulations and conditions laid down by the common body of the allottees regarding the occupation and

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use of the Said Premises in the Said Building and further shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till the conveyance of the Said Building is executed in favour common body of all the allottees/owners of the premises of the Said Building to be formed as provided hereunder, the Promoters, its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Said Building or any part thereof to view and examine the state and condition thereof.


xii. Likewise, till the conveyance of the Project Land is executed in favour common body of all the allottees/owners of the premises of the Said Building to be formed as provided hereunder, the Promoters, their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into the Said Premises and also the Said Building and upon the Project Land or any part thereof to view and examine the state and condition thereof.

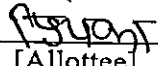
xiii. The Allottee shall also bear and pay his share of outgoings in respect of the common amenities to be provided in the Said Building and/or the Project;

xiv. The Allottee shall also bear and pay his share in respect of the outgoings of the common amenities and facilities to be provided in the Project, as and when demanded without any excuse, cause or demur;

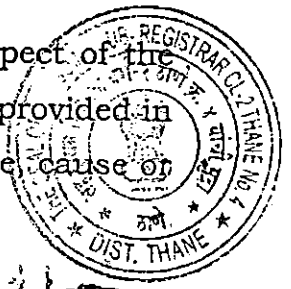
xv. To strictly follow the fire safety instructions;

xvi. Not to tamper with or damage or spoil the fire-fighting systems

  
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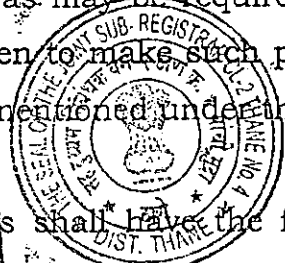


and equipment so installed in the Said Building, in any manner whatsoever;

31. **DECLARATION AND ASSURANCE BY THE ALLOTTEE:-**

- i) The Allottee doth hereby represent and further assure the Promoters that the whatever the amounts he has paid to the Promoters, in respect of the Said Premises and all other payments that he may be making hereinafter, is from his legal and lawful source of earnings alone and further admits, confirms and acknowledges that the Promoters herein has agreed to accept the booking of the Said Premises, entirely relying upon and completely based on the assurances and representations made by me, hereinabove;
- ii) The Allottee hereby confirms that the Promoters have given to the Allottee concession in the consideration provided under these presents, which is less than the rate presently prevailing in the same vicinity in respect of the other buildings similarly situate at, considering that the Allottes has agreed to the unconditional and irrevocable right and authority of the Promoters in respect of deficiencies in various open space, use of terrace, etc. and further agreed to pay such amounts, deposits, taxes to the Government, development charges, betterment charges, GST etc. as, set-out hereunder under these presents and shall not obstruct, interfere, challenge, or dispute such rights of the Promoters and shall further shall extend full and whole-hearted co-operation, as may be required by the Promoters and that he has undertaken to make such payments not limited to, deposits, taxes etc. as mentioned under these presents.
- iii) The Promoters shall have the first charge and paramount lien over the Said Premises in respect of all the dues and amounts that are payable by the Allottee to the Promoters under these presents;

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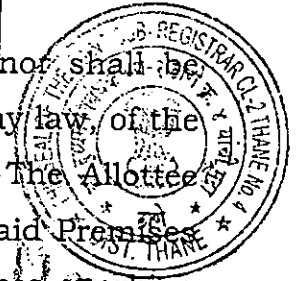
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iv) Similarly, the Allottee do hereby admit, confirm and acknowledge that the Promoters shall be fixing or displaying its "logo" or "monogram" on any prominent portion or place of the Said Building, as the Promoters may in its sole discretion deem fit and proper and such logo shall not be destroyed or removed or defaced or tempered or altered or mutilated by the Allottee or other allottees of the premises of the Said Building, or the common body to be formed of the allottee of the premises of the Said Building for whatever reasons or under any circumstances;

iv) The Allottee do hereby further agree, admit, confirm and acknowledge that as per the agreed terms of the Allotment of the Said Premises, by the Promoters to the Allottee, as contemplated by these presents, notwithstanding execution of conveyance of the Said Building to be executed in the manner as provided hereunder, save and except the municipal tax, no other amounts is payable, not limited to including maintenance charges in respect of the unsold premises of the Said Building till such time, the same are finally allotted and occupied, by the prospective allottees. The Allottee do hereby further agree, admit and acknowledge that stipulations as contemplated under this para shall be binding upon all other allottees of the premises of the Said Building and also the common body of allottees to be formed of all the premises of the Said Building, at all times;

32. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in or under any law, of the Said Premises, the Said Building and the Project Land. The Allottee shall have no claim, save and except, in respect of the Said Premises hereby agreed to be allotted to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, shall remain the properties of the Promoters until the Said Building and the Project Land are transferred / conveyed to the common body of the allottees to be formed as provided hereunder.

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33. **THE PROMOTERS SHALL NOT MORTGAGE OR CREATE ANY CHARGE:-**

After the Promoters execute this Agreement, it shall not mortgage or create a charge on the Said Premises 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 in respect of the Said Premises, as agreed to be allotted by these presents. However, it is explicitly made clear by the Promoters to the Allottee that notwithstanding anything contained under these presents, the Promoters shall always be entitled to raise finance against the security of its rights, interest, benefits, in the Project from any financial institutions, as the Promoters, may in its sole discretion deem fit and proper.

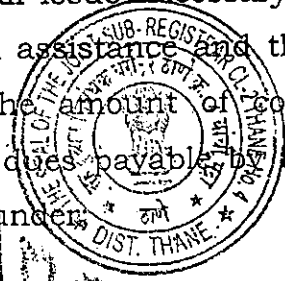
34. **AVAILING OF FINANCIAL ASSISTANCE BY THE ALLOTTEE:-**

The Allottee shall be entitled to avail financial assistance from any institutions against the Said Premises and the same shall be subject to the following terms and conditions and also in the following manner:-

i) that the Allottee shall make a request in writing to the Promoters seeking permission or noc for availing such financial assistance against Said Premises;

ii) that upon the receipt of such request from the Allottee, the Promoters shall issue necessary noc to the Allottee for availing

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such financial assistance and the same shall be subject to the payment of the amount of consideration and also all other amounts and dues payable by the Allottee to the Promoters as provided hereunder;

iii) that it is expressly agreed and specifically understood and acknowledged by the Allottee that the entire liability and responsibility to repay such financial assistance, including the

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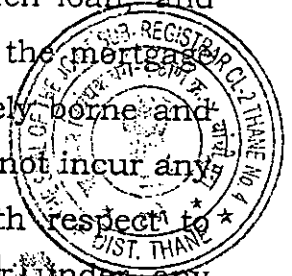
monthly EMI payable and further that for whatever reasons or under any circumstances, the Promoters shall not be held liable or responsible for the same;

- iv) that whatever the financial assistance so obtained shall be paid directly to the Promoters and the Promoters shall be entitled to appropriate the same against the dues and amounts payable by the Allottee to the Promoters as provided hereunder and the Allottee shall not be entitled to dispute or raise objection against such appropriation to be made by the Promoters.

35. LOAN & MORTGAGE:-

- (i) The Allottee shall be entitled to avail loan from any bank/financial institution and to mortgage the Said Premises by way of security for repayment of the such loan to such bank/financial institution, with the prior written consent of the Promoters. The Promoters shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has defaulted in making payment of the sale consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the such loan, mortgage of the Said Premises, servicing and repayment of the such loan and any default with respect to the such loan and/or the mortgage of the Said Premises, shall be solely and exclusively borne and incurred by the Allottee alone. ~~The Promoters shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage for whatever reasons or under any circumstances.~~
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the

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Promoters in any manner, and shall be subject to and shall ratify the rights and entitlements of the Promoters to receive the balance sale consideration and balance other amounts payable by the Allottee under this Agreement.

- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the same shall be subject to the rights of the Promoters to recover the entire sale consideration along with the other charges and taxes with respect to the Said Premises.

36. **BINDING EFFECT:-**

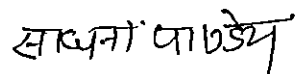
Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, **firstly**, the Allottee signs and delivers this Agreement with all the Schedules and Annexures along with the payments, due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt of the Agreement by the Allottee and **secondly**, appears for registration of the same before the concerned Sub-Registrar of Assurance, as and when intimated by the Promoters. If the Allottee fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appears before the Sub-Registrar of Assurance for its registration, as and when intimated by the Promoters, then, the Promoters shall serve a notice to the Allottee for rectifying/remedying such default/s, which, if not rectified / remedied within 15 (fifteen) days from the date of its receipt of such notice by the Allottee, application of the Allottee may

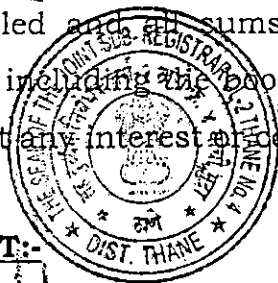
be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

37. **ENTIRE AGREEMENT:-**

This agreement, along with its Schedules and Annexures, constitute the entire agreement between the Parties in respect of the subject

  
[Promoters]

  
[Allottee]



matter as contained hereof and supersedes any and all understandings, any other agreements, allotment letter, booking forms, correspondences, arrangements whether written or oral, if any, between the Parties in respect of the Said Premises.

38. **AMENDMENT:-**

This Agreement can only be amended with the written consent of the Parties.

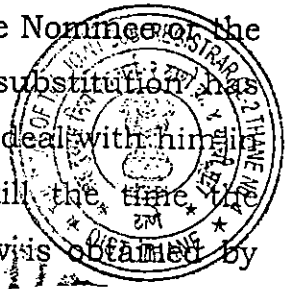
39. **TERMS/PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:-**

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

40. **NOMINEE:-**

(i) The Allottee hereby nominates \_\_\_\_\_ ("Nominee") as his nominee in respect of the Said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the Said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of such Nominee. The Promoters shall only recognize the Nominee of the nominee substituted by the Allottee (if such substitution has been intimated to the Promoters in writing) and deal with him in all matters pertaining to the Said Premises, till the time the necessary order of the competent court of law is obtained by any legal heirs and/or representatives of the Allottee.

उत्तर प्रदेश  
व्यवस्थापक  
२९/०३/२०२३



(ii). The heirs and legal representatives of the Allottee shall be

[Signature]  
[Promoters]

साधना पाठक  
[Signature]  
[Allottee]



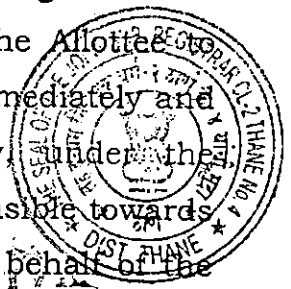
any such transaction.


44. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:-**

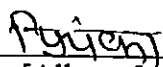
(i) The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities a laid down in The Foreign Exchange Management Act 1999 thereof , Reserve Bank of India Act and the rules and regulations made thereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Promoters, with such permissions, approvals, which would enable the Promoters, to comply with its obligation under these presents. Any refund, transfer of security, if provided in terms of these presents, shall be made in accordance of The Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of Reserve Bank of India or any other applicable laws. The Allottee understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by Reserve Bank of India, he shall alone be liable for any action under The Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

(ii) The Promoters accept no responsibility in this regard. The Allottee shall keep the Promoters fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee, ~~subsequent to the signing of these presents, it shall be the sole responsibility of the Allottee to~~ intimate the same in writing to the Promoters, immediately and shall also comply with ~~all formalities, if any, under the~~ applicable laws, the Promoters shall not be responsible towards any third party making payments/remittance on behalf of the Allottee and such third party shall not have any right in the premises applied for in any way and the Promoters shall be

दस्तावेज  
दस्तावेज १९२३/२०२३  
०२/१०



  
[Promoters]

सावना पाठडेय  
  
[Allottee]

issuing the receipts in the name of the Allottee only.

45. **PLACE OF EXECUTION:-**

The execution of this Agreement shall be complete only upon its execution by the Promoters through its respective authorized signatories at the Promoters' office, or at some other place, which may be mutually agreed between the Promoters and the Allottee and after the Agreement is duly executed by the Allottee and the Promoters and the Promoters or simultaneously with the execution this Agreement shall be registered at the office of the concerned Sub-Registrar of Assurance at Bhayandar/Mira Road. Accordingly, this Agreement shall be deemed to have been executed at Bhayandar/Mira Road.

46. The Allottee and/or Promoters shall present this Agreement as well as the conveyance/s to be executed as provided hereunder at the concerned office of the Sub-Registrar of Assurance for registration within the time limit prescribed under the Registration Act and the Promoters or its representatives shall attend such office and admit execution thereof.

47. All the notices to be served on the Allottee, the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee, the Promoters by Registered Post A.D or courier and notified Email ID at their respective addresses specified below:-

(Name of the Promoters) : Vardhaman Builders.

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दस्तावेज क्र. १९१२३ / २०२३	
७३	१००



Address of the Promoters : 1002, Divya Parshwa Haridas Nagar,  
Near Jain Temple,  
Borivali (West),  
Mumbai - 400 092.

[Promoters]

साधना पाठडे

[Allottee]

(Email-ID of the Promoters) : vardhamanbuilders9@gmail.com

(Name of the Allottee) : SADHANA ANAND PANDAY  
PRITYANKA MAHEMORA PANDAY

(Address of the Allottee) : FID NO: 606/A, PANDAY ENCLAVE  
PANDAY CROSS ROAD, HOOR  
SEVEN SQUARE SCHOOL, MIYA ROAD

(Email-ID of the Allottee) : \_\_\_\_\_

The Allottee and the Promoters shall inform each other of any change in address as given hereinabove, subsequent to the execution of this Agreement, by Registered Post or courier, failing in which, all communications and letters posted at the abovesaid address shall be deemed to have been served/received by the Promoters or the Allottee, as the case may be.

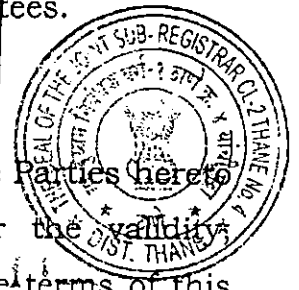
48. **JOINT ALLOTTEES:-**

In case, there are joint allottees and in such event, all communications shall be sent by the Promoters to the Allottee, whose name appears first and at the address given by him, which shall for all intents and purposes be deemed to have been served on all the Allottees.

49. **DISPUTE RESOLUTION:-**

If any disputes, differences or claims arise between the Parties hereto in connection with or touching this Agreement or the validity interpretation, implementation or alleged breach of the terms of this Agreement anything done or omitted to be done pursuant to this Agreement, the Parties shall attempt in the first instance to resolve the same mutually by negotiation. If such disputes, differences or claims are not resolved by negotiation within 90 (ninety) days after

जनक  
दस्त क्र. 923/2023



[Signature]

[Promoters]

साधना पांडेय

[Signature]

[Allottee]

वर्धमान बाउडर  
साधना पांडेय

commencement of discussions or such longer period as the Parties may agree to in writing, then either Party may refer such disputes, differences or claims, to the Authority as per the provisions of the RERA and the Maha Rules.

50. **STAMP DUTY & REGISTRATION FEES:-**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the Said Premises and the Parking Space shall be borne by the Allottee alone, to the total exclusion of the Promoters.

51. **GOVERNING LAW & JURISDICTION:-**

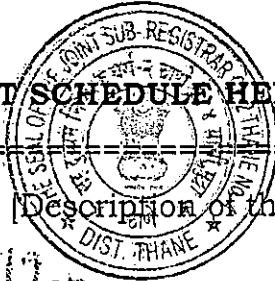
The rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts of Thane/Bhayandar shall have the jurisdiction for this Agreement.

IN WITNESS WHEREOF, the Parties hereunto have set and subscribed their respective hands to these presents, on the day, month and year first written hereinabove.


८ न न ४	
दिनांक १९/०९/२०२३	
१५	१००

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

[Description of the Project Land]



A portion admeasuring 414.43 sq. mtrs., forming part of a larger property bearing **Old Survey No. 302, New Survey No. 181, Hissa No. 12**, situate at, being and lying at Revenue Village – Navghar, Taluka & District – Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation, which is delineated in red coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as **Annexure – I** and which is bounded as under:-

  
[Promoters]

साधना वाठरेय

  
[Allottee]





**GENERAL AMENITIES**

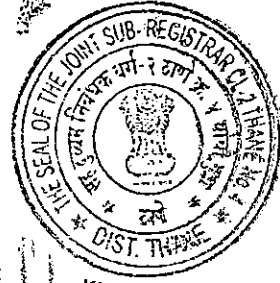
**A. Flat:-**

- 1) Vitrified Tiles.
- 2) Anodized coated aluminum windows in all rooms with granite & marble.
- 3) Granite kitchen platform with SS Sink.
- 4) Glazed tiles from kitchen platform to ceiling level.
- 5) Granite frame for kitchen, bathroom and WC.
- 6) Wooden frame for main door with decorative laminates.
- 7) Loft above Bathroom & WC.
- 8) Full height glazed tiles in Bathroom & WC.
- 9) Anti-skid tiles in Bathroom & WC.
- 10) Concealed electrical copper wiring with adequate points.
- 11) Good quality modular switches.
- 12) Concealed plumping.
- 13) Good quality CP fittings.
- 14) Oil bound distemper paint.

**B. External:-**

- 1) Earthquake resistant RCC Frame Structure.
- 2) Branded High Speed Elevators.
- 3) Solar Treatment System.
- 4) Entrance Lobby.
- 5) Rain Water Harvesting System.
- 7) Fire-fighting systems.

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92923	/2023
200	200



**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**

(The nature, extent and description of common areas and facilities in the Project)

(To be handed over at the time of handing over the possession of the Said Building to the common body of allottees to be formed.)

1. Portion of land underneath building.

[Promoters]

साधना वाडसे

[Allottee]

2. Entrance lobby.
3. Fire Safety Equipment.
4. Electrical Meter Rooms.
5. Overhead Water Storage Tank.
6. Underground Water Storage Tank with pump room.
7. Terrace.
8. Watchman Cabin.
9. Staircase and Landing Space.
11. Solar Treatment System.
12. Rain Water Harvesting System.
13. Lobby on all floors.

**SIGNED, SEALED AND DELIVERED  
BY THE WITHINAMED  
"THE PROMOTERS"**

**VARDHAMAN BUILDERS**

(PAN No. AALFV2536R)

(through its partner)

**SHRI. Ramesh C. Saitot**



M/S. VARDHAMAN BLDG.  
*R. Saitot*

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दस्त क्र. १९२३/२०२३	
४	१००.



In the presence of:-

1. Shri. ANAND PANDEY - *Anand Pandey* }

2. Shri. MAHENDRAKUMAR B PANDEY *m.pandey* }

*[Signature]*

[Promoters]

साधना पांडेय

*[Signature]*

[Allottee]

SIGNED, SEALED AND DELIVERED  
BY THE WITHINAMED  
"THE ALLOTTEE"

साधना पांडेय

SHRI/SMT/M/S. SADHANA ANAND PANDEY }

PRITMANKA MAHEMDRA PANDEY }



(PAN No. BTEPP4387D)

सिद्धिका



In the presence of:-

1. Shri. ANAND PANDEY. Anand Pandey }

2. Shri. MAHEMDRAKOMAR B PANDEY }

M. Pandey

द. ज. ज. ४	
दस्तावेज क्र. १९२३ / २०२३	
०९	१००



साधना पांडेय

सिद्धिका

[Signature]

[Promoters]

[Allottee]

<b>ट न न ४</b>	
दस्तावेज क्र. २९२३ / २०२३	
RECEIPT	२००



RECEIVED of and from the Allottee withinnamed, a sum of Rs. ५,९०,०००/- (Rupees four lac ninety thousand only -

\_\_\_\_\_ Only) in the mode and manner as provided hereunder, by way of earnest money / and other amounts payable to us, as within provided:-

Sr. No.	Date	Bank	Branch	Mode	Amount [Rs.]
1	26/10/23	Kotak Mahindra Bank	Niya. Bhayander	चुठण :- ००००१५	५,९०,०००/-
				Total	

WE SAY RECEIVED  
*H. G. S. J.*  
 For VARDHAMAN BUILDERS

(THE PARTNER)  
 (THE PROMOTERS)

Witness:-

1. Anand Pawdey

2. M. Pandey

*[Signature]*  
 [Promoters]

साधना जाडेय  
*[Signature]*  
 [Allottee]



००६८८
२२०२/२०२३
४२२२

(Name of the Registrar)  
 (Designation)

(Name of the Applicant)  
 (Address)

Date: 18/05/2022

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
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१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२

(Name of the Registrar)  
 (Designation)  
 (Name of the Applicant)  
 (Address)

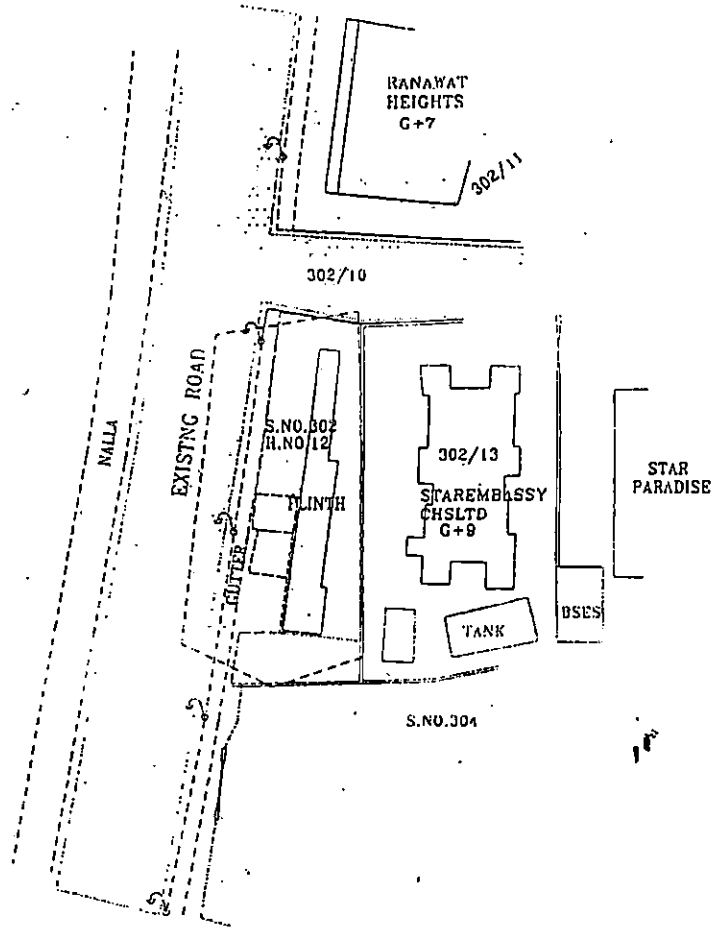
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१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२	१५/०५/२०२२

(Name of the Registrar)  
 (Designation)  
 (Name of the Applicant)  
 (Address)



Date: 18/05/2022

# Annexure - I



M. B. RANE

*M. B. Rane*  
Surveyor

NOTE - RED LINE AS PER M.B.M.C. PASSING PLAN, MBMC/NR/3084/10-11, DATE=28/11/2011.

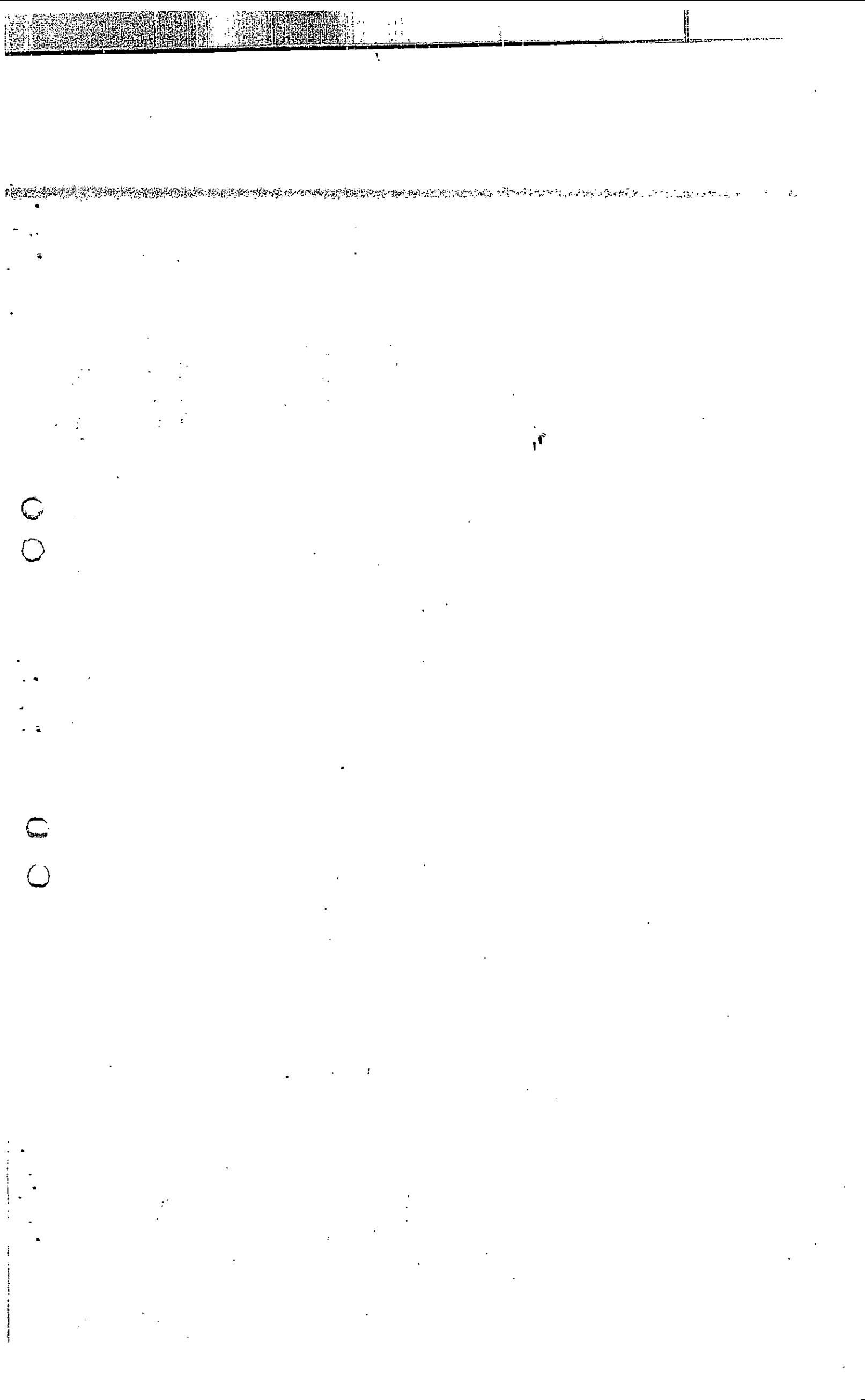
AREA STATEMENT						LEGEND :-		SURVEYED BY-SANDIP INGLE DRAWN BY-PUNIT B. BHAYSEKAR DRG NO : 19/2019 DATE : 10/02/2019			
SURVEY NO.	HISSA NO.	C.T.S.NO.	SQ. METERS	SQ. YARDS	SQ. FEET	Survey no line	shown thus	 SCALE - 1:500 <b>M. B. RANE</b> (Surveyor) 15, GROUND FLOOR, SAHAKAR JYOT, BELOW T.D.C BANK C.S.M. MARG BHAYANDER WEST THANE 400 100 PHONE - 28282222			
<b>DRG TITLE</b> PLAN SHOWING THE PLANE TABLE MEASUREMENT OF SURVEY NO- 302 HISSA NO- 12 AT.VILL- GODDEV POST- BHAYANDAR TAH & DIST. THANE.						FIXED STONE	---			⊗	⊗
						Forest Buruj	---			⊕	⊕
						Cutter	---			---	---
						Electric/Light Te.ph.pole	---			⊥	⊥
						COCONUT TREE	---			⊥	⊥
						TREES	---			⊕	⊕
						EXISTING BUND	---			---	---
						ROAD	---			---	---
						FENCING	---			---	---
						STRUCTURE'S	---	---	---		
						WELL	---	⊕	⊕		
						BOREWELL	---	⊕	⊕		
						C.Wall	---	---	---		
						Culvert	---	---	---		

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दस्त क्र. १९७२३/२०२३

५२१००



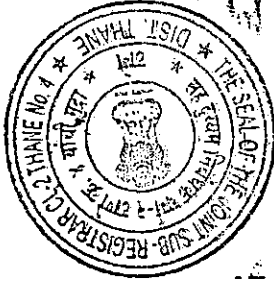










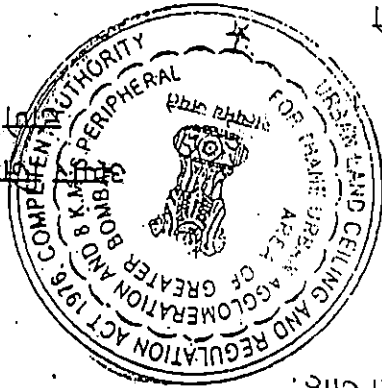


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२२०२/३४६०/२२३
४२६२

२/ गावाचे अधिकार अमिनेखाल (गा.न.न. ७/१२) योग्य ती नोंद घ्यावी.  
 ३) श्री. वितामण यशवंत पाटील व इतर यांचे कुळमुख्याची श्री. विद्याल जी. बहा  
 वा. र रा मजला, निकशर आर्कोड, गोडदेव पावक रोड, माईदर (पूर्व)

१) तदधिकारदार टावा

श्री. व. पाटील  
 (बी. व. पाटील)  
 गावाचे अधिकार व सक्षम प्राधिकारी

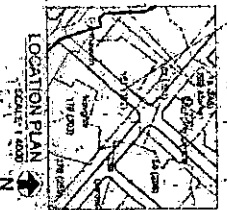


करण्याबाबत मी आदेश देत आहे.  
 गावे रिट पिटीशन क्र. ८३५३/०६ दि. २५/०७/०८ रोजी आदेशित केले आहे व मा. सर्वोच्च न्यायालय, दिल्ली यांचे कटोल स्थान लिहू पिटीशन क्र. २५७४५/०८ दि. ७/११/०८ रोजीच्या आदेशानुसार मा. उच्च न्यायालयाने निर्णय योग्य ठरविलेला आहे. त्यानुसार आदेशित घातले जाणारे जागिरीवरील कलम १०(३) व १०(५) अन्वये केलेली कार्यवाही रद्दबाबत ठरविली आहे. सबब उक्त जागिरीकामी कलम १०(३) व १०(५) च्या अनुषंगाने गाव नसून न. ७/१२ उता-यावरील कळोदार/इतर इतर सदरी महाराष्ट्र शासन ह्या नोंदी कमी

AREA CALCULATION  
FOR 1ST TO 7TH FLOOR

Sl. No.	Room	Area (sq. m.)
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99	...	...
100	...	...
TOTAL	...	1246

PLAN UNDER REFERENCE  
SCALE: 1:100

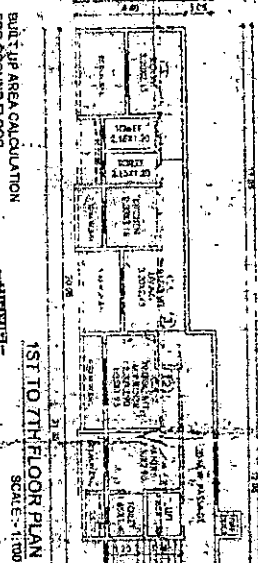


FOOT & SUB'S AREA  
FOR 1ST TO 7TH FLOOR

FLOOR	Area (sq. m.)
1ST FLOOR	152.40
2ND FLOOR	152.46
3RD FLOOR	152.46
4TH FLOOR	152.46
5TH FLOOR	152.46
6TH FLOOR	152.46
7TH FLOOR	152.46
TOTAL BUA	1067.22

FOR 1ST TO 7TH FLOOR

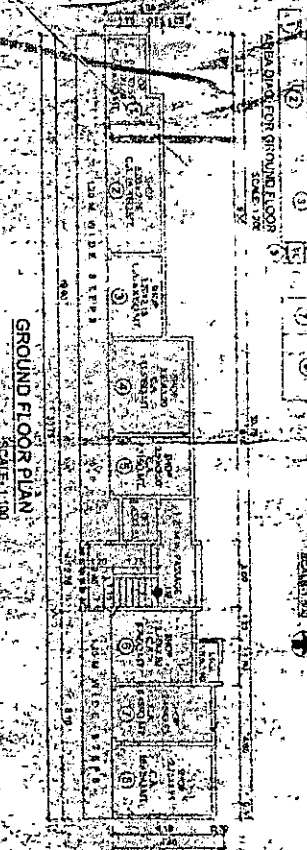
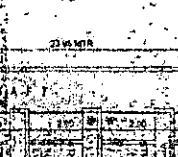
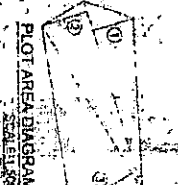
FLOOR	Area (sq. m.)
1ST FLOOR	152.40
2ND FLOOR	152.46
3RD FLOOR	152.46
4TH FLOOR	152.46
5TH FLOOR	152.46
6TH FLOOR	152.46
7TH FLOOR	152.46
TOTAL BUA	1067.22



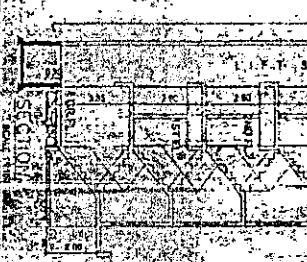
1ST TO 7TH FLOOR PLAN  
SCALE: 1:100

BUILT UP AREA CALCULATION  
FOR GROUND FLOOR

Sl. No.	Room	Area (sq. m.)
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
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11	...	...
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89	...	...
90	...	...
91	...	...
92	...	...
93	...	...
94	...	...
95	...	...
96	...	...
97	...	...
98	...	...
99	...	...
100	...	...
TOTAL	...	...



GROUND FLOOR PLAN  
SCALE: 1:100



TESS CONSULTANTS

Sl. No.	Particulars	Area (sq. m.)
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
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91	...	...
92	...	...
93	...	...
94	...	...
95	...	...
96	...	...
97	...	...
98	...	...
99	...	...
100	...	...
TOTAL	...	...

ट न न ४  
दस्त क्र. १२३ / २०२३  
५०० १००















१०६	
२२०२/२०२३	
४	२

VARDHAMAN BUILDERS  
 5  
 Paliur

- समजात येईल.
- 25) सटर जाग्या मालकीहक्काबाबत जाग्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पीईच रस्त्याबाबत सर्वेच्छी जाबादारी विकासकांची साहज्यार असून त्याबाबत महानगरपालिका जाबादार राहणार आहे. तसेच जाबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सटर परवानगी रद्द करणार येईल.
  - 24) सि.25/10/2021 रोजी दिलेले आहे. जाबाबत काहीही विसंगती आढळेल आल्यास दिलेली सटर जाग्या मालकीबाबत व न्यायालयीन दावा प्रलंबित नसल्याबाबत उपाय प्रतिपादन पध्दतक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
  - 23) सटरच्या आदेशातील अटी व शर्तीचे पालन करणेची जाबादारी अधिकारपरपध्दतक, बांधकाम अभियंता सटरची मजुरी कायदेशीररित्या आधीच रद्द होईल.
  - 22) माधीन विलिखत 2.71 नुसार परवानगी मूतलीकरणा करण्याची जाबादारी विकासकांची राहिल. या मजुरीची मूदत वार वर्षांपर्यंत राहिल. तयारी एक वरील काम सुरू न केल्यास UDCPR येईल.
  - 21) आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तित्व: कायदेशीर कायदाही करण्यात आल्यास परवानगी कडून बाप परवाना न घेता इमारतीचा बाप घालू असल्याचे निदर्शनास बाप परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा बापरासाठी बाप करणे अनिवार्य आहे. प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम नविले बांधकामास प्राप्त करणे बांधकामक आहे.
  - 20) बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणित करून घेतल्यानंतर दिव्यमान इमारत तोंडून मजुरे खोलाकामाच्या जागीन दिव्यमान इमारत तोंड्याचे प्रस्तावित केले असल्यास दिव्यमान विसंगतीतून बापार आहे.
- बापार आहे. तसेच या क्षेत्राचा इतरांकडून मोबदला आणणारा इतर संबंधितास व धारकरा राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे कोणत्याही परिस्थितीत व केवढी वर्षे करता सटरचे क्षेत्र कायमस्वरुपाची खर्च, मोकळे, अतिक्रमणविरहीत ठेवण्याची जाबादारी विकासकांची जाग्या मोबदल्यात आणणारा अतिक्रमण वट्टेक्षेत्राचा नाश / मजुरी देण्यात आली असल्याने 145.57 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व त्या हस्तांतर केलेल्या क्षेत्र विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधीत होणारे क्षेत्र बांधण्यात यावे.
- वरील मजुरे बांधकाम नकाराप्रमाणे ठेवण्यात यावे व या जागेचा बाप वारदानेलासाठीचे प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिन्ट (Sill) प्रस्तावित केले असल्यास स्टिन्टची विसंगतीतून बापार आहे.



जा.क्र :- मजुरी/२८९१ | २०२२ - २०२२  
 दिनांक :- १०/११/२०२२

लि. वॉ - 401 107, बुरखी : 022-28121455, • E-mail id : mbmclp@gmall.com

स्वामी विवेकानंद भवन, आर.टी.के. रस्त्याच्या बाजुने, कानाकिया, मिरांड (पू.)

नगररचना विभाग

मिर्जा भाईदर महानगरपालिका



C.C. (R. 9/9) 2021-10

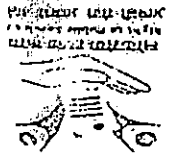


**मिर्जा भाईदर महानगरपालिका**

नगरपालिका विभाग

स्वामी विवेकानंद भवन, आर.बी.कॉम्प्लेक्स बाजाला, कर्नाटक, मिर्जापूर (पं.)

फि. नं. - 401 107, फ़ोन : 022-28121455, E-mail id : mbmc.lm@gmail.com



आण/नं/ 2899 / 2029-2022

दिनांक :- 90/99/2022

यादीवल्या मजूर रेखांकान प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित

दिवेन त्यानुसार कायदेशीर करणे दखलकारक राहिल.

प्रस्तावित बांधकाम	क्षेत्र (चौ.मी.)	1163.66			
प्रकार	तळ + मजले				
इमारतीचे नाव / संख्या	1				
प्रस्तावित इमारत	तळ + 7	1163.66			
एकूण बांधकाम क्षेत्र		1163.66 चौ.मी.			

27) बाजूची पत्र क्र.मिभा/मजना/नं/3884/2010-11 दि.28/01/2011 अन्वये देण्यात आलेली मजुरी

रु. करूयात येत आहे.

28) जागेवर रेल वाईर व्हाईरिंगची व्यवस्था करणे तसेच त्याबाबतची प्रयोग स्वतंत्र ऑक्टोकर्टिक व लॅबींग लाईनसह कायदेशीर ठेवणे व त्याबाबत पणोप्युरवठा विभागाकडील प्रमाणपत्र सादर करणे दखलकारक राहिल.

29) रेखांकानातील जागेत सॅटीक टूकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.

30) प्रस्तावित इमारतीसाठी आगावटी दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिज पणो गरम करण्याची व्यवस्था (सोलार वाटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System संसर्जन कायदेशीर करणे व त्याबाबत सांठवणिक बांधकाम विभागाकडील नगरकरत दाखला सादर करणे आणणुवर दखलकारक राहिल.

31) आगावटी दाखल्यापूर्वी सतर वृक्ष प्राधिकरणाच्या संन्यायप्रमाणे अंजुडासुद्धे प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या अंजुडासुद्धे प्रती 100 चौ.मी. करिता पंच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नगरकरत दाखला सादर करणे दखलकारक राहिल.

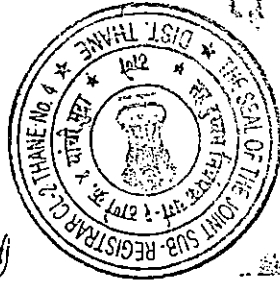
32) विषयानुसार जागेसाठी रूपांतरित करारवा अंशणा करणेसह सतर जागेसाठीही सतर करणे दखलकारक राहिल.

व सतर सतर मधील इंधनसाठीही अर्थव्यय परवानगीच्या आदेशाबाबत अटीबाबतीची पूर्तता



9006	00
2899/2029-2022	
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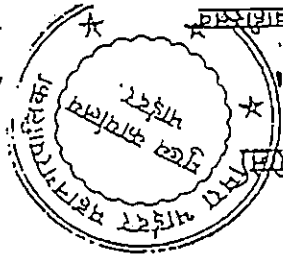




७५	१००
१२९२३/२०२३	
२२२४	

VARDHAMAN BUILDERS  
Partner P. G. S. M. J.

१) विभाग प्रमुख  
अधिकार नया अनाधिकृत बांधकाम नियंत्रण विभाग



२) कर विभाग व संकलक अधिकारी  
कर विभाग  
पत - मॉडर्नाइज्ड व पूर्ण कायदाहीन  
भा. आयुक्त सी. यांच्या मजुरी  
श्री. भांडेकर महानगरपालिका  
सहा. संचालक, नगरपालिका  
(ई. ए. ऑफर)  
श्री. भांडेकर महानगरपालिका

जा.क्र. मनापा/२८९९/२०२१ - २०२२  
दि. १०/११/२०२१

४२) शिवावट दाखल्यापूर्वी शासन अधिसूचना क्र. दिधीएस-१२१८/२७/१०/प्र.क्र.११७/१८, नवि-१२, दि.०६/१०/२०१८ प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा संज्ञापणी प्रकिया व पूर्ण कायदाहीन करण्यात येईल.  
शिवावट दाखल्यापूर्वी शासन अधिसूचना क्र. दिधीएस-१२१८/२७/१०/प्र.क्र.११७/१८, नवि-१२, दि.०६/१०/२०१८ प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा संज्ञापणी प्रकिया व पूर्ण कायदाहीन करण्यात येईल.  
शिवावट दाखल्यापूर्वी शासन अधिसूचना क्र. दिधीएस-१२१८/२७/१०/प्र.क्र.११७/१८, नवि-१२, दि.०६/१०/२०१८ प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा संज्ञापणी प्रकिया व पूर्ण कायदाहीन करण्यात येईल.

जा.क्र. - मनापा/नया/२८९९/२०२१ - २०२२  
दिनांक :- १०/११/२०२१

वि. बॉय - ४०१ १०७, ट्रॅव्हर्स : ०२२-२८१२१४५५, • E-mail id : msham.in@gmail.com  
स्वामी विवेकानंद भवन आरक्षकालया बाणलोकनाथिका भिखारिड (पू.)



नगरपालिका विभाग  
श्री. भांडेकर महानगरपालिका

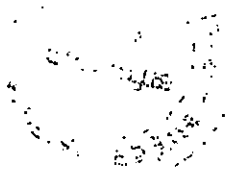


CC 163291 2021-10



६६७००	६६७००
२०२२/२०२३	
४६६२	

मि. मधु आणि नमन अहिकारी  
 आणि नमन व आणि आणि  
 मि. मधु आणि नमन अहिकारी



नामना नाहरकत दाखल्यास मरतयाद देण्यात येत आहे.  
 दाखल्यातील सूचनांचे पालन करण्याच्या अटीवर मि. मधु/मनम/अनि/१९३/२०१४-१५ दि. १२/०५/२०१९ मरतयाद  
 रती उपरोक्त बाबी लक्षात घेवून इमारतीच्या नकाशात कोणताही बदल न करण्याच्या व नाहरकत नाहरकत  
 दिलेल्या नाहरकत नाहरकत दाखल्यातील नमुद आणि नमन वरत कोणताही बदल होत नाही.  
 नसल्या व इमारतीच्या उंचीत तथा बिजुअप. एरिया मध्ये कोणतीही वाढ होत नसल्याने संदर्भ क्र. २ अन्वये  
 संदर्भ क्र. २ अन्वये दिलेल्या नाहरकत नाहरकत दाखल्याच्या नकाशात आपण कोणताही बदल करित  
 केले आहे.

अन्वयेच्या नाहरकत दाखल्यासोबत सादर केलेल्या नकाशात आजमितीस कोणताही बदल केलेला नसल्याने नमुद  
 सादर प्रकल्पा आणि आपण संदर्भ क्र. ३ अन्वये दिलेल्या आपले पत्रात नमुद केल्यास सादर संदर्भ क्र. २  
 मिळविल्यास सादर केलेला आहे.

इमारत तळ + ७ पाई मजले करीता संदर्भ क्र. २ अन्वये दिलेला नाहरकत दाखला पुनर्निकषा करत  
 केलेल्या सर्व क्र. / हिस्सा क्र. (जुना) ३०२/१२ (नवीन) १८१/१२ मीने नवबर २०१९ मीने रडिवाळ आधिकार  
 उपरोक्त संदर्भिय विषयानुसार आपणास कळविण्यात येत की, आपण आपल्या

३) मी. तेजस कस्तुरीट यांचकडील दि. १८/०९/२०१९ रोजीचे बिजुअप आणि प्रमाणना  
 दाखला.

२) मि. मधु/मनम/अनि/१९३/२०१४-१५ दि. १२/०५/२०१९ रोजीचा नाहरकत  
 संदर्भ :- १) आपला दि. १८/०९/२०१९ रोजीचा अर्ज.  
 विषय :- आणि नमन वनाच्या नाहरकत नाहरकत दाखल्यासोबत

मि. तेजस कस्तुरीट  
 १००२ नवखन टॉवर, बालाजी रोस्पीटल जवळ,  
 गोळन नॅस सॅकल, मिरोडि (पूर्व)

दिनांक: २०/०२/२०१९

जांक/मि. मधु/मनम/अनि/६६७/२०१९-२०

मि. मधु आणि नमन अहिकारी  
 ६० फुटी रोड, आर्किटेक्चर, ना. वि. टाणा  
 ॥ आणि नमन वना ॥  
 मि. मधु आणि नमन अहिकारी

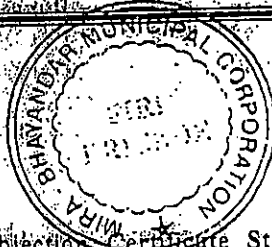




# MIRA-BHAINDAR MUNICIPAL CORPORATION

## FIRE DEPARTMENT

Tel. No. 2819 76 37 / 101



DATE: 12/05/2014

MBMC / FIRE / 116 / 2014-15

To,  
The Assistant Director of Town Planning,  
Mira Bhaindar Municipal Corporation,  
Dist: - Thane.

Sub: Grant of Provisional No Objection Certificate Stipulating Fire Protection and Fire Prevention requirement for the proposed "Residential Cum Commercial Building" on land bearing S.No./H.No. (New) 18/12 (Old) 302/12 At Village Navaghar Tal. & Dist. Thane.

- Ref: 1) An Application received from M/s. Tej's Consultants, Dated: 26/02/2014.  
 2) Built up area certificate received from M/s. Tej's Consultants; Dated: 26/02/2014.  
 3) C.C. MBMC/NR/3884/2010/11 Dated: 28/01/2011.

Applicant has given a Proposal for Residential Cum Commercial Building G + 7 Part Floors Floors on above mentioned S. No. Plot. The construction work of the building is completed up to plinth level. Applicant had obtained C.C. as per Ref. No. 3.

Hereby, our department recommending the Fire Safety majors in the building, accordingly the plan is scrutinized as per the existing Bye-laws and N.B.C. Part IV. The construction work of the building is completed up to plinth level & applicant had obtained C.C. too, while taking in to consideration of these fact this department is issuing the Provisional N.O.C. The following Fire protection & prevention systems should be provide by Applicant, After complying these recommendation this department will issue a final No Objection Certificate for the purpose of Occupational Certificate.

### OBSERVATIONS AND DIRECTIONS ARE GIVEN BELOW:

The Applicant has proposed to construct the Residential Cum Commercial Building with height of 23.95 meter. The proposal is scrutinized for the above mentioned proposed Building

Ground Floor of proposed building is proposed to use for Parking Purpose while all the upper seven Floors will have Residential Tenements.

The site is located on 18.00 meter wide road.

### SUGGESTIONS:

- Open Space around all the buildings as shown in the Plan must be paved & maintained free of all Projection / Encroachments / obstruction for easy movements of fire appliances & same shall be capable of taking the load of fire engines up to 40 tones.
- Open Space shall not be used for Parking, any other installation, or any other Purpose.
- High clearance and width of the entrance gates of compound shall not be less than 5.00 meters
- All the open spaces and internal roads shall be paved with concrete.
- Compulsory open space around the Building shall not be use for Parking & keep open without any Obstruction.

### OBSERVATIONS OF INTERNAL STAIRCASES (According to Plan):

- One Staircases are provided for the proposed wing with the width of 2.45 meter
- Separate Duct for Fire Fighting is shown in the plan.

### SUGGESTIONS FOR LIFT

- Applicant shall be provided a separate fire duct for fire fighting system.

### OBSERVATIONS OF LIFT (According to Plan):

- One lift is provided for the each proposed wing.

### SUGGESTIONS FOR LIFT

- Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water use during fire fighting, etc., at any landing from entering the lift shaft.

### OBSERVATIONS OF OVER HEAD WATER TANK (According to Plan)

- A separate Overhead Water tank for fire fighting with 10,000 liters capacity is shown for the proposed the terrace level.

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**SUGGESTIONS FOR OVERHEAD TANK**

- Applicant should be provided a separate overhead water tank for fire fighting with 25,000 liter capacity.
- The stability of the Terrace should be maintained to bear the load of the water tank.
- A separate partition wall shall be provided between the Domestic & Fire Tank.
- Fire tank shall be connected with Booster Pump on Terrace.

**UNDER GROUND WATER TANK**

An underground static water tank with suitable capacity shall be provided with static storage water supply required shall entirely accessible to the fire engines of the local fire service. Provision of suitable number of manholes shall be made available for inspection, repairs, & insertion of suction hoses etc. The covering slab shall be able to withstand the vehicular load 40 tons at any given point when the slab forms a part of pathway/driveway.

**DOWN COMER SYSTEM :-**

Down Comer System of Internal Diameter of 100 mm of G.I."C" Class Pipe shall be provided for each building (each wing) in the duct adjoining the staircase with single Hydrant outlet & Hose Reel on each floor landing in such a way as not to reduced the width of Corridor. A Fire Service inlet on the external face of the building (wing) near the static tank directly fronting the Court Yard shall be provided to connect the mobile pump of fire service to the Down Comer System.

**FIRE PUMP AND JOCKEY PUMP : (FOR EACH WING)**

1. Down comer System shall be connected to a Fire Pump at ground level of capacity of not less than 2280 lpm min. capable of giving pressure of not less than 3.2 kgs./ Sq. cms. at the top most hydrant and shall be connected with yard hydrant too.
2. Electric supply (Normal) to this Pump shall be independent circuit.

**RECOMMENDATIONS FOR DOWN COMER :**

- ❖ GI-C-Class pipe ( Zenith / Jindal / Tata) IS-1239-1972 with welding of GI Elbows, fittings, flanges & pipe whichever necessary & painting of enamel primer with 2 coats of ASIAN PAINT Red Paint. (Riser)
  - a. 100mm dia b. 80 mm dia
- ❖ Fire hydrant valve IS- 5290 marked, with complete accessories on each floor.(Including Ground Floor)
- ❖ Good quality MS swinging type hose reel drum with hose reel hose (Thermoplastic, as per IS- 12585-1988) 10 kg/cm<sup>2</sup> working pressure with diffuser nozzle & gate valve on each floor.
- ❖ GM air release valve of 25 mm dia. 1 No.
- ❖ Stance Valve /Butterfly valve, Sir/ Adaco make only.100 mm dia, & 80 mm dia. 2 No.(at ground floor and terrace level.)
- ❖ Reflex valve as per IS 5312 80 mm dia.
- ❖ MS hose box ( Double Door) of 18 gauge thickness, with front glass. 15 mtrs Rubber lined Pyro-protect non percolating of ISI marked delivery hose pipe IS-636 marked with ISI-903 marked couplings & GM branch pipe IS-2871/1983 marked.
- ❖ ISI marked monoblock booster pump (Kirloskar / Crompton)-5 HP (450 Lpm) with proper shelter with start switch on terrace 1 No.
- ❖ Gun Metal male 2 way adaptor FIRE BRIGADE breaching (with NRV & Drain plug) 1 set at ground level & 1 set in riser at ground level.

**EXTERNAL / YARD HYDRANTS:- (FOR EACH WING)**

Minimum Two External Hydrants shall be provided for the proposed building within the confines of site on the Down Comer.

**ESCAPE ROUTE LIGHTING :-**

Escape route lighting (Staircase & Corridor lights) shall be on independent circuits as per rules

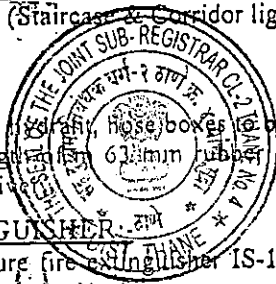
For each building

**HOSE BOXES:-**

Near each External Hydrant, Hose boxes shall be provided in the each Residential buildings. Each box shall be 63mm rubber line hose along with standard branch pipe. It shall conform to IS 636 and 903 respectively

**PORTABLE FIRE EXTINGUISHER:-**

Each store pressure fire extinguisher IS-13849 of 4 kg. capacity for the protection of On each Floor, Each lift machine rooms, each Electrical meter room, at each Pump Room & at other required Places.



**ALTERNATIVE SOURCE:- (For Each Wing)**

An alternative source of L.V./H.V. supply from a separate sub-station with appropriate Change Over Switch shall be provided for Lift, staircase and corridor lighting circuits. It shall be housed on / in separate cables.

**GENERAL RECOMMENDATIONS ACCESS**

Adequate passageway and clearances required for the fire fighting appliances to enter the premises shall be provided at the main entrance, the width of the entrance shall be not less than 5.00 meters. If an arch or covered gate is constructed, it shall have a clear head-room of not less than 5 meters.

The other provisions of D.C. Rules of M.B.M.C. & N.B.C. Part IV, 2005 should be strictly followed

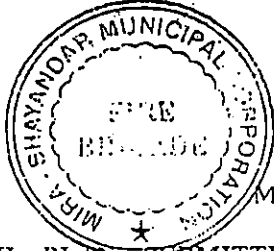
Before Issuing C.C., the Town Planning-Department has to verify the Plan as per the given NOC of Fire Department. & rectify the same. This is a Provisional No Objection Certificate, after providing the above fire prevention and protection system and after compliance of above recommendations the Final No Objection Certificate will be issued. Please note that this N.O.C.(Provisional) is not Development Permission (C.C.) for commencement of work of building.

The Chief Fire Officer reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the people.

The Party has paid the capitation fees of Rs. 22,000/- Vide Receipt No. 706992 dated 23/04/2014 on the gross built up area 941.72 Sq. mtr. as certified by the Architect vide his letter No. dated 04/04/2014.

Town planning department is requested to verify the total built up area and inform this office and if same is found to be more for the purpose of levying additional capitation fees if required.

Thanking you,



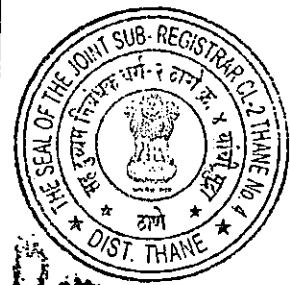
*Ranjit*  
A FIRE OFFICER  
FIRE & EMERGENCY SERVICES  
MIRA-BHANDAR MUNICIPAL CORPORATION

COPY TO ARCHITECT WITH PLAN SUBMITTED WITH THE APPLICATION AT FIRE DEPARTMENT.

PLEASE NOTE:- As per The Fire Prevention & Life Safety Measures Act The Fire Fighting Installation Work should be done by Licensed Agency appointed by Government Of Maharashtra only. The list of the License Agencies is available on [www.maharashtrafireservices.org](http://www.maharashtrafireservices.org) Or [www.mfsindia.org](http://www.mfsindia.org).

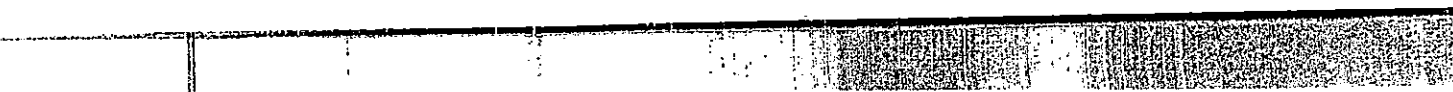
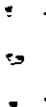
This N.O.C. is valid for 2 years from the date of issue.

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## Annexure - VII



*P. Hari*

B. Com., (HONS), LL.B. PGD-HRD., BM., IMP-EX  
ADVOCATE, HIGH COURT

"LEGAL POINT"

- Enduring Legal Expertise -

### Certificate of Title

I am instructed by one Vardhaman Builders, a duly registered partnership firm, having its address at 1002, Divya Parshwa Haridas Nagar, Near Jain Temple, Borivali (West), Mumbai - 400 092, to give my report on title in respect of the landed property, which is described hereunder:-

- 1) Originally by diverse deeds, factors and circumstances, one Shri. Yashwant Sodar Patil during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces or parcels of land or ground bearing Old Survey No. 302, New Survey No. 181, Hissa No. 12, admeasuring 560 sq. mtrs., situate at, being and lying at Revenue Village - Navghar, Taluka & District - Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation, more particularly described in the Schedule written hereunder, hereinafter referred to as "The Said Land/Project Land".
- 2) The said Yashwant Sodar Patil died intestate in the year 1995, leaving behind him, 3 nos. sons viz:- Shri. Chintaman Yashwant Patil, Shri. Dharmaji Yashwant Patil & Shri. Anant Yashwant Patil and 3 nos. married daughters viz:- Smt. Babibai Kishan Patil, Smt. Bhanumati Baliram Mhatre & Smt. Manjubai Ramesh Mhatre, hereinafter referred to as "Chintaman & 5 Others", as his only legal heirs and representatives, entitled to succeed his estates, including the Land, as per the personal law by which he was governed at the time of his death.

- 3) By and vide an Agreement dated 11<sup>th</sup> February 2003,

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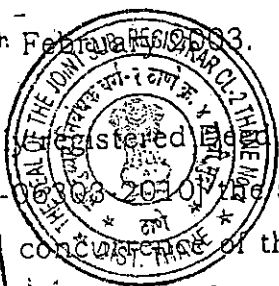


Chintaman & 5 Others had agreed to sell the Project Land in favour of one Shri. Vishal Dilip Shah, at and on the terms and conditions and for consideration, which are more particularly described in the said Agreement dated 11<sup>th</sup> February 2003.

Simultaneously on the execution of the said Agreement dated 11<sup>th</sup> February 2003, the said Chintaman & 5 Others had also made and executed an Irrevocable General Power of Attorney in favour of the said Shri. Vishal Dilip Shah, inter-alia, conferring upon various rights, powers and privileges, more particularly described in the said writing, including rights and powers to re-assign the Project Land in favour of any third party or parties, as the said Shri. Vishal Dilip Shah, may in his sole discretion deem fit and proper and also execute conveyance of the Project Land and also admit the execution thereof, before the concerned Sub-Registrar of Assurance.

- 5) The said Chintaman & 5 Other in part performance of the said Agreement dated 11<sup>th</sup> February 2003, had also handed over the quiet, vacant, peaceful, actual and physical possession of the Project Land in favour of the said Shri. Vishal Dilip Shah, by executing a possession receipt dated 11<sup>th</sup> February 2003.

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Regn. No. TNN4-00803-2010
७९/१००



By and vide a duly registered Deed of Conveyance dated 28<sup>th</sup> June 2010 the said Chintaman & 5 Others with the due consent and concurrence of the said Shri. Vishal Dilip Shah have conveyed the Project Land in favour of one Smt. Julie Vishal Shah, for valid consideration.

- 7) Simultaneously on the execution of the said Deed of Conveyance dated 28<sup>th</sup> June 2010, the said Shri. Vishal Dilip Shah has also handed over

*[Handwritten signature]*



P. Hari

B. Com., (HONS), L.L.B. PGD-HRD., BM., IMP-EX  
ADVOCATE, HIGH COURT

"LEGAL POINT"

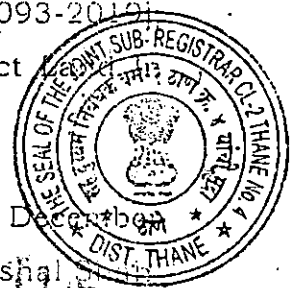
- Enduring Legal Expertise -

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the quiet, vacant, peaceful, actual and physical possession of the Project Land in favour of the said Smt. Julie Vishal Shah.

- 8) The estate holders of the Project Land viz:- The Estate India Company Private. Ltd., by and vide a duly registered Deed of Release dated 9<sup>th</sup> August 2016, has released, relinquished and assigned all its rights in the Project Land in favour of Smt. Julie Vishal Shah.
- 9) The names of Shri. Subhash Chintaman Patil & Shri. Dashrath Chintaman Patil came to be recorded in the record of rights of the Project Land.
- 10) The said Shri. Dashrath Chintaman Patil died intestate on 28<sup>th</sup> November 2010, leaving behind him the surviving legal heirs viz:- (1) Smt. Pratibha Dashrath Patil [spouse], (2) Ms. Tejasvi Dashrath Patil [daughter] & (3) Ms. Nupur Dashrath Patil [daughter], who thereafter become entitled to succeed his estates, including his undivided share and rights in the Project Land.
- 11) The said (1) Smt. Pratibha Dashrath Patil, (2) Ms. Tejasvi Dashrath Patil [daughter], (3) Ms. Nupur Dashrath Patil and the said Shri. Subhash Chintaman Patil by and vide a duly registered Deed of Conveyance dated 24<sup>th</sup> January 2019 [Regn. No. TNN-9-1093-2019] have also conveyed their all and entire rights in the Project Land in favour of Smt. Julie Vishal Shah, for valid consideration.
- 12) By and vide a duly registered Deed of Conveyance dated 19<sup>th</sup> December 2019 [Regn. No. TNN-4-12550-2019] the said Smt. Julie Vishal Shah

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*(Handwritten signature)*

has conveyed the Project Land in favour of the abovesaid Vardhaman Builders, for valid consideration and accordingly, the Project Land came to be mutated in the name of the abovesaid Vardhaman Builders.

- 13) Simultaneously on execution the said Deed of Conveyance dated 19<sup>th</sup> December 2019, the said Smt. Julie Vishal Shah has also handed over the quiet, vacant, peaceful, actual and physical possession of the Project Land in favour of the abovesaid Vardhaman Builders.
- 14) Upon the perusal of the aforesaid writings, in my opinion, the title of the abovesaid Vardhaman Builders in respect of the Project Land is clear and marketable and free from all encumbrances of whatsoever nature.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT PIECES OR PARCELS of land or ground bearing Old Survey No. 302, New Survey No. 181, Hissa No. 12, admeasuring 560 sq. mtrs., situate at, being and lying at Revenue Village - Navghar, Taluka & District - Thane, now falling within the local limits of the Bhayandar Municipal Corporation.

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P. Hari	



(Advocate, High Court, Bombay)

Bhayandar,

23<sup>rd</sup> March 2022

# Annexure - VI



## 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 P51700032789

Project: VARDHAMAN KUTIR, Plot Bearing / CTS / Survey / Final Plot No.: NEW S NO 181/12at Mira-Bhayandar (M Corp.), Thane, Thane, 401107.

1. Vardhaman Builders having its registered office / principal place of business at Tehsil: Borivali, District Mumbai Suburban, Pin: 400092.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 29/01/2022 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may, if necessary, after giving notice to the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

दस्तावेज क्र. ९२३/२०२३	
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Signature valid  
Digitally Signed by  
Dr. Vasantrao Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 29-01-2022 10:45:27

Dated: 29/01/2022  
Place: Mumbai

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

**ANNEXURE - X**

**[Specifications of Flooring, Fixtures & Fittings]**

Sr. No.	Item / Description	Brand
1.	Flooring	Vitrified tiles of Sakar or Equivalent. 600MM*600MM/24"*24"
2.	Windows	Anodized aluminum sliding windows with tinted 4mm glass with marble and granite sill pati.
3.	Door	Fancy decorated designer laminated door with high quality standard fitting.
4.	Kitchen	Granite kitchen platform with stainless steel sink and full tiles up to Beam level in kitchen area.
5.	Toilet / Bathroom	Well-designed flooring (300mm*300mm) and wall tiles(450mm*300mm) full tiles, concealed plumbing pipe line fittings of Aashirwad/Prince Brand. W.C & Bathroom Fitting of Cera or Equivalent.
6.	Painting	Asian Paint or equivalent
7.	Electric	Copper wiring in entire flats with Polycab or high quality ISI mark branded with quality modular switches of Power X or equivalent.
8.	Elevator	Otis/Schindler Or Equivalent Elevator In Each Wing

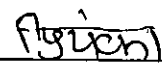
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[Promoters]

साधना पांडेय



[Allottee]

**Annexure - XI**  
**Payment Plan**

Sr. No.	Milestone	%	Amount [Rs.]
01.	Before execution of this Agreement, by way of Token/Earnest money	9%	
02.	Simultaneously on execution of this Agreement or on or before _____	10%	
03.	On completion of:-		
a.	Plinth or on or before _____	15%	
b.	1 <sup>st</sup> Slab or on or before _____	04%	
c.	2 <sup>nd</sup> Slab or on or before _____	05%	
d.	3 <sup>rd</sup> Slab or on or before _____	05%	
e.	4 <sup>th</sup> Slab or on or before _____	05%	
f.	5 <sup>th</sup> Slab or on or before _____	05%	
g.	6 <sup>th</sup> Slab or on or before _____	05%	
h.	7 <sup>th</sup> Slab or on or before _____	05%	
j.	Last Slab or on or before _____	05%	
4.	On completion of Walls, internal plaster of Said Premises	05%	
5.	On completion of staircases, lift wells, lobbies upto the floor level of the Said Premises	05%	
6.	On completion of external plumbing and external plaster, elevation, terraces with waterproofing of the wing in which the Said Premises is located	05%	
7.	On completion of electrical fittings of the Said Premises	05%	
8.	On or before completion of the lifts, water pumps, mechanical and environment requirements, entrance lobby's	05%	
9.	On or before offering possession	05%	
	<b>Total →</b>	<b>100%</b>	


H.G.S.M.O.F.  
[Promoters]

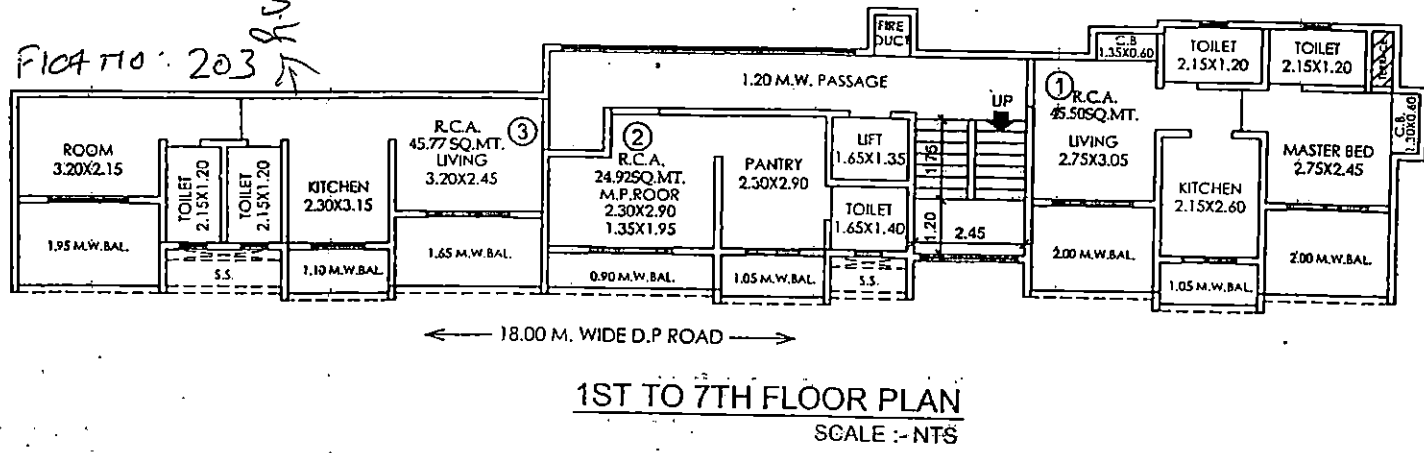
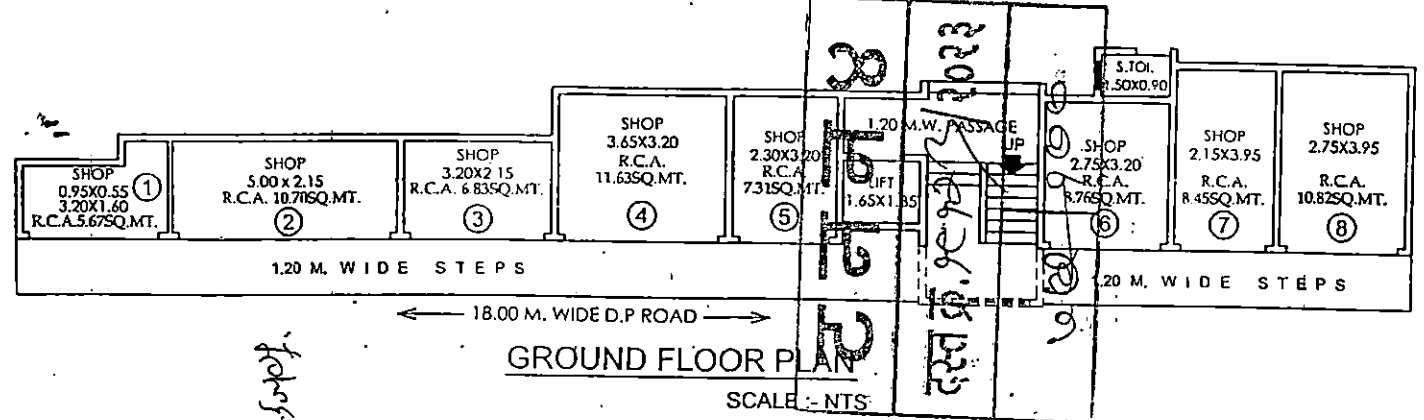
साधना पाठक  
साधना  
[Allottee]



हस्ताक्षर  
 (Signature)

Rera Carpet Area details(Including Balcony)			
Building No	Floor No.	Flat No.	Rera Carpet
TYPICAL FLOOR PLAN 1ST TO 7TH FLOOR PLAN		101-701	45 50SQ.MT.
		102-702	24 92SQ.MT.
		103-703	45.77 SQ.MT.

Rera Carpet Area details			
Building No.	Floor No.	Shop No.	Rera Carpet
		1	5.67SQ MT
		2	10.70SQ MT
		3	6.83SQ.MT
		4	11.63SQ.MT
		5	7.31SQ.MT
		6	8.76SQ.MT
		7	8.45SQ.MT.
		8	10.82SQ.MT.



**DEVELOPERS**  
 M/S VARDHAMAN BUILDERS  
 SHRI RAMESH G. SALOT (PARTNER)

PROPOSED BUILDING ON LAND BEARING S.NO. 302, H.NO.12  
 AT VILLAGE-NAVGHAR, TAL & DIST : THANE

ARCHITECTS  

**TEJ'S**  
 CONSULTANTS

14



11



11





००६	७७
३३०३/२६०६/२०२२	
४२६२	

**पुस्तक प्रतिलिपि परत मिळाली**

R.M.S. मज

- वकई नाव व परता:
- 1) देयकार्या प्रकार: DHC रकम: रु. 200/-  
दोही/धनादेश/प ऑर्डर क्रमांक: 2303202205787 दिनांक: 23/03/2022
  - 2) देयकार्या प्रकार: eChallan रकम: रु. 100/-  
दोही/धनादेश/प ऑर्डर क्रमांक: MH015091232202122E दिनांक: 23/03/2022

वाजार मूल्य: रु. 0/-  
मीटरदला रु. 1/-  
भरलेले मुद्रांक शुल्क : रु. 500/-

Joint Sub Registrar, Thane 4

रकम: रु. 300.00

नोंदणी फी  
रत्न हाराळणी फी  
पुस्तकी संख्या: 10  
रु. 100.00  
रु. 200.00

पुस्तकी क्र.: 5816 दिनांक: 23/03/2022

Regn. 3911

पुस्तकी क्र.: 3911

Original/Duplicate

पुस्तकी

Wednesday, March 23, 2022

12:25 PM

76/5121

आपण मूळ दस्त, धनदल प्रिंट, पुस्तकी-२ अदावे  
12:44 PM हा वेळ मिळेल.

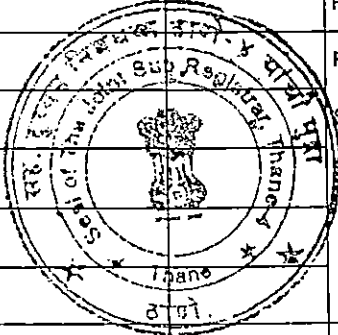
पुस्तकी नाव: नवधर  
दस्तावेजवाचा अनुक्रमांक: दनन-4-5121-2022  
दस्तावेजवाचा प्रकार: कुलमुद्रापत्र

पुस्तक वाचणी नाव: श्री. वसुधन विठ्ठल रॉके भागीदार रमेश जी. सलोत --

CHALLAN  
MTR Form Number-6



GRN	MH015091232202122E	BARCODE	[Barcode]		Date	23/03/2022-11:16:32	Form ID	48(f)	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)					
Office Name THN4_THANE NO 4 JOINT SUB REGISTRA				Full Name		MS VARDHAMAN BUILDERS			
Location THANE				Flat/Block No.		VARDHAMAN KUTIR, OLD S. NO. 302			
Year 2021-2022 One Time				Premises/Building		NEW S. NO. 181, H. NO. 12, VILLAGE NAVGHAR			
Account Head Details			Amount In Rs.		Road/Street				
6530046401 Stamp Duty			500.00		MIRA ROAD EAST				
6530063301 Registration Fee			100.00		Town/City/District				
				PIN		4 0 1 1 0 7			
				Remarks (If Any)					
				SecondPartyName=NILESH B KHANT-					
				Amount In		Six Hundred Rupees Only			
Total				600.00		Words			
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02608672022032317689 3457234144	
Cheque/DD No.				Bank Date		RBI Date		23/03/2022-11:17:24 Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



चलन ४  
दस्ता क्रमांक ४९२९/२०२३  
५९२९/२०२३



Mobile No. : 0000000000

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

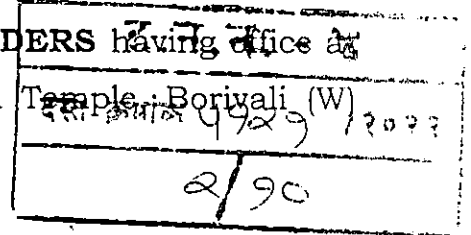
नोंदणी केवल दस्त्याज निसंधक कार्यालयात नोंदणी करायलाय्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

R. B. S. M. ७

ट.न.क्र - ४
दस्त क्रमांक ४९२९/२०२३
९/९०

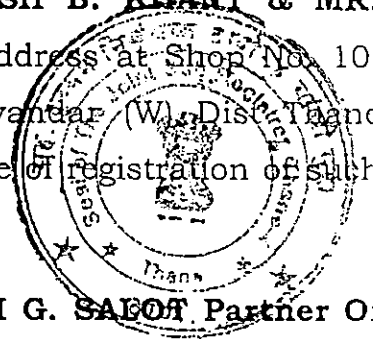
## GENERAL POWER ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME THAT I **SHRI.RAMESH G. SALOT** one of the partners of **M/S. VARDHAMAN BUILDERS** having office at 1002, Divya Parshva Nagar, Haridas Nagar, Near Jain Temple, Borivali (W) Mumbai 400092 Do hereby send GREETINGS :-



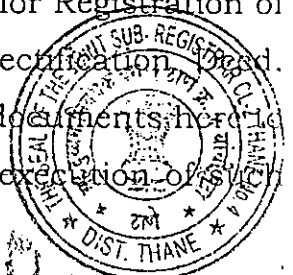
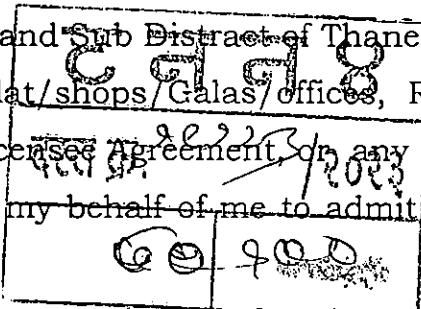
Whereas I am the partner of **M/S. VARDHAMAN BUILDERS** and in the course of business are required to execute various documents including Agreement for Sale / Rectification Deed / Cancellation deed / conveyance / Deed of Confirmations, and other agreements of already executed documents signed by me/us.

And whereas we are desirous of appoint **MR. NILESH B. KHANT & MR. RINKU B. KHANT** adults Indian inhabitant having address at Shop No. 10, Ground Floor, Suparshwa Tower, Opp. MTNL, Bhayandar (W), Dist. Thane 401101 as my true and lawful attorney for the purpose of registration of such documents.



Now Whereas I by these present that I **SHRI.RAMESH G. SALOT** Partner Of **M/S. VARDHAMAN BUILDERS** Do Hereby Appoint Nominate And Constitute **MR. NILESH B. KHANT & MR. RINKU B. KHANT** as my/our lawful attorney to do Jointly or Severally the following acts deeds and thing.

1. To appear before the sub-registrar of assurance, Thane/Mira Road/Bhayandar on behalf of **M/S. VARDHAMAN BUILDERS** for Project/Building known as "**VARDHAMAN KUTIR**" situated at **Old Survey No. 302, New Survey No. 181, Hissa No. 12**, admeasuring 560 Sq. Mtrs. or thereabout, situate at, being and lying at Revenue Village - Navghar, Taluka and Distract - Thane, within the limits of the Mira Bhayanar Municipal Corporation District and Sub Distract of Thane for Registration of the Agreement for Sale, of Flat/shops/Galas/offices, Rectification Deed, & leave & license Agreement or any documents heretofore executed by me and on my behalf of me to admit execution of such documents executed by me/us.



2. To Sign any papers before registrar on behalf of me/us as a partner of **M/S. VARDHAMAN BUILDERS** for the project known as "**VARDHAMAN KUTIR**" situated at **Old Survey No. 302, New Survey No. 181, Hissa No. 12**, admeasuring 560 Sq. Mtrs. or thereabout, situate at, being and lying at Revenue Village - Navghar, Taluka and Distract - Thane, within the limits of the Mira Bhayanar Municipal Corporation District and Sub Distract of Thane

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

3. To collect the all the documents from the Sub Registrar office on my/our behalf time to time
4. To do all acts, deeds, and thing for me and on my behalf to cause to attendance of my executing parties to any documents before the Sub-registrar of Assurances, Thane to make any application or submissions in writing as my said attorney may deem fit and proper

And I **SHRI RAMESH G. SALOT** Partner Of **M/S. VARDHAMAN BUILDERS** agree to rectify and confirm all and whatsoever our said attorney shall purpose to do or cause to be done by virtue of these presents

वस्तु क्रमांक 11939/2022  
 3/90

**THE SCHEDULE ABOVE REFERRED TO :**

Project "**VARDHAMAN KUTIR**" situated at **Old Survey No. 302, New Survey No. 181, Hissa No. 12**, admeasuring 560 Sq. Mtrs. or thereabout, situate at, being and lying at Revenue Village - Navghar, Taluka and Distract - Thane, within the limits of the Mira Bhayanar Municipal Corporation District and Sub Distract of Thane

IN WITNESS WHEREOF I, **SHRI RAMESH G. SALOT** Partner Of **M/S. VARDHAMAN BUILDERS** HAVE SIGNED THESE PRESENTS ON THE 23rd DAY OF March 2022

SIGNED & DELIVERED by the within named

**EXECUTANT**

**M/S. VARDHAMAN BUILDERS,**  
 Through Its Partners  
**SHRI RAMESH G. SALOT**



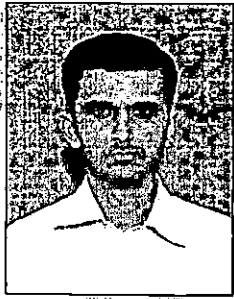
*R.G. Salot*

In the presence of

1. Karan Patil
2. Shinde

Specimen Signature of Attorney:

**MR. NILESH B. KHANT** *NB*

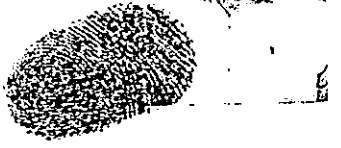


**MR. RINKU B. KHANT** *Rinku*



Witness

1. Karan Patil
2. Shinde





## Maharashtra Real Estate Regulatory Authority

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

ट.र.न. - ४
दस्त क्रमांक ५९२३/२०२३
४/१०

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700032789**

Project: **VARDHAMAN KUTIR** , Plot Bearing / CTS / Survey / Final Plot No.: **NEW S NO 181/12at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

- Vardhaman Builders** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400092.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 3.  
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 **29/01/2022** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 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.

ट न म ४
दस्त क्र. ५९२३/२०२३
६९ १००

Signature: valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 29-01-2022 10:45:27



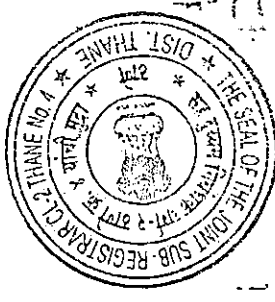
Dated: **29/01/2022**  
Place: **Mumbai**

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

*B. S. Sule*

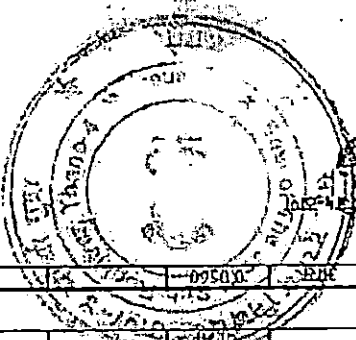
Handwritten signature or name

Handwritten text in a box, possibly a date or reference number



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Handwritten text in a box, possibly a date or reference number



Handwritten text: 18/11/2017

Handwritten text: 18/11/2017

Table with multiple columns and rows, likely a ledger or record book

Handwritten notes and dates: 18/11/2017, 22/11/2017

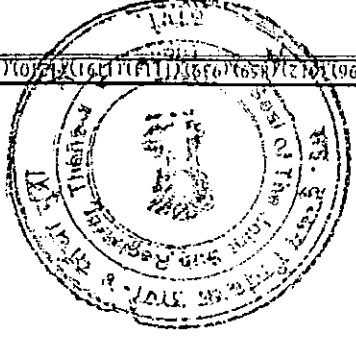


Table with multiple columns and rows, likely a ledger or record book

Handwritten notes and dates: 10/12/2017, 22/11/2017



2. क. क. - ४  
 ४६०६ ५४९१ १२०२२  
 ९/१०

*Shank*

XXXX XXXX 6823  
 MD : 9110 9942 6421 6449  
 Download Date: 06/03/2021  
 ज्योति रामचंद्र शिंदे  
 ज्योति रामचंद्र शिंदे  
 जॉबि/DOB: 07/08/1999  
 लिंग/ FEMALE

निवेश भगवानिभाल खानत  
 निवेश भगवानिभाल खानत  
 जॉबि/DOB: 11/06/1977  
 लिंग / MALE  
 9772 4147 0481  
 भाई आशिष, भाई अशोक

रिंकु भगवानिभाल खानत  
 रिंकु भगवानिभाल खानत  
 जॉबि/DOB: 14/04/1979  
 लिंग / Male  
 3429 6267 4786  
 आशिष - भाग्यवत आशिषा

रामेश गुणवंत सलोट  
 रामेश गुणवंत सलोट  
 जॉबि/DOB: 1966  
 लिंग / Male  
 7132 4337 4350  
 आशिष - भाग्यवत आशिषा

INCOME TAX DEPARTMENT  
 GOVT. OF INDIA  
 Permanent Account Number: DNDPP4051H  
 KARAN DEVNORA PATIL  
 KARAN DEVNORA PATIL  
 28/01/1999  
 THE SEAL OF THE JOINT SUB-REGISTRAR  
 DIST. THANE  
 १६१९००  
 १९९२३/२०२३

INCOME TAX DEPARTMENT  
 GOVT. OF INDIA  
 Permanent Account Number: AMIPK5088G  
 B.D.KHANT  
 RINKU BHAGWANIBHAI KHANT  
 14/04/1979  
 लिंग / Male  
 3429 6267 4786  
 आशिषा - भाग्यवत आशिषा

INCOME TAX DEPARTMENT  
 GOVT. OF INDIA  
 Permanent Account Number: VARDHAMAN BUILDERS  
 VARDHAMAN BUILDERS  
 15/01/2014  
 आशिषा - भाग्यवत आशिषा

*Karan Patil*

*MS*

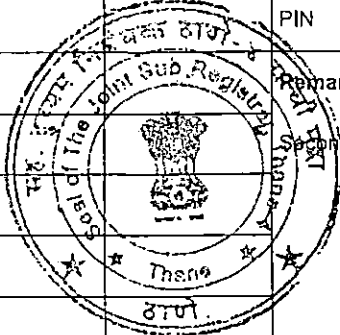
*Shank*

CHALLAN  
MTR Form Number-6



GRN	MH015091232202122E	BARCODE		Date	23/03/2022-11:16:32	Form ID	48(f)
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name		THN4_THANE NO 4 JOINT SUB REGISTRAR		Full Name		MS VARDHAMAN BUILDERS	
Location		THANE		Flat/Block No.		VARDHAMAN KUTIR, OLD S. NO. 302	
Year		2021-2022 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		NEW S. NO. 181, H. NO. 12, VILLAGE NAVGHAR	
46401 Stamp Duty		500.00		Area/Locality		MIRA ROAD EAST	
63301 Registration Fee		100.00		Town/City/District			
				PIN		4 0 1 1 0 7	



Remarks (If Any)  
SecondPartyName=NILESH B KHANT-

600.00

Amount In Six Hundred Rupees Only  
Words

Bank Details		INDIAN BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02608672022032317689	3457234144		
		Bank Date	RBI Date	23/03/2022-11:17:24	Not Verified with RBI		
		Bank-Branch		INDIAN BANK			
		Scroll No. , Date		Not Verified with Scroll			

Document ID: 0000000000  
This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.  
या चालानाचा नोंदणी करवावयाचा आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू.

6 नं 8  
दिनांक 23/03/2022  
दस्तावेज क्रमांक 4929



Sl. No	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
SI-76-5424		6007278007202122	23/03/2022-12:25:05	IGR116	100.00
SI-76-5424		0007278007202122	23/03/2022-12:25:05	IGR116	500.00
Total Defacement Amount					600.00

ट.न.न. - ४  
दस्तावेज क्रमांक 4929 12022  
0/90



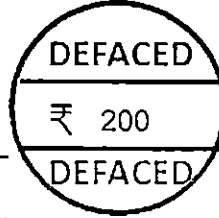
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2303202205787

Receipt Date 23/03/2022

Received from M/S. VARDHAMAN BUILDERS, Mobile number 9224393802, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 5121 dated 23/03/2022 at the Sub Registrar office Joint S.R.Thane 4 of the District Thane.



**Payment Details**

Bank Name SBIN

Payment Date 23/03/2022

Bank CIN 10004152022032305134

REF No. 208211162088

Deface No 2303202205787D

Deface Date 23/03/2022

This is computer generated receipt, hence no signatures required.



ट.न.न. - ४
दस्त क्रमांक ५९२९ /२०२२
७/१०

ट न न ४
दस्त क्र ९९२२ /२०२२
७९००



जनक संख्या: 5121/2022

दस्तावेज संख्या-1

6/5121  
दिनांक: 23 मार्च 2022 12:26 म.प.

दस्तावेज संख्या: जनक/5121/2022

प्रतिशत मूल्य: ₹. 00/-

प्रतिशत मूल्य: ₹. 01/-

प्रतिशत मूल्य: ₹. 500/-

1. दि. म. र. दि. जनक एवं कार्यालय

सं. सं. 5121 वर दि. 23-03-2022

दि. 12:22 म.प. व. रज. के.प.

सादरकारिता के नाम: श्री. वसुधाम विवेक के भागीदार रवीश जी. सतीव

पारकी: 5816 पारकी दिनांक: 23/03/2022

नोट की

दस्तावेज की

पारकी संख्या: 10

₹. 100.00

₹. 200.00

₹. 300.00

Joint Sub Registrar, Thane 4

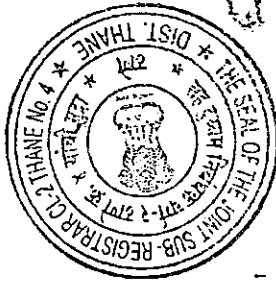
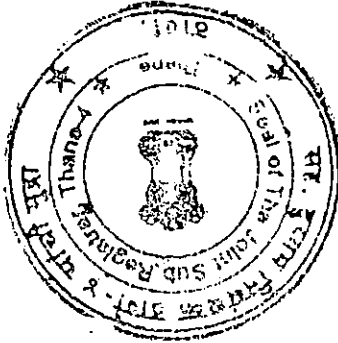
Joint Sub Registrar, Thane 4

दस्तावेज संख्या

दस्तावेज संख्या: (48-व) वकील कार्यालय अधिनियम @1882 याबलिन दाखल किता कार्यालय आवक असेल वेव

दि. 23/03/2022 12:22:36 PM की वेळ: (सादीकरण)

दि. 23/03/2022 12:24:41 PM की वेळ: (फी)



23/03/2022  
5121  
5121

दस्तावेज संख्या: 5121/2022  
दस्तावेज प्रकार: कुलपत्रपत्र

अनु क्र. पक्षकारों के नाम व पता

पक्षकारों का प्रकार

1 नाव: निवेश भागवानजीभाई खाटे --

पंवार और अर्धनी

पता: खाटे नं: दुकान क्र. 10, माळा नं: बळ, इमारतीचे नाव: सुधाई होलर

टॉवर, ब्लॉक नं: एम. टी. एन. एन समोर, रोड नं: भाईर प ठाणे, वय : 44

महाराष्ट्र, ठाणे.

पं नंबर:

2 नाव: रिक भागवानजीभाई खाटे --

पंवार और अर्धनी

पता: खाटे नं: दुकान क्र. 10, माळा नं: बळ, इमारतीचे नाव: सुधाई होलर

टॉवर, ब्लॉक नं: एम. टी. एन. एन समोर, रोड नं: भाईर प ठाणे, वय : 42

महाराष्ट्र, ठाणे.

पं नंबर:

3 नाव: से. वर्यमान लिटर्स रॉफ भागीदार रमेश जी. सलीत --

कुलपत्रपत्र देणार

पता: खाटे नं: मदतिका क्र. 1002, माळा नं: - इमारतीचे नाव: -

दिया पार्श्व नगर, ब्लॉक नं: देविदास नगर, रोड नं: बोरीवली प

मुंबई, महाराष्ट्र, मुंबई.

पं नंबर: AALFV2536R

अनु क्र. पक्षकारों के नाम व पता

1 नाव: करण पाटील --

वय: 25

पता: भाईर प ठाणे -

पं नंबर: 401101

2 नाव: शशी सिंघे --

वय: 25

पता: भाईर प ठाणे

पं नंबर: 401101

Joint Sub Registrar, Thane 4

दिनांक क्र. 4 थी वेळ: 23/03/2022 01:36:59 PM

2 नंबर  
दिनांक: 9/2/2023

Payment Details.

sr.	Purchaser	Type	Verification no/ Vendor GRN/License	Used	At	Date
1	MS VARDHAMAN BUILDERS	echallan	MH015091232202122E	SD	0007278007202122	23/03/22
2	DHC		2303202205781			23/03/2022
3	MS VARDHAMAN BUILDERS	echallan	MH015091232202122E	RF	0007278007202122	23/03/22

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

Know Your Rights as Registrants

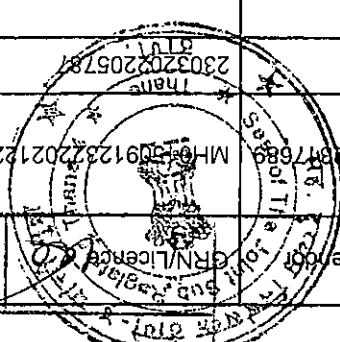
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isaria@gmail.com

दि. 03/03/2022

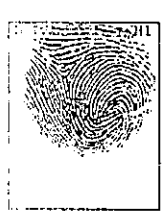
स. गुणवत्तायुक्त सेवा केंद्र.



Handwritten signature

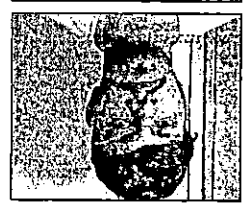
Handwritten signature: Sank

काशी



Handwritten signature: Karan

काशी



अपनीच

अपनीच

आवृत्त:-  
खालील देणम असे निवेदन करताना की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

दिनांक क्र. 3 थी वेळ: 23/03/2022 01:36:47 PM

पतील दस्तऐवज करून देणार न्यायाधीश कुलपत्रपत्र देणार वा दस्तऐवज करून देण्याचे कबूल करताना.

Handwritten signature: Sank

पं नंबर: AALFV2536R

मुंबई, महाराष्ट्र, मुंबई.

दिया पार्श्व नगर, ब्लॉक नं: देविदास नगर, रोड नं: बोरीवली प

काशी.

वय : 56

पता: खाटे नं: मदतिका क्र. 1002, माळा नं: - इमारतीचे नाव: -

कुलपत्रपत्र देणार

3

नाव: से. वर्यमान लिटर्स रॉफ भागीदार रमेश जी. सलीत --

कुलपत्रपत्र देणार

पता: खाटे नं: मदतिका क्र. 1002, माळा नं: - इमारतीचे नाव: -

दिया पार्श्व नगर, ब्लॉक नं: देविदास नगर, रोड नं: बोरीवली प

मुंबई, महाराष्ट्र, मुंबई.

पं नंबर: AALFV2536R

2

नाव: रिक भागवानजीभाई खाटे --

पंवार और अर्धनी

पता: खाटे नं: दुकान क्र. 10, माळा नं: बळ, इमारतीचे नाव: सुधाई होलर

टॉवर, ब्लॉक नं: एम. टी. एन. एन समोर, रोड नं: भाईर प ठाणे, वय : 42

महाराष्ट्र, ठाणे.

पं नंबर:

1

नाव: निवेश भागवानजीभाई खाटे --

पंवार और अर्धनी

पता: खाटे नं: दुकान क्र. 10, माळा नं: बळ, इमारतीचे नाव: सुधाई होलर

टॉवर, ब्लॉक नं: एम. टी. एन. एन समोर, रोड नं: भाईर प ठाणे, वय : 44

महाराष्ट्र, ठाणे.

पं नंबर:



२३	०३
२३	०३
२३	०३

कर्मचारीसंस्थानाच्या नावा व सद्दी

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जाणीव आहे.

कलम ८२ अन्वये कार्यवाहीस व फौजदारी प्रक्रिया सहीतेनुसार शिक्षण पत्र राहिले नाही मला खात्री केलेली आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कर्त्ती करण्यास मी पूर्णपणे समक्ष आहे. तसेच सदर कर्मचारीसंस्थानाच्या नावा व सद्दीक कर्मचारीसंस्थानाच्या रद्दबादल ठरलेले नाही. सदरचे कर्मचारीसंस्थानाच्या पूर्णपणे क्षेत्र असून उपरोक्त लिहिलेले देणार व्यक्तींची कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कर्मचारीसंस्थानाच्या देणार यांनी कर्मचारीसंस्थानाच्या रद्द केलेले नाही किंवा कर्मचारीसंस्थानाच्या आहे. निष्पादित करून कर्त्ती जबाब दिला आहे. किंवा फक्त कर्त्ती जबाब दिला आहे, सदर २०२२. रोजी मला दिलेल्या कर्मचारीसंस्थानाच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. २३-०३-२०२२

सदर मुखत्यारपत्र.

कार्यालयाला कार्यालयाच्या या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे आणि

मी. निदेश बी. खाट याद्वारे घोषित करतो/करते की, सह दस्त निबंधक ठाणे *(Handwritten initials)* यांचे

*(Handwritten signature)*

स्व-साक्षात्करव्यवधानपत्र (Self Declaration)

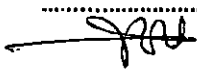
श्री. से. वर्धमान बिस्नेस वे भागीदार रमेश गुणवंतराय सगोत्र वर्फे क्र. मु. म्हणून निवेदन वी. खाटे

राहणार:- 1002, दिव्या पार्क हिरिदास नगर, लैन मंदिर जवळ, बोरीवली प. मुंबई

वय वर्ष ..... आधार क्रमांक असल्यास ..... व्यवसाय .....

याद्वारे घोषित करावी/करते की, श्री स्वयं साक्षात्कृत केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्याखांद्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

राहीन याची मला पूर्ण जाणीव आहे.

सही- 

श्री: साधना आनंद पण्डेय

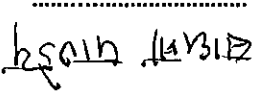
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401107

वय वर्ष ..... आधार क्रमांक असल्यास ..... व्यवसाय .....

याद्वारे घोषित करावी/करते की, श्री स्वयं साक्षात्कृत केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्याखांद्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा

संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

सही- 

श्री: प्रियंका महेंद्र पण्डेय

राहणार :- सदलिका क्र. 604/ए, रामदेव एमकेव, रामदेव क्रॉस रोड, सेवेन स्क्वअर स्कूल जवळ, भीरा रोड प. ठाणे

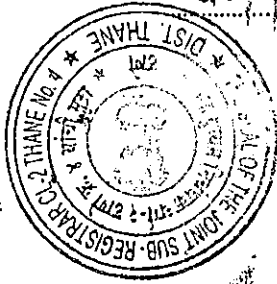
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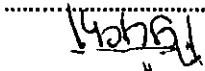
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याद्वारे घोषित करावी/करते की, श्री स्वयं साक्षात्कृत केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्याखांद्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा

संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

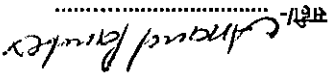
राहणार :... भीरा रोड प. ठाणे	वय वर्ष ..... व्यवसाय .....
००१००	००१००
०२/०२/२०२३	०२/०२/२०२३
४ १ ४ ४	



सही- 

श्री: आनंद पण्डेय

याद्वारे घोषित करावी/करते की, श्री स्वयं साक्षात्कृत केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्याखांद्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

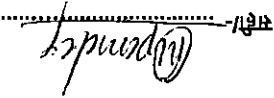
सही- 

श्री: महेंद्र पण्डेय

राहणार : भीरा रोड प. ठाणे

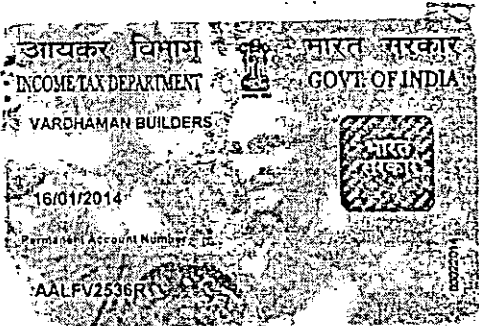
वय वर्ष ..... आधार क्रमांक असल्यास ..... व्यवसाय .....

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सही- 







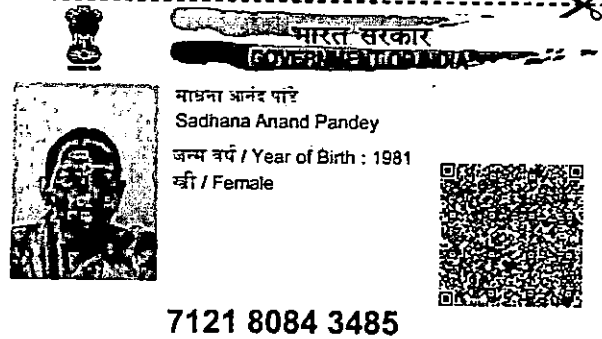
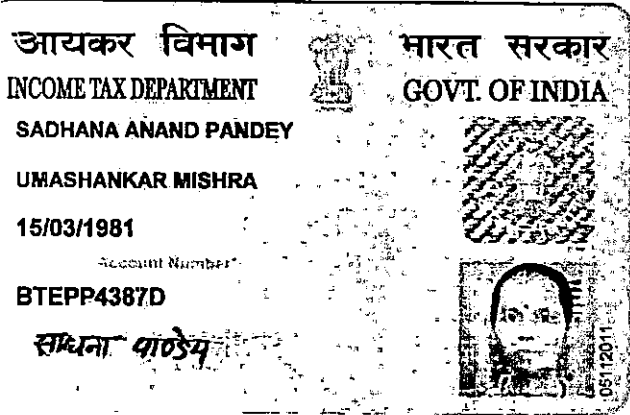
SH298635434DF



आपला आधार क्रमांक / Your Aadhaar No. :

**7121 8084 3485**

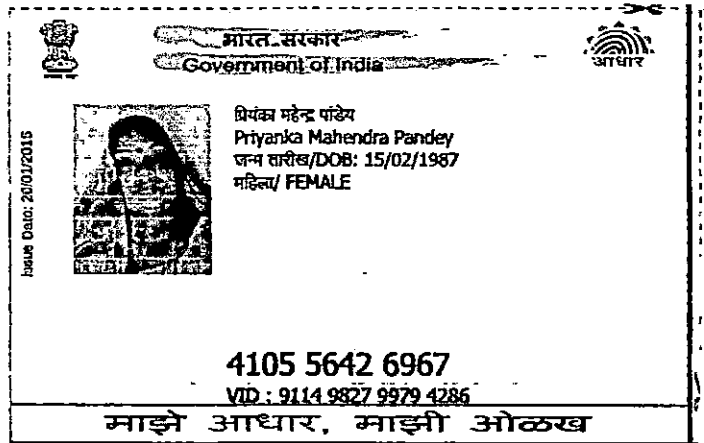
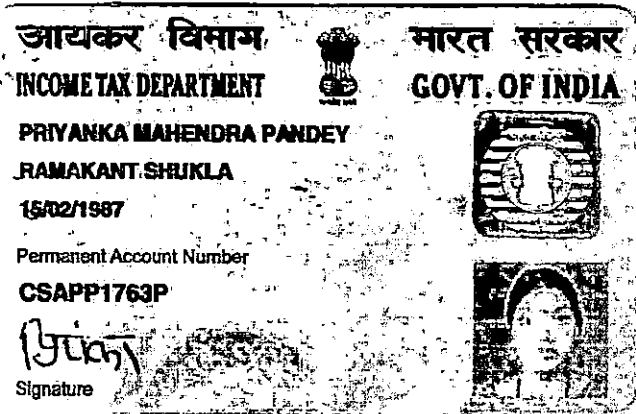
आधार - सामान्य माणसाचा अधिकार



साधना पांडेय

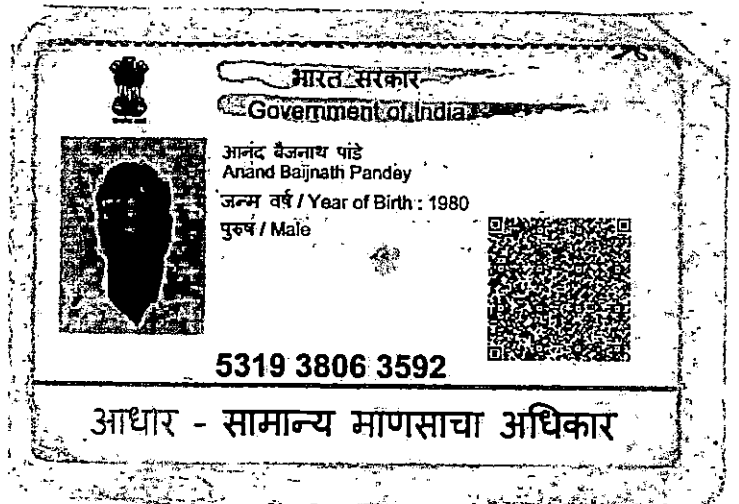
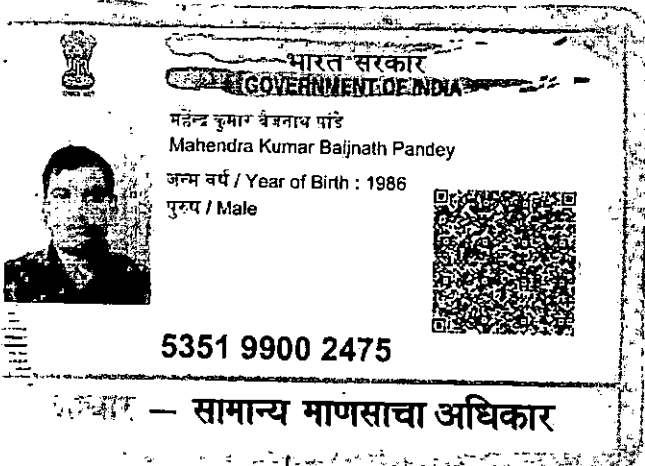
आधार - सामान्य माणसाचा अधिकार

साधना पांडेय



प्रियंका

प्रियंका



mpandey

आधार - सामान्य माणसाचा अधिकार

ट न न ४
दस्त क्र १९२३/२०२३
२२
१००



Anand Pandey



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1023262419329

Receipt Date 27/10/2023

Received from SADHANA ANAND PANDEY - -, Mobile number 9930537658, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 19123 dated 27/10/2023 at the Sub Registrar office Joint S.R.Thane 4 of the District Thane.

DEFACED

₹ 2000

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 26/10/2023

Bank CIN 10004152023102618171

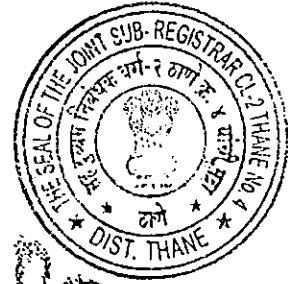
REF No. 329957319299

Deface No 1023262419329D

Deface Date 27/10/2023

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

ट न न ४	
दस्त क्र. १९२३/२०२३	
२०००	२७/१०/२३



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CHALLAN  
MTR Form Number-6



GRN	MH010106324202324P	BARCODE					Date	26/10/2023-19:28:02	Form ID	25.2	
Department					Inspector General Of Registration						
Type of Payment					Stamp Duty Registration Fee						
Office Name					THN7_THANE NO 7 JOINT SUB REGISTRAR		Full Name		SADHANA ANAND PANDEY		
Location					THANE		Flat/Block No.		FLAT NO. 203, 2ND FLOOR		
Year					2023-2024 One Time		Premises/Building		VARDHAMAN KUTIR, RAMDEV PARK ROAD		
Account Head Details				Amount In Rs.		Road/Street		WARDHAMAN KUTIR, RAMDEV PARK ROAD			
0030046401 Stamp Duty				269400.00		Area/Locality		MIRA ROAD E			
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 0 1 1 0 7			
Remarks (If Any)					SecondPartyName=MS VARDHAMAN BUILDERS--						
Total					2,99,400.00		Amount In		Two Lakh Ninety Nine Thousand Four Hundred Rupees		
							Words		Only		
Payment Details					STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN		Ref. No.		10000502023102609440		1102571947028
Cheque/DD No.					Bank Date		RBI Date		26/10/2023-19:28:28		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9930537658

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.

Challan Defaced Details

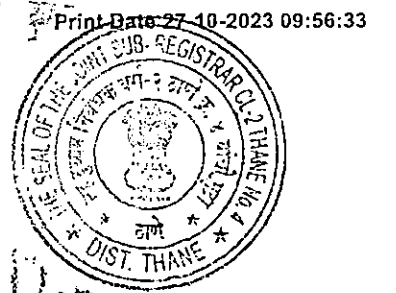
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-76-19123	0005296294202324	27/10/2023-09:47:07	IGR116	30000.00
2	(IS)-76-19123	0005296294202324	27/10/2023-09:47:07	IGR116	269400.00
Total Defacement Amount					2,99,400.00

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चलन ४

दस्ता क्र १९२३/२०२३

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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्य विभाग  
 लिसे  
 2023  
 दिनांक : ०७/१०/२०२३  
 उप मूल्य विभाग  
 क्षेत्राचे नाव  
 Mira Bhandar Municipal Corporation  
 सर्वे नंबर / म. भू. क्रमांक : सर्वे नंबर #181

शहरी जागीन	निवासी सदनिका	कपासिय	दुकान	औद्योगिक	मोजमापनाचे एकक
26920	84200	90000	105200	90000	मोजमापनाचे एकक


बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up) - 50.347 चौ. मीटर	निवासी सदनिका	निवासी सदनिका	मालकीचा प्रकार - बांधीव	बांधकाम क्षेत्र (Built Up) - 50.347 चौ. मीटर
बांधकामाचे वर्गीकरण - उदाहरण सविधा -	आहे	मजला -	1st To 4th Floor	कापट क्षेत्र -	45.77 चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				

मजला निहाय घट/वाढ	मजला निहाय घट/वाढ	मजला निहाय घट/वाढ
मजला निहाय घट/वाढ	मजला निहाय घट/वाढ	मजला निहाय घट/वाढ

एकत्रित खालील मूल्य	एकत्रित खालील मूल्य
एकत्रित खालील मूल्य	एकत्रित खालील मूल्य

Print

Home

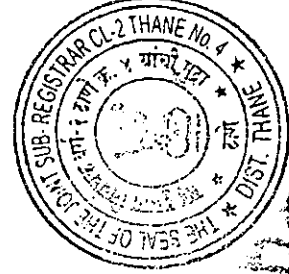


५ सह. मुख्य निबंधक ऑफिस - २  
 ऑफिस क्र. ४

४२७२८  
 २०२३/०९२७/२०२३

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२००१/२०२३		१००



76/19123

शुक्रवार, 27 ऑक्टोबर 2023 9:47 म.पू.

दस्त गोपवारा भाग-1

टनन4

२०१२००

दस्त क्रमांक: 19123/2023

दस्त क्रमांक: टनन4 /19123/2023

वाजार मुल्य: रु. 42,39,217/-

मोवदला: रु. 44,90,000/-

अरलेले मुद्रांक शुल्क: रु.2,69,400/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

पावती:21639

पावती दिनांक: 27/10/2023

अ. क्रं. 19123 वर दि.27-10-2023

सादरकरणाराचे नाव: साधना आनंद पाण्डेय - -

रोजी 9:45 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

साधना पाण्डेय

दस्त हजर करणाऱ्याची सही:

एकूण: 32000.00

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

हस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 27 / 10 / 2023 09 : 45 : 58 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 27 / 10 / 2023 09 : 46 : 48 AM ची वेळ: (फी)

ट न न ४	
दस्त क्र २१२३/२०२३	
२०१२००	१००









पृष्ठी क्र.2

दृश्य निबंधक : मह. द. नि. ठाणे 4  
 रक्त क्रमांक : 19123/2023  
 नोंदणी :  
 Regn:63m

**गावाचे नाव : नवघर**

(1) विवेचना प्रकर करारनामा

(2) मोबदला 4490000

(3) बाजारभाव (माहेपट्टयाच्या 4239217.4

बाबतिलपट्टाकार आकारणी देणे की पट्टेदार वे नमुद करावे)

(4) मू.मापन,पोटोडिस्ता व धरकमाती(असल्यास)

1) पालिकेचे नाव:निरा-भाईदर मनाप इतर वर्णन : इतर माहिती: मोजे नवघर,बोर्डे क. इत्यु.विभाग 11/41,सदनिका क्र. 203,इसरा मजला,वर्धमान कुडीर,रामदेव पार्क रोड,मीरा रोड प. ठाणे 401107, एकूण क्षेत्रफळ 45.77 चौ. मी. कारपेट आहे. 31 मार्च 2021 चे शासन अधिशासक या रत्ननेवजास महिला वरदीदारस मुद्राक शुल्काची सवलत देण्यात आली आहे. (( Survey Number : OLD SURVEY NO. 302, NEW SURVEY NO. 181, HISSA NO. 12 ; ) )

(5) क्षेत्रफळ 1) 45.77 चौ.मीटर

(6)आकारणी किंवा गुंडी देण्यात असेल तेव्हा.

(7) रत्ननेवजा कन देणा-या/लिहिन ठेवणा-या पक्षकाराचे नाव किंवा विवाही न्यायालयाना

पक्षकाराचे नाव किंवा विवाही न्यायालयाना

इकमनामा किंवा आदेश असल्यास,प्रतिवादिचे

नाव व पत्ता.

(8)रत्ननेवजा कन देणा-या पक्षकाराचे व किंवा

विवाही न्यायालयाना इकमनामा किंवा आदेश

असल्यास,प्रतिवादिचे नाव व पत्ता

(9) रत्ननेवजा कन दिव्याचा दिनांक

(10)रत्न नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,वड व पड

(12)बाजारभावामागे मुद्राक शुल्क

(13)बाजारभावामागे नोंदणी शुल्क

(14)शेरा

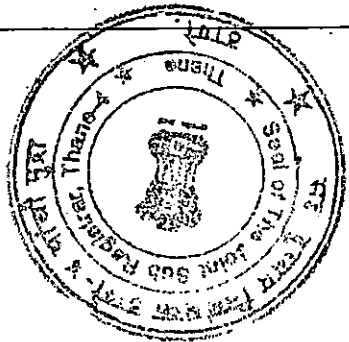
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269400

19123/2023

27/10/2023

27/10/2023



सुप्याकनामाठी विचारत घेतलेला तपशील:-

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

मह. दृश्य निबंधक कार्या- २  
 ठाणे. क्र. २

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SADHANA ANAND PANDEY	eChallan	10000502023102609440	MH010106324202324P	269400.00	SD	0005296294202324	27/10/2023
2		DHC		1023262419329	2000	RF	1023262419329D	27/10/2023
3	SADHANA ANAND PANDEY	eChallan		MH010106324202324P	30000	RF	0005296294202324	27/10/2023

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





Thank you!!!