

Receipt (pavil)

535/5116

Wednesday, November 01, 2023

11:11 AM

Regn.:39M

नोंदणी क्र.:39म

Original/Duplicate

प्राप्ती

प्राप्त नाव: सावित्री

दस्तावेजाचा अनुक्रमांक: वसई-6-5116-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणा-याचे नाव: दिसिकुमार एस. शा --

नोंदणी फी

दस्त दोगाळणी फी

प्राप्ती पत्र्या: 60

रकम:

₹. 24200.00

आपणाम मूळ दस्त, शानत/प्रि.सूची-२ अर्जाचे

11:31 AM रोजी वेळीस मिळेल.

JSR Vasai-6

वाजार मूल्य: ₹. 1584000/-

मोबदला ₹.2300000/-

भरलेले मुद्रांक शुल्क : ₹. 161000/-

1) दफ्ताराचा प्रकार: eChallan रकम: ₹.23000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH010192539202324E दिनांक: 01/11/2023

बँकेचे नाव व पत्ता:

2) दफ्ताराचा प्रकार: DHC रकम: ₹.1200/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1023282603093 दिनांक: 01/11/2023

बँकेचे नाव व पत्ता:

Handwritten signature

खर्ची धारा (Purchaser)
 4. Abant
 21/11

यस प्रतिवेदन कथन करितो को, दरदस्तावेजाची विषयवस्तु असलेली मिळकत ही यापूर्वी खरेदीदाराकाना कोठेही विक्री, वाजप, दान, दिवा, मुदतदार, पोटणी वा इतर अन्य प्रकारे कोठेही जडनाखमामध्ये वजतलेली नाही. याची नोंदणी कायदा - १९५८ मधील अध्याय-११ (search) तखदीनुसार खाली करून घेतलेली आहे. तसेच, सदर मिळकत ही खर्ची धारा यांच्याकडील आहे. याबाबत सूत्र आभार मानून खाली करून घेतलेली आहे. या मिळकतीबाबत कोही वाद उत्पन्न झाल्यास त्याची सदर्फी जबाबदारी यादी/आमची सोलिये याची सी/आमची सी वी देतो.



- १. श्री/श्रीमती/सी. : श्री. सुभाष चव्हाण
- २. श्री/श्रीमती/सी. : श्री. सुभाष चव्हाण
- ३. श्री/श्रीमती/सी. : श्री. सुभाष चव्हाण

पुढील / बाबत पत्र

लिपीक यदी : सह-दफ्तार निदेशक

१. दरवाजा प्रकार : <u>श्री. सुभाष चव्हाण</u>		अनुबंध कमांक : <u>२३/६</u>	
२. सादरकस्येचे नाव : <u>श्री. सुभाष चव्हाण</u>	३. ताजका : वसई	४. गावाचे नाव : <u>अग्निवर्षी</u>	५. नोंदणी/आमची/अधिकार कमांक : <u>५१, हि. नं.</u>
६. मूख्य दस्तऐवज (हीना) : <u>श्री. सुभाष चव्हाण / निवासी / कायदा / इकान / अधिकांक</u>	७. मूख्य दस्तऐवज/अधिकार/संपूर्ण लिपिक/संपूर्ण लिपिक/संपूर्ण लिपिक/संपूर्ण लिपिक		
८. दरवाजा नमुद केलेल्या मिळकतीचे क्षेत्रफल : <u>२३.६५</u> : कोयठे/लिपिक/संपूर्ण लिपिक/संपूर्ण लिपिक/संपूर्ण लिपिक	९. कार पाकिटा : <u>श्री. सुभाष चव्हाण</u>		
१०. मजगा कमांक : <u>श्री. सुभाष चव्हाण</u>	उद्देगालन सुविधा : आहे / नाही	११. बांधकाम वर्ष : <u>२०२३</u>	
१२. बांधकाम प्रकार : <u>आर.सी.सी. / इतर प्रकार / अर्ध प्रकार / कच्चे</u>	१३. बाजार मूख्य तखतयामधील भागादखल सुचना क. : <u>व्यत्ययचे दिलेले</u>		
१४. लिखित केलेले बाजारमूख्य : <u>१५,४५,०००/-</u>		१५. दरनाममध्ये दर्शविलेला भागदला : <u>२३,००,०००/-</u>	
१६. देय मुदतक शुल्क : <u>क. १,६१,०००/</u>	१७. भरलेले मुदतक शुल्क : <u>क. १,६१,०००/</u>	१८. देयक नोंदणी फी : <u>क. २३,०००/-</u>	

२३ / ६
दस्तऐवज नोंदणी/अधिकार/संपूर्ण लिपिक/संपूर्ण लिपिक/संपूर्ण लिपिक/संपूर्ण लिपिक
२०२३

महाराष्ट्र शासन - नोंदणी व मुदतक विभाग.
 मुख्यांकन अदालत सन २०२१

लिहिन देणार

Home



लिहिन देणार

म्हणून जोडत आहोत.

आहोत. याची मना/आमत्या पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्त्याचा भाग आहे. व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षण आणि पात्र राहणे आणि कायदानुसार कोणतीही गुन्हे घडव्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम १९०८ मधील कोणत्याही प्रकारचा गुन्हे घडवारे केल्या केल्या नाही.

आहोत. याची आमच्या पूर्ण कल्पना आहे.

उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्कारक व ओळख देणारे जबाबदार राहणार आहोत. नवे म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर पालन स्थान मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संलग्न व त्या अनुषंगाने

दोषदा तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आमच्या पूर्णपणे जाणीव आहे. नोंदणी नियम १९६९ चे नियम ४४ चे वेळेवेळी न्यायालयाने, मा. उच्च न्यायालयाने दिलेले

दस्तावेजाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. तसेच मला या दस्तावेजात नोंदणी प्रकियेमध्ये जोडण्यात आलेले प्रक कागदपत्रे हे खरे आहेत व मिळकती

आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसमक्ष निष्पादीत केलेला आहे. हक्क, कर्ज, बँक बॉल, शासन बॉल व कर्मसुखत्यार धारकांनी केलेल्या व्यवहारांचा अहिन

मी/आम्ही खात्री देत आहोत. तसेच, सदरची मिळकत शासन मालकीची नाही व मिळकतीत आहे व फक्त कर्मसुखत्यारपत्र अध्यापकी आहेत व ते आजपावेतो रद्द झालेले नाही. तसेच मिळकती मालकाने नमून दिलेल्या कर्मसुखत्यारधारक (P.A. Holder) लिहिन देणार

दस्तावेजातील मिळकतीचे मालक/वारस हक्कदार/कर्जदार हितसंबंधीत व्यक्तीची मालकी (ता. सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रकियेनुसार आमच्या जबाबदारीने मी/आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसमक्ष निष्पादीत केलेला आहे.

दोषदा तपासणे हे खरे असून त्याची मालकी स्वतः खात्री करून या दस्तावेजात मिळकत ही फसवणूकीद्वारे दुबार किंवा वाढवत होत नाही. दस्तावेजात २०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजात मी/आम्ही खात्री सही करणार मा. नोंदणी महाविशेषक व मुद्रांक निदेशक म.श. पूर्ण यांचे

घोषणापत्र / शपथपत्र

२ / ३०
दस्तावेजातील मिळकत / ३१९९ / २०२३
पृष्ठ - ३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	20231029103
मूल्यांकन तिथि	29 October 2023, 11:05:12 AM
मूल्यांकन संख्या	2023

मूल्यांकन संस्था: Vasai-Virar Municipal Corporation
 सचिव: सचिव नंबर/म. म. क्रमांक: सचिव नंबर#51

बांधीव क्षेत्र	बांधीव
बांधीव क्षेत्र (Buaill Up)	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव

बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव

बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव
बांधीव क्षेत्र का क्षेत्र	बांधीव

Home Print

पत्रक संख्या 2023-2



CHALLAN
MTR Form Number-6



MH010192539202324E BARCODE Date 28/10/2023-13:33:35 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Stamp Duty		वसई - ६	
Registration Fee		वसई क्रमांक १११२ / २०२३	
Name VSI6_VASAI NO 6 JOINT SUB REGISTRAR		TAX ID / TAN (If Any)	
Location PALGHAR		PAN No.(If Applicable) AHXPJ3473A	
2023-2024 One Time		Full Name Harishkumar S Jha And Other	
Account Head Details		Flat/Block No. Flat No. 709, 7th Floor, A-wing, J K Tower	
Amount In Rs.		Premises/Building	
46401 Stamp Duty	161000.00	Road/Street Village Sativali	
63301 Registration Fee	23000.00	Area/Locality Vasai East	
		Town/City/District	
		PIN 4 0 1 2 0 8	
		Remarks (If Any)	
		SecondPartyName=MS One Star Developers Through Ishtiyak Ahmad	
		Baitullah Khan-	
		Amount In Words One Lakh Eighty Four Thousand Rupees Only	
		1,84,000.00	



Bank Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023102862691	233015696394
DD No.		Bank Date	RBI Date	28/10/2023-13:34:28	30/10/2023
Bank		Bank-Branch BANK OF MAHARASHTRA			
Branch		Scroll No. ; Date 31029, 30/10/2023			

Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 लॉन केवल दुर्यम नितंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. अननोंदणीत न करीत घ्या. दस्तांसाठी सदर चलन लागू.

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2023.11.04 11:47:08 IST
 Reason: GRAS Secure Document
 Location: India



Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
(IS)-535-5116	0005425719202324	01/11/2023-11:11:34	IGR546	23000.00
(IS)-535-5116	0005425719202324	01/11/2023-11:11:34	IGR546	161000.00
Total Defacement Amount				1,84,000.00



CHALLAN
MTR Form Number-6



GRN	MH010192539202324E	BARCODE	[Barcode]		Date	28/10/2023-वसई	Form ID	25.2
Department	Inspector General Of Registration		[Handwritten: 28/10/2023-वसई]		[Handwritten: 2023]			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	[Handwritten: 5/90]				
			PAN No.(If Applicable)	[Handwritten: AXXPJ9473A]				
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR		Full Name	Harishkumar S Jha And Other				
Location	PALGHAR		Flat/Block No.	Flat No. 709, 7th Floor, A-wing, J K Tower				
Year	2023-2024 One Time		Remarks (If Any)	SecondPartyName=MS One Star Developers Through Ishtiyak Ahmad Baitullah Khan~				
Account Head Details	Amount In Rs.	Premises/Building	Village Sativali					
0030046401 Stamp Duty	161000.00	Road/Street	Vasai East					
0030063301 Registration Fee	23000.00	Area/Locality	Town/City/District					
		Town/City/District	PIN					
		PIN	4 0 1 2 0 8					
		Amount In	One Lakh Eighty Four Thousand Rupees Only					
Total	1,84,000.00	Words	[Blank]					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	02300042023102862691	006098405				
Cheque/DD No.	Bank Date	RBI Date	28/10/2023-13:34:28	Not Verified with RBI				
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

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





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

कसई - ६
दस्ता क्रमांक १११९६/ २०२३
६/१०

Receipt of Document Handling Charges

PRN 1023282603093

Receipt Date 01/11/2023

Received from Harishkumar S Jha, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 5116 dated 01/11/2023 at the Sub Registrar office Joint S.R. Vasai 6 of the District Palghar.

DEFACED

₹ 1200

DEFACED

Payment Details

Bank Name MAHB

Payment Date 28/10/2023

Bank CIN 10004152023102802826

REF No. 006138800

Deface No 1023282603093D

Deface Date 01/11/2023

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



वसई - ६
दस्ता क्रमांक १११५/ २०२३
७ / ६०

Revenue Village : Sativali
Survey No. : S. No. 51.
Flat : Flat No. 709 on the Seven Floor.
Wing : A
Total Area in Carpet : 351.31 Sq Ft .i.e 32.65 Sq. mtrs .
Consideration price : 23,00,000/-
Market value : 15,84,000/-
Total Stamp Duty Paid : 1,61,000/-

AGREEMENT FOR SALE



ARTICLES OF AGREEMENT made and entered into at Vasai, on this 01st day of November 2023 in the year Two Thousand Twenty Three and **BETWEEN** M/s. One Star Developers, a proprietary concern through its Prop. Mr. Ishtiyak Ahmad Baitullah Khan, Aged about 52 years, Indian Inhabitant, carrying on his business at- Ishtiyak Complex, Sativali Naka, Village- Sativali, Vasai Road (East), Taluka Vasai, District- Palghar-401208, herein after referred to as **"THE PROMOTER / BUILDER / DEVELOPERS"** (Which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and include proprietor of the said M/s One Star developers & his legal representative, executors, administrator and assigns of the said) of the **ONE PART: M/ S. One Star Developers, PAN NO. AKHPK2806R .**

Ishtiyak Hamid शर्मा

वसई - ६
दस्त क्रमांक १११९ / २०२३
L / Eo

..2..

AND

1) Mr. Harishkumar S Jha , Aged about 35 years , Pan No. AHXPJ3473A And his indian inhabitant his residing at C/O: Shivshankar Jha, C-301 Gokul Park, Sativali Vasai East, Vasai, Palghar, Maharashtra - 401208 2) Mrs. Rani Harish Jha, Aged about 30 years, Pan no . ATNPJ7459G his indian inhabitant his residing at C/O : Harish Jha,C-301 Gokul Park, Sativali Vasai East, Vasai, Palghar, Maharashtra - 401208. herein after called as " THE ALLOTTEE/ THE PURCHASE/S" (Which expression shall unless it be repugnant to the context of meaning there of be deemed to mean and include his/her/their for the time being, the survivor or survivors of his/her/their and the representative, heirs executors, administrators and assigns) of the **SECOND PART. PURCHASER'S**

AND WHEREAS:-

a) The Developers here in is absolutely seized & well & sufficiently entitled & in possession of N /A land, bearing Survey No. 51, admeasuring to 0-35-1 H.R + Pot Kharaba 0-05-1 H.R. or thereabouts, lying being and situated at Village-Sativali, Tal. Vasai, Dist. of Palghar, Registration Sub- Dist. of Vasai & Registration Dist. of Palghar, which come under the limits of VVCMC and more particularly described in Schedule "A" herein after written, copy of property cards are annexed here with under annexure 'A' & 'B'



AND WHEREAS Originally Mr. Bharat Balkrishna Jadhav & Vanita Ragunath Jadhav, were seized, owned and possessed otherwise well and sufficiently entitled to all that the piece and parcel of freehold Non-Agricultural land bearing Survey No. 51 , admeasuring to 0-35-1 H.R + Pot Kharaba 0-05-1 H.R. or thereabouts lying being and situated at Revenue Village- Sativali, Taluka- Vasai, Dist- Palghar, (herein referred to as the said Total N/A Land). **AND WHEREAS** the original owners **Mr. Bharat Balkrishna Jadhav & Vanita Ragunath Jadhav & their legal heirs** have granted development rights regarding the said land in

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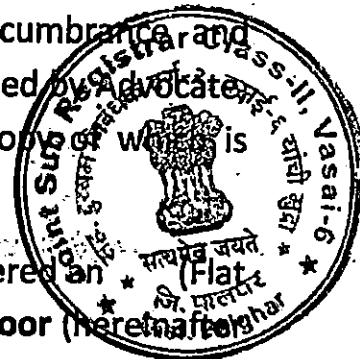
favour of M/S. One Star Developers vide Development Agreement Dt. 30/03/2016, duly registered vide Document No. Vasai-1-2644-2016, Dt. 30/03/2016. That Development Agreement is valid sub - sisting and in full force. And Whereas the said Mr. Bharat Balkrishna Jadhav & other had duly authorize Mr. Ishtiyak Ahmad Baitullah Khan proprietor of

M/S. One Star Developers To do all the relevant construction work of building vide power of Attorney Dt. 30/03/2016 registered duly vide Document No. Vasai 1- 2645-2016 at Vasai Registration office. That power of Attorney is valid sub-sisting and in Full force.

c). **AND WHEREAS** That as per Development Agreement, Dt. 30/03/2016 & Power of Attorney dated 30/03/2016 Mr. Bharat Balkrishna Jadhav & Vanita Ragunath Jadhav (original owners) had authorized M/S. One Star Developers proprietary concern through its prop. Mr. Ishtiyak Ahmed Baitullah Khan to construct building on the said plot of Land as per plan & specification duly sanctioned by competent planning Authority Vasai Virar Sahar Mahanagar Palika vide order VVCMC/TP/CC/VP- 5779/7119/2017-18, Dated 30/01/2018. That order is valid subsisting & in Full force. And whereas the original owners had changed tenure of the Above said plot into N/A use vide order No. महसुल /क-१/ टे.१ (एन एपी)/ सातिवली - वसई / एस आर- ३४७/ २०१५ दिनांक १५/०७/२०१६ from the Collector of Palghar. That order is valid subsisting & in full force, Authenti- Cated order copy is Annexure herewith. marked with alphabets 'B' & 'C'.

d). **AND WHEREAS** that title of the above said plot of land is clear marketable and free from all encumbrance and reasonable doubts as per title certificate issued by Advocate Mr. R.D. Kewat, advocate for the builders, copy of which is Annexed under Annexure 'D'.

e). **AND WHEREAS** the Allottee/Purchaser is offered on (Flat / Shop) Bearing number 709 , on the Seventh Floor (hereinafter referred to as the said "Apartment(flat/shop/plot)") in the 'A' wing, Building. No. _____ called as J.K. Tower (hereinafter referred to as the said "Building") being constructed on said N/A plot of



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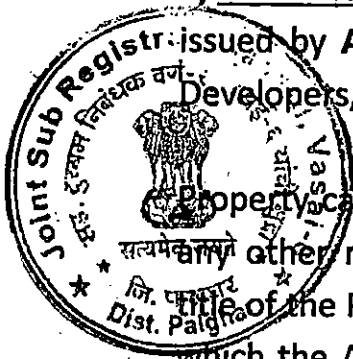
land, by the Promoter/Building/Developers, as per plan copy Annexed herein under Annexure 'E'.

f) AND WHEREAS the Promoter/Building/Developers has entered into a standard Agreement with an Architect M/S Himesh Gupta & Associates & Structural Engineers M/s S.S Associates duly registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

g) AND WHEREAS the Promoter/Building/Developers has registered the project under the provision of the Act with the Real Estate Regulatory Authority at Maha Rera No. P99000020003 authenticated copy is attached In Annexure 'F';

h) AND WHEREAS on demand from the Allottee/ Purchaser, the Promoter/Building/Developers has given inspection to the Allottee/Purchaser of the documents of title relating to the project land and the plan, design and specifications prepared by the Promoter/Builder/ Developers Architects Messrs Himesh Gupta & Associates & structural Engineers M/s S.S. Associates and of such other documents as are specified under the Real Estate(Regulation and Development) Act 2016 (hereinafter referred to as "the said act") and the Rules and Regulation made there under;

i) AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate Mr. R.D. Kewat of the Promoter/Builder/ Developers, authenticated copies of



Property card or extract of Village Forms VI And VII AND XII or any other relevant revenue record showing the nature of the title of the Promoter/ Builder/ Developers to the Project land on which the Apartment are constructed or are to be constructed have been annexed hereto.

j) AND WHEREAS the authenticated copies of the plan of the Layout as proposed by the Promoter/ Builder/Developers and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'G'

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k). **AND WHEREAS** the authenticated copies of the plan and specifications of the Apartment/flat/shop/plot agreed to be purchased by the Allottee/ Purchaser, as sanctioned and approved by the local authority have been annexed and marked as annexure 'B'.

l). **AND WHEREAS** the promoter/ Builder/ Developers has got some of the approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time , so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

m). **AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/ Builder/Developers whiles developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

n). **AND WHEREAS** the Promoter/Builder/ Developers has accordingly commenced construction of the said building/s in accordance with the said proposed plans



o). **AND WHEREAS** the Allottee/ Purchaser has applied to the Promoter/Builder/ Developers for allotment of an Apartment Flat/Shop No. 709 in wing 'A' on the 7th Floor admeasuring to 351.31 Sq. feet or 32.65 Sq. mtrs. Carpet, Building No. ___J.K. Tower, bearing Survey bearing Survey No.51, situated a t Revenue Village-Sativali, Vasai Road (East), Taluka Vasai, Dist-Palghar, of the said Flat/shop.

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p). **AND WHEREAS** the carpet area of the said Apartment /flat/shop/ is **351.31 sq. feet** Equivalent to **32.65 square meter** and "carpet area" means the net usable floor area of an apartment/ flat/ shop, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the apartment/ flat/ shop for Exclusive use of the Allottee / Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment/flat/shop for exclusive use of the Allottee/Purchaser, but includes the area covered by the internal partition walls of the Apartment / Flat / shop.

q). **AND WHEREAS** the parties relying on the confirmations, representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

r). **AND WHEREAS**, prior to the execution of these present the Allottee / Purchaser has paid to the Promoter/ builder/ Developers a sum of **Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only)**, being part payment of the sale

consideration of the Apartment/flat/shop agreed to be sold by the Promoter/Builder/ Developers to the Allottee/Purchaser as advance payment of Application Fee (the payment and receipt where of the Promoter/Builder/Developers doth hereby admit and acknowledge) and the Allottee/Purchaser has agreed to pay to the Promoter/Builder/Developers the balance of the sale consideration in the manner here in after appearing.

s). **AND WHEREAS** the promoter/builder/ Developers has registered the project under the provisions of the Real Estate(Regulation & Redevelopment) Act,2016 with the Real Este Regulatory Authority at under Maha Rera No. P99000020003.

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t). **AND WHEREAS** under section 13 of the said Act the Promoter/Builder/ Developers is required to execute a written Agreement for sale of said Apartment/flat/shop with the Allottee/purchaser, being in fact these presents and also to register said Agreement under the Regulation Act,1908.

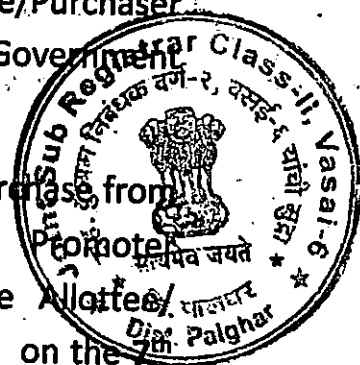
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by the between the Parties, the Promoter/Builder/Developers hereby agrees to sell and the Allottee/Purchaser hereby agrees to purchase the (Apartment/flat/shop) and the garage/covered parking (if applicable).

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

1. Promoter/ Builder/ Developers shall construct the said building/s consisting of basement and ground/ stilt/ podiums , and seven upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter/ Builder/ Developers shall have to

obtain prior consent in writing of the Allottee/Purchaser in respect of variations or modifications which may adversely affect the Apartment/Flat/Shop of the Allottee/Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1. a (i). The Allottee/Purchaser hereby agrees to purchase from the Promoter/Builder/Developers and the Promoter/Builder/Developers hereby agrees to sell to the Allottee/Purchaser Apartment Flat/Shop No. 709, wing " A", on the 7th Floor, of the type ___ Of carpet area admeasuring to 32.65 or equivalent to 351.31 Or thereabout on the 7th Floor, in J.K. Tower (herein after referred to as "the Apartment") as shown in the floor plan there of hereto annexed for the total consideration of Rs . 23,00,000/- (Rupees Twenty Three Lakh Only) , including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly



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..described in the Second Schedule annexed herewith (the price of the Apartment/flat/shop including the proportionate price of the common areas and facilities and parking spaces should be shown separately) .

(ii). The Allottee/purchaser hereby agrees to purchase from the Promoter/Builder/Developers and the Promoter/ Builder/ Developers hereby agrees to sell to the Allottee/Purchaser Flat/Shop bearing No. 709, in wing 'A' on the 7th Floor admeasuring to 351.31 Sq. feet Carpet or equivalent to 32.65 sq. mtrs. Carpet or thereabouts in J.K. Tower building at for the consideration of Rs . 23,00,000/- (Rupees Twenty Three Lakh Only)

(iii). The Allottee/Purchaser hereby agrees to purchase from the Promoter/Builder/Developers and the Promoter/ Builder/ Developers hereby agrees to sell to the Allottee/ Purchaser covered parking spaces bearing Nos._____ situated at _____

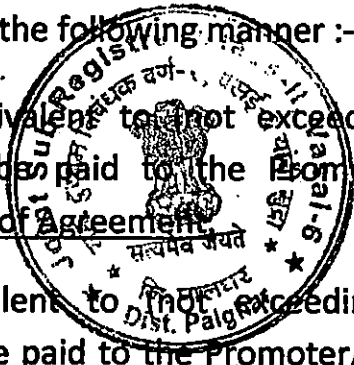
Basement and /or stilt and or ___ Podium being constructed in the layout for the consideration of Rs._____/-

1(b). The total aggregate consideration amount for the apartment including garage / covered parking spaces in thus RRs . 23,00,000/- (Rupees Twenty Three Lakh Only)

1(c). The Allottee/purchaser has paid on or before execution of this agreement a sum of Rs. 2,30,000/- (Rupees Two Lakh thirty Thousand Only), by Cheque (Not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter/ Builder/ Developers the balance amount of Rs. 20,70,000/- (Rupees Twenty Lakh Seventy Thousand Only) in the following manner :-

i) A sum equivalent to (not exceeding) 30% of the total consideration) to be paid to (the Promoter/Builder/Developers after the execution of Agreement)

ii). A sum equivalent to (not exceeding) 45% of the total consideration) to be paid to the Promoter/Builder/Developers on completion of the Plinth of the building or wing in which the said Apartment/Flat/shop is located.



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- iii). A sum equivalent to (not exceeding) 70% of the total consideration) to be paid to the Promoter/Builder/Developers on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment/flat/shop is located.
- iv). A sum equivalent to (not exceeding) 75% of the total consideration) to be paid to the Promoter/Builder/Developers on completion of the walls, internal plaster, floorings doors and windows of the said Apartment/flat/shop.
- v). A sum equivalent to (not exceeding) 80% of the total consideration) to be paid to the Promoter/Builder/Developers on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment/Flat/Shop.
- vi). A sum equivalent to (not exceeding) 85% of the total consideration) to be paid to the Promoter/Builder/Developers on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment/flat/shop is located.
- vii). A sum equivalent to (not exceeding) 95% of the total consideration) to be paid to the Promoter/Builder/Developers on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of area appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment/flat/shop is located.
- viii). Balance amount is to be payable at the time of handing over of the possession of the Apartment/flat/shop to the Allottee / Purchaser on or after receipt of occupancy certificate or completion certificate.
- 1(d). The Total Price above excludes Taxes (consisting of Tax paid or payable by the Promote by way of Value Assed Tax, Service Tax, and Cass or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter/Builder/Developers) up to the date of handing over the possession of the (Apartment/flat/shop).



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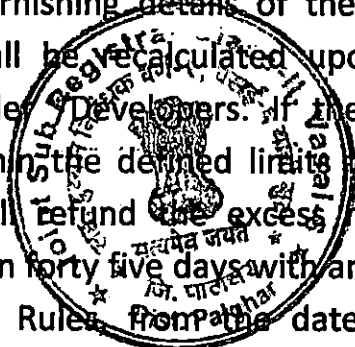
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1(e). The Total price is escalation- free Save and except escalations/ increase due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter/ Builder/ Development undertake and agrees that while raising a demand on the Allottee/Purchaser for increase in development charges cost or levies imposed by the competent authorities etc, the Promoter/Builder/Developers shall enclose the said notification / order/ rule/ regulation published/ issued

in that behalf to that effect along with the demand letter being issued to the Allottee/Purchaser, which shall only be applicable on subsequent payments.

1(f). The Promoter/ Builder/ Developers may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee /Purchaser by discounting such early payments @ 12% per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision /withdrawal once granted to an Allottee/ Purchaser by the Promoter/Builder/Developers.

1(g). The Promoter/ Builder/ Developers shall confirm the final carpet area that has been allotted to the Allottee/ Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any in the carpet area shall be recalculated upon confirmation by the Promoter /Builder/ Developers. If there is any reduction in carpet area within the defined limits then Promoter/ Builder/ Developers. Shall refund the excess money paid by Allottee /purchaser within forty five days with annual interest at the rate specified in the Rules. From the date when such an excess amount was paid by the Allottee/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, The Promoter/Builder/Developers shall demand additional amount from the Allottee/Purchaser as per the next milestone of the payment plan. All these monetary adjustments shall be made at



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the same rate per square meter as agreed in Clause 1(a) of this Agreement.

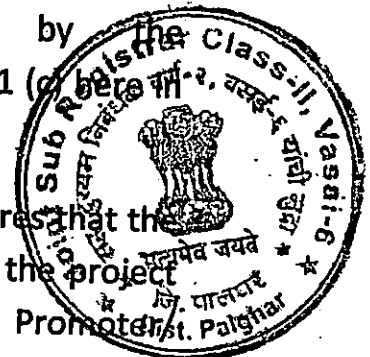
1(h). The Allottee/Purchaser authorizes the Promoter /Builder/ Developers to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any in his/her name as the Promoter/Builder/Developers may in its sole discretion deem fit and the Allottee /Purchaser undertakes not to object

/demand /direct the Promoter/ Builder/ Developers to adjust his/her payment in any manner.

2.1 The Promoter/ Builder/ Developers hereby agrees to observe, Perform and comply with all the terms conditions, stipulation and Restriction if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Apartment/flat/shop to the Allottee/Purchaser, obtain from the concerned local authority occupancy and/ or completion certificate in respect of the Apartment/flat/shop.

2.2 Time is essence for the Promoter/Builder/ Developers as well as the Allottee/Purchaser. The Promoter /Builder/ Developers shall abide by the time schedule for completing the project and handing over the (Apartment/flat/shop) to the Allottee/Purchaser and the common areas to the association of the Allottee/Purchaser after receiving the occupancy certificate or the completion certificate or both as the case may be similarly the Allottee/Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter/Builder/Developers as provided in clause 1 (a) above (payable plan).

3. The Promoter/Builder/Developers hereby declares that the floor space index available as on date in respect of the project land is 3394.16 square meter Built-up only and Promoter/ Builder/ Developers has planned utilize floor space index of _____ by availing of TDR or FSI available as incentive FSI by implementing various scheme mentioned in the Development Control Regulation on based on expectation of increase FSI which may be available in further on modification to



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Development Control Regulations, which are applicable to the said project . The Promoter /Builder/ Developers has disclosed the floor space index of _____ as proposed to be utilized by him on the project land in the said

project and Allottee/ Purchaser has agreed to purchase the said apartment/ flat/ shop based on the proposed construction and sale of apartment to be carried out by the Promoter/ Builder/ Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter/Builder/Developers only.

4.1 If the Promoter/Builder/Developers fails to abide by the time schedule for completing the project and handing over the (Apartment /flat/shop /plot) to the Allottee/purchaser, the Promoter/builder/Developers agrees to pay to the Allottee/ Purchaser, who does not intend to withdraw from the project interest as specified in the rule, on all the amount paid by the Allottee /Purchaser for every month of delay till the handing over of the possession . The Allottee/Purchaser agrees to pay to the Promoter/Builder/Developers, interest as Specified in the Rule, on all the delayed payment which becomes due and payable by the Allottee/Purchaser to the Promoter/Builder/Developers under the terms of this Agreement from the date the said amount payable by the Allottee/Purchaser (s) to the Promoter/Builder/Developers.

4.2 Without prejudice to the right of Promoter /Builder/ Developers to charge interest on terms of sub clause4, above on the Allottee/Purchaser committing default in payment on date of any amount due and payable by the Allottee/ Purchaser to the Promoter/Builder/Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and on the Allottee/ Purchaser committing three defaults of payment of installments, the Promoter/Builder/Developers shall his own option may terminate this Agreement . Provided that Promoter/Builder/Developers shall give notice of fifteen days in writing to the Allottee/ Purchaser by Registered post AD at the Address provided by the Allottee/Purchaser and mail at the e-mail address provided by the Allottee/Purchaser of his intention to terminate this Agreement and of the Specificate breach or breaches of terms and conditions in respect of which it is intended to terminated the Agreement if the

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Allottee/Purchaser fails to rectify the breach or breaches mentioned by the Promoter/Builder/Developers within the period of notice then at the end of such notice period, Promoter/Builder/Developers shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as afore said, the Promoter/ Builder/ Developers shall refund to the Allottee/purchaser(subject to adjustment and recovery of any agreed liquidates damages or any other amount which may be payable to Promoter /Builder/ Developers) within a period of thirty days of the termination, the Installment of sale consideration of the Apartment which may till then have been paid by the Allottee/Purchaser to the promoter/builder/Developers.

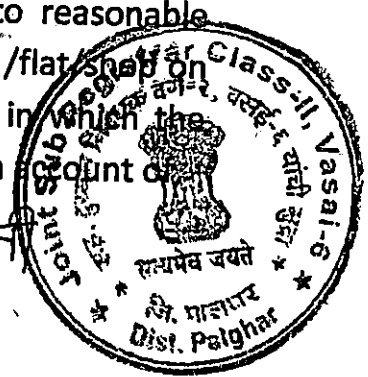
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand , or price range(if unbranded) to be provided by the Promoter/Building/Developers in the said building and the Apartment / flat/ shop as are set out in Annexure "E" annexed hereto.

6. The Promoter/Builder/Developers shall give possession of the Apartment/flat/shop to the Allottee/Purchaser on or before day of 20..... If the Promoter/ Builder/ Developers fails or neglects to give possession of the Apartment/flat/shop to the Allottee/ Purchaser on account of reasons beyond his/her control and of his/her agents by the aforesaid date then the Promoter/Building/Developers shall be liable on demand to refund to the Allottee/Purchaser the amounts already received by him/her in respect of the Apartment/flat /shop/plot with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter/ Builder/Developers received the sum till the date the amount and interest of thereon is repaid. Provided that the Promoter /Builder/Developers shall be entitled to reasonable extension of time for giving delivery of Apartment /flat/shop on the aforesaid date, if the completion of building in which the Apartment /flat/shop is to be situated is delayed on account of

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(i) War, civil commotion or act of God;

(ii) Any notice, order, rule, notification of the Government

and/ or order public or competent authority/ court .

7.1 Procedure for taking possession- The Promoter/Builder/ Developers, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/ Purchaser as per the Agreement shall offer in writing the possession of the [Apartment/flat/shop] to the Allottee/ Purchaser in terms of this Agreement to be taken within (3) three months from the date of issue of such notice and the Promoter /Builder / Developers shall give possession of the {Apartment/flat/shop} to the Allottee/Purchaser. The Promoter/Builder/Developers agrees and undertake to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/Builder/Developers. The Allottee/ Purchaser agrees(s) to pay maintenance charges as determined by the Promoter/Builder/Developers or association of Allotees, as the case may be. The Promoter/ Builder / Developers on its behalf shall offer the Possession to the Allottee/ Purchaser in writing 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/Purchaser shall take possession of the Apartment Apartment /Flat/Shop within 15 days of the written notice from the Promoter/Builder/Developers to the Allottee/Purchaser intimating that the said Apartment /flat / shop/plot are ready for use and occupancy.

7.3 Failure of Allottee/Purchaser to take Possession of {Apartment/Flat/Shop/Plot}:-

Upon receiving a written intimation from Promote /Builder /Developers as per clause 8.1 the Allottee/ Purchasers shall take possession of the {Apartment/flat/shop} from the Promoter/Builder/Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Apartment/flat/shop, and the Promoter / Builder/Developers shall give possession of the

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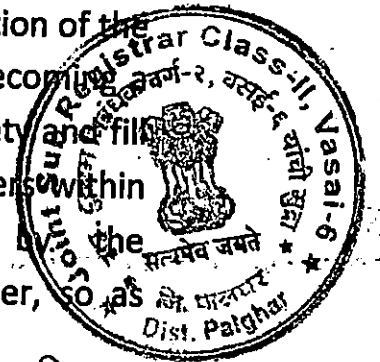
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{Apartment/flat/shop} to the Allottee/ Purchaser. In case the Allottee/ Purchaser fails to take possession within the time provided in clause 8.1 such Allottee/Purchaser shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment/flat/shop/plot to the Allottee/Purchaser, the Allottee/Purchaser brings to the notice of Promoter/ Builder/Developers any structural defect in the Apartment /flat/shop or the Building in which the Apartment/ flat/shop are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter/ Builder / Developers at his own cost and in case it is not possible rectify such defects, then the Allottee/ Purchaser shall be entitled to receive from the Promoter/Builder/ Developers, Compensation for such defect in the manner as provided under the Act.

8. The Allottee/Purchaser shall use the Apartment /flat /shop / plot or any part there of or permit the same to be used only for purpose of residence & further the Allottee/purchaser of / office/ show-room/shop/godown shall use the same for carrying on any industry or business he/she shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee/Purchaser along with other Allottee/ Purchaser(s) of Apartment/flat/shop/plot in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter /Builder/Developers may decide and for this purpose also from time to time sign and execute the application for the formation and registration of the society or Association or Limited Company and for becoming a member, including the bye laws of the proposed Society and file in, sign and return to the Promoter/Builder/Developers within seven days of the same being forwarded by the Promoter/Builder/Developers to the Allottee/Purchaser, so as enable the Promoter/



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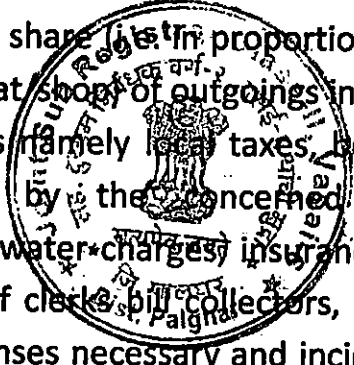
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Builder/Developers to register the common organization of Allottee/Purchaser. No objection shall be taken by the Allottee/Purchaser if any, changes or modification are made in the draft bye-laws, or the Memorandum and/or Articles of Association. As may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent Authority.

9.1 The Promoter/Builder/Developers shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter/ Builder/Developers and or the owners in the said structure of the Building or wing in which the said Apartment/flat/shop/plot is situated.

9.2 The Promoter/Builder/Developers shall, within three months of registration of the Federation/apex body of the Societies or Limited Company; as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor /Lessor/ Original/ Promoter/ Builder /Developers and/ or the owner in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter/Builder/developers to the Allottee that the Apartment/flat/shop is ready for use occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share ^{in proportion to the carpet area of the Apartment /flat/shop} of outgoings in respect of the project land and Building/s, 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 building/s. Until the Society or Limited Company is formed and the said structure of the building/s wings is transferred to it, the Allottee/Purchaser shall pay to the Promoter/ Builder/



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Developers such Proportionate share of outgoing as may be determined. The Allottee/Purchaser Further agrees that till the Allottee/Purchaser shall pay to the Promoter/Builder/Developers provisional monthly contribution of Rs. _____/- per month towards the outgoings. The amount so paid by the Allottee/Purchaser to the Promoter/Builder/Developers shall not carry any interest and remain with the Promoter/Builder/Developers until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ Assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Assignment) shall be paid over by the Promoter/Builder/Developers to the Society or the Limited Company, as the case may be.

10. The Allottee/Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter/ Builder/ Developers, the following amounts:-

- (i) Rs. _____/- for share money, application entrance fee of the society or Limited Company/Federation /Apex body.
- (ii) Rs. _____/- for formation and registration of the society or Limited Company/Federation Apex body.
- (iii) Rs. _____/- for proportionate share of taxes and other charges/ levies in respect of the society or Limited Company/ Federation Apex body.
- (iv) Rs. _____/- for deposit toward provisional monthly contribution toward outgoing of Society or Limited Company/ Federation /Apex body.
- (v) Rs. _____/- for Deposit towards Water Electric and other utility and services connection charges & _____/-
- (vi) Rs. _____/- for deposit for electrical receiving and substation provided in layout.

11. The Allottee/purchaser shall pay to the Promoter/Builder/ Developers a sum of Rs _____ for meeting all legal costs charges and expenses including professional costs of the Attorney at law/ advocate of the Promoter/Builder/ Developers in connection with formation of the said society or limited

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company or Apex Body or Federation and for preparing its rules regulations and bye laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance of lease of the structure of the building or wing of the building, the Allottee/purchaser shall pay to the Promoter/Builder / Developers, The Allottee/ purchaser share of stamp duty and registration charges payable by the said society or limited company on such conveyance or lease or any document or instruction of transfer in respect of the structure of the said building/wing of the building, at time of registration of conveyance or Lease of the Project land, The Allottee/purchaser shall pay to the Promoter/ Builder/ Developers the Allottee/Purchaser share of stamp duty and registration charges payable by the said apex body or Federation on such conveyance or lease or any document or instruction of transfer in respect of the structure of the said land to be executed in favour of the Apex body or Federation.

13. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/BUILDER/DEVELOPERS:-**

i) The Promoter/Builder/Developers has clear and marketable title respect to the project land as declared in the title report annexed to this agreement and has actual physical and legal possession of the project land for the implementation of the project.

ii) The Promoter/Builder/Developers 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 .

iii) There are no encumbrances upon the project land or the project except those disclosed in the title report.

iv) There are no litigations pending before any court of law with respect to the project land or project except those disclosed in the title report.

v). All approvals, licenses and permits issued by the competent authorities with respect to the project land and said Building/

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wing are valid and subsisting and have been obtained by following due process of law. Further all approvals licenses and permit to be issued by the competent authorities with respect to the project land and said building/wing shall be obtained by following due process of law and the Promoter/ Builder/ Developers has been shall at all times remain to be in compliance with all applicable laws in relation to the project land building/wing and common areas:-

vi) The Promoter/Builder/Developers has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right title and interest of the Allottee/Purchaser created herein, may prejudicially be affected.

vii) The Promoter/Builder/Developers has not entered into any agreement for sale and / or development agreement any other agreement with any person or party with respect to the project land including the project and the said (Apartment/Flat/Shop) which will in any manner affect the rights of Allottee/Purchaser under this Agreement.

viii) The Promoter/Builder/Developers confirm that the Promoter/ Builder/developers is not restricted in any manner whatsoever from selling the said (Apartment/Flat/Shop) to the Allottee/Purchaser /s of shop/ flat.

ix) At the time of execution of the conveyance deed of the structure to the association of Allottee/Purchaser the Promoter/Builder/Developers shall handover lawful vacant

peaceful physical possession of the common areas of the structure to the Allottee/Purchaser.

x) The Promoter/Builder/developers has duly paid and shall continue to pay and discharge undisputed governmental dues rates, charges and taxes and other monies levies impositions premiums damages and /or penalties and other outgoings whatsoever, payable with respect to the said project to the competent Authorities .

xi) 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

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requisition of the said property) has been received or served upon the Promoter/Builder/Developers in respect of the project land and / or the project except those disclosed in the title report.

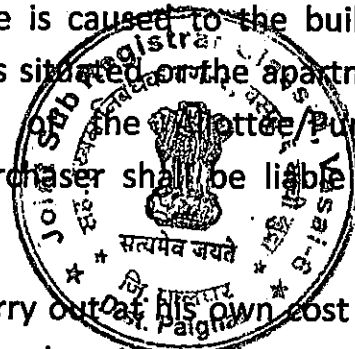
14. The Allottee/Purchaser/s or himself /themselves with intension to bring all persons into whosoever hands the apartment may come , hereby covenants with the Promoter/Builder/Developers as follow:-

i). To maintain the Apartment at the Allottee/Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything or to the building in which the Apartment is situated which may be against the rules regulations or bye- laws or change/after or make addition in or to the building in which the Apartment is situated and the apartment if self or nay part thereof without the consent of the local authorities it required .

ii). Not to store in the Apartment/Flat/shop any goods which are of hazardous combustibile or dangerous nature or are so heavy as to damage the construction or structure of the building in which the apartment is situated 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 common passages or any other structure of the building in which the Apartment/flat/shop is situated including entrances of the building in which the Apartment/flat/shop is situated and in case any damage is caused to the building in which the Apartment /flat/shop is situated or the apartment on account of negligence or default of the Allottee/Purchaser in this behalf the Allottee/Purchaser shall be liable for the consequences of the breach.

iii). To carry out at his own cost all internal repairs to the said apartment and maintain the Apartment/flat/shop in the same condition state and order in which it was delivered by the Promoter/Builder/Developers to the Allottee/Purchaser and shall not do or suffer to be done anything in or to the building in which



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the apartment is situated or the Apartment/flat/shop 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/Purchaser committing any act in contravention of the above provision, the Allottee/Purchaser shall be responsible and liable for the consequences there of to the concerned local authority and/or other public authority.

iv). Not to demolish or cause to be demolished the Apartment/flat/shop or any part there of not at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment/flat/shop or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the Apartment/flat/shop situated & shall keep the portion, sewers, Drains & pipes in that apartment and the appurtenances there To in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the Apartment/flat/shop is situated and shall not chisel or in any other manner cause damage to columns beams, walls slabs or RCC pardis or other structure members in the apartment without the prior written permission of the Promoter/Builder/Developers and or the society or the limited company.

v). Not to do or permit to be done any act thing which may render void or voidable any insurance of the project land and the building in which the Apartment/flat/shop is situated or any part thereof where by any increased premium shall become payable in respect of the insurance.

vi). Not to throw dirt rubbish rags garage or other refuse or permit the same to be thrown from the said Apartment/flat/shops in the compound or any portion of the project and the building in which the Apartment/flat/shop is situated.

vii). Pay to the Promoter/Builder/Developers within fifteen days of demand by the Promoter/Builder/Developers, his/her/their share of security deposit demanded by the concerned local authority or government for giving water electricity or any other service connection to the building in which the apartment/flat/shop is situated.

viii). To bear and pay increase in local taxes, water charges insurance and such other levies of any which are imposed by the

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concerned local authority and/ or government and /or other public authority on account of change of user of the apartment by the Allottee / Purchaser for any purpose other than for purpose for which it is sold.

xi). The Allottee/purchaser shall not let sub-let transfer assign or part with interest or benefit factor of this Agreement or part with the possession of the apartment until all the dues payable by the Allottee/Purchaser to the Promoter/ Builder/ Developers under this Agreement are fully paid up.

x). The Allottee/Purchaser shall observe and perform all the rules and regulations which the society or the limited company or apex body or federation may adopt at its inception and the additions alterations or maintenance of the said building and the Apartment/flat/shop therein and for the observance and performance of the building rules, regulations and bye-law for the time being of the concerned local authority and of Government and other public bodies. The Allottee/Purchaser shall also observe and perform all the stipulations and

conditions laid down by the observe and perform all the stipulations and conditions laid down by the society /limited company/Apex Body/ Federation regarding the occupancy and use of the Apartment/flat/shop/plot in the Building and shall pay and contribute regularly and punctually toward the taxes expenses or other out going in accordance with the terms of this Agreement .

xi). Till a conveyance of the structure of the building in which Apartment/flat/shop/plot is situated is executed in favour of Society/limited society, the Allottee/Purchaser shall permit the Promoter/Builder/Developers and their 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). Till a conveyance of the project land on which the building in which Apartment/flat/shop is situated is executed in favour of Apex Body or federation the Allottee/Purchaser shall permit the Promoter/Builder/Developers and their surveyors and agents, with or without workmen and others at all reasonable times to

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enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter/Builder/Developers shall maintain a separate account in respect of sums received by the promoter/Builder/Developer from the Allottee/Purchaser as advance or deposit sums received on account of the share capital for the promotion of the co-operative society or association or company or toward the outgoing legal charges and shall utilize the amounts only for the purpose for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant demise or assignment in laws of the said Apartment/flat/shop or of the said plot and building or any part thereof. The Allottee/Purchaser shall have no claim save and except in respect of the

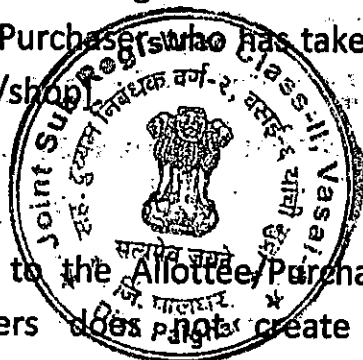
Apartment/flat/shop hereby to be sold to him and all open spaces parking lobbies staircases, terraces recreation spaces will remain the property of the Promoter/Builder/Developers until the said structure of the building is transferred to the society/limited company or other body and until the project land is transfer to the Apex Body/Federation as herein before mentioned .

17. PROMOTER/BUILDER/DEVELOPERS SHALL NOT MORTGAGE OR CREATE A CHARGE:-

After the Promoter/Builder/Developers execute this Agreement he shall mortgage or create a charge on the *[Apartment] and if any such mortgage or charge is made or created then not withstanding 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/Purchaser who has taken or agreed to take such [Apartment/flat/shop]

18. BINDING EFFECT :-

Forwarding this Agreement to the Allottee/Purchaser by the Promoter/ Builder/Developers does not create a binding obligation on the part of the Promoter/Builder/Developers or the Allottee/ Purchaser until, firstly, the Allottee/Purchaser signs and delivers this Agreement with all the schedules along with



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the payments due as stipulated in the Payment Plan within 30(thirty)days from the date of receipt by the Allottee purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter/builder / Developers. If the Allottee/Purchaser(s) fails to execute and deliver to the Promoter/ Builder/Developers this Agreement within 30(thirty) days from the date of its receipt by the Allottee/Purchaser and /or appear before the Sub-Registrar for its registration as and when intimated by the Promoter/ Builder/Developers, then the Promoter/Builder/Developers shall serve a notice to the Allottee/ Purchaser for rectifying the default, which if not rectified within 15(fifteen) days from

the date its receipt by the Allottee/ Purchaser, application of the Allottee/Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection there with including the booking amount shall be returned to the Allottee/ Purchaser without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT :-

This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understanding, any other agreements, allotment letter, correspondences, arrangement whether written or oral, if any between the Parties in regard to the said apartment /plot /building as the case may be.

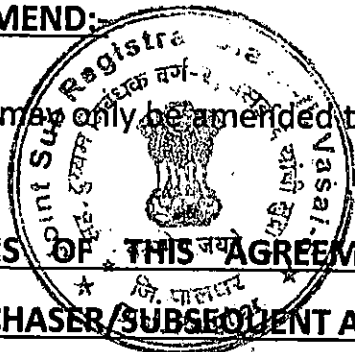
20. RIGHT TO AMEND:-

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/PURCHASER/SUBSEQUENT ALLOTTEE:-

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/Purchaser of the [Apartment/flat/shop],

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in case of a transfer, as the said obligations go along with the [Apartment/flat/shop] for all intents and purposes.

22. SEVERABILITY:-

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed or deleted in so far as reasonably inconsistent with the

purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE

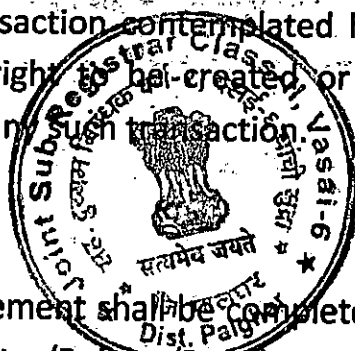
WHEREVER REFERRED TO IN THE AGREEMENT:-Wherever in this Agreement it is stipulated that the Allottee /Purchaser has to make any payment, in common with other Allottee/Purchaser(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/ flat/shop/ plot] in the Project.

24. FURTHER ASSURANCES:-

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

25. PLACE OF EXECUTION:-

The execution of this Agreement shall be complete only upon its execution by the Promoter/Builder/Developers through its authorized signatory at the Promoter/ Builder/ Developer's



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at some other place, which may be mutually agreed between the Promoter/Builder/developers and the Allottee/Purchaser in Vasai after the Agreement is duly executed by the Allottee and the Promoter /Builder/ Developers or simultaneously with the execution the said Agreement shall be registered at the office of the Sub- Registrar. Hence this Agreement shall be deemed to have been executed at Vasai.

26. The Allottee/Purchaser and /or promoter/ Builder/ Developers shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter Builder/ Developers will attend such office and admit execution thereof.

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

1) Mr. Harishkumar S Jha , Aged about 35 years , Pan No. AHXPJ3473A And his indian inhabitant his residing at C/O: Shivshankar Jha, C-301 Gokul Park, Sativali Vasai East, Vasai, Palghar, Maharashtra - 401208 2) Mrs. Rani Harish Jha, Aged about 30 years, Pan no . ATNPJ7459G his indian inhabitant his residing at C/O : Harish Jha,C-301 Gokul Park, Sativali Vasai East, Vasai, Palghar, Maharashtra - 401208. (Allottee Address)

Notified Email ID:-

It shall be the duty of the Allottee/Purchaser and the Promoter/Builder/ Developers to inform each of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, failing which all communications and letters posted at the above address shall be deemed to have been received by the Allottee/purchaser.

28. JOINT ALLOTTEE/PURCHASER :- That in case there are joint Allottee/Purchaser all communications shall be sent by the Promoter/ Builder/ Developers to the Allottee whose name appears first and at the address given by him/her which

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shall for all intents and purposes to consider as properly served on all the Allottee/purchasers.

29. STAMP DUTY AND REGISTRATION:- The charges towards stamp duty and Registration of this Agreement shall borne by the Allottee/Purchaser.

30. DISPUTE RESOLUTION :- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to as Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW:- That the right and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of India for the time being in force and the Vasai courts will have the jurisdiction for this Agreement.

32. IT IS MUTUALLY:-

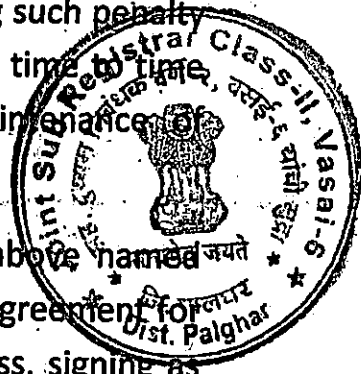
Agreed upon between the Promoter/Builder/Developers of the one part and purchaser/Allottee of flat/shop of the other part that purchaser/Allottee or any member of his/her/their family, relative, visitors etc. will be penalized for spiting by chewing Gutka, Pan, Tobacco, chwing Gums, Sigaretes, Bidi Smoking in common passage, lobbies, staircase lift, Terrace or open space covered or open, stilt of the building such penalty will be fixed by Builder/ Developer society from time to time and such penalty will be added to the main maintenance charges of Flat/shop members.

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

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First Schedule Above Referred To "A"

All the N/A plot of land bearing Survey No. 51, admeasuring to 0-35-1 H.R. + Pot Kharaba 0-050-1 H.R. or thereabouts, lying being and situated at Village- Sativali, Tal. Vasai, Dist. - Palghar, Registration Sub-Dist. of Vasai & Registration Dist. of Palghar, Which come under the limits of Vasai Virar City Mahanagar Palika.

Second Schedule Above Referred To "Amenities"

1. The building shall have R.C.C Frame Structure.
2. External 6" thk brickwork.
3. Marble window frame in double Patti.
4. Marble door frame for bath & W.C. in Double Patti.
5. Marble Kitchen platform with steel sink.
6. Full glaze tiles in W.C & bath, full glaze tiles over kitchen.
7. R.C.C loft over bathroom & W.C.
8. Powder Coated Alluminium Sliding.
9. Attractive Laminated Main Door.
10. Backlite door for bath & W.C.
11. Joint free floor tiles.
12. Marble finish Staircase.
13. Concealed electrical wiring.
14. Concealed Plumbing.
15. Mixer & Gyser in Bathroom.
16. Flush tank in W.C.
17. Full acrylic external paint.
18. Exhaust fan in kitchen.
19. Loft tank over bathroom.
20. All walls are gypsum finished.
21. Safety door.



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SIGNED AND DELIVERED BY THE WITHIN NAMES

Allottee/Purchaser:

1) Mr . Harishkumar S Jha



At Vasai on _____

Pan No. AHXPJ3473A

2) Mrs.Rani Harish Jha



At Vasai on _____

Pan No. ATNPJ7459G

1. Name Aslam Khan

Signature [Signature]

2. Name Dinush Patil

Signature [Signature]



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SIGNED AND DELIVERED BY THE WITHIN NAMES

Promoter/Builder/Developers:

M/s. One Star Developers, a proprietary concern through its Prop.

Mr. Ishtiyak Ahmad Baitullah Khan



Pan No. AKHPK2806R.

Ishtiyak

(Authorized Signatory) witnesses:-

1. Name Aslam Ichan
Signature [Signature]
2. Name Dinesh Patil
Signature [Signature]

: RECEIPT :

RECEIVED from the within named Allottee/Purchaser a sum of Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only) , Being the part payment ,against sale of Flat/Shop No. 709, on the 7th Floor, Wing 'A' Building No.---- J.K. Tower bearing Survey No. 51, Village- Sativali (Sativali Naka), Vasai Road(E), Taluka Vasai, Dist. – Palghar, by cash/ Cheque .

WITNESSES :

1. [Signature]
2. [Signature]



I SAY RECEIVED

Ishtiyak

(Promoter/Builder)



05-NOV-19

http://www.enlightcloud.com/DM/PGHm1712

21/11

11/10/19

10/11/19

Dr.

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)

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https://mahafertar1.enlightcloud.com/DLM/CopyofReport_6D

211

Harish

JAF/AR

മുദ്ര: (നോ. 04/03/2017)
വില: 10/-
ഇ. അ. 04/03/2017

“നാ. ഇ. അ. 05/11/2019
27210080273500000112019339
ഇ. അ. 04/03/2017

<p>1445 27/01/2017 11/08/2016 15/07/2016 04/03/2017</p>	<p>നോ. ഇ. അ. 04/03/2017 വില: 10/- ഇ. അ. 04/03/2017 ഇ. അ. 05/11/2019 27210080273500000112019339</p>	<p>നോ. ഇ. അ. 04/03/2017 വില: 10/- ഇ. അ. 04/03/2017 ഇ. അ. 05/11/2019 27210080273500000112019339</p>
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36
2022/10/08

നോ. ഇ. അ. 04/03/2017
വില: 10/-
ഇ. അ. 04/03/2017
ഇ. അ. 05/11/2019
27210080273500000112019339



जिल्हाधिकारी पालघर कार्यालय

सह प्रिन्सिपल मॅ. जिल्हाधिकारी
याची कार्यालय आहे

सदर/XXX
(अभिप्रायित वगैरे)
जिल्हाधिकारी पालघर

३६६	३६६
३६६	३६६

श्री. भरत बाळकृष्ण जाधव व श्रीम. वीना रघुनाथ जाधव या. पर क्र.८, मालेशी रमाबाई
आंबेडकर नगर, सातीवली, ता. वसई, जि. पालघर

२३ अनुज्ञाप्राप्ती यांनी वसई-विरार शहर महानगरपालिका यांचेकडील बांधकाम नकाशा
यातून बांधकाम केल्यास आगर बांधकाम मध्ये बदल करून जादा घटई क्षेत्र
निदेशांक वापरल्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम १९६६ चे कलम
१२ अन्वये क्षेत्रावरील स्वरूपाचा गुहा दखल करण्यास पात्र राहतील व असे जादा बांधकाम
हरे करण्यास पात्र राहिले व अशी काढवाही करणेस निधीजन प्राधिकारी म्हणून वसई-विरार
शहर महानगरपालिका हे संश्लम असतील.
२४ वसई-विरार शहर महानगरपालिका यांचेकडील पर क्र. VVCMC/TP/NA NOC/VP-
१७७९/२३७२/२०१५-१६ दिनांक ०७/११/२०१५ चे ना ठरकत दखलध्यानीत सदर शर्ती
अनुज्ञाप्राप्ती यांचेवर बांधकामक राहतील.
२५ प्रकृत आदेशातील कोणत्याही विधीवत शर्तीचा मग अर्जादर यांनी केल्यास दिलेली ही निवृत्ती
प्रकृताने अपेक्षितच रद्द झालेचे समजाविले घेईल व त्यासाठी कोणतेच आदेश काढण्याची
आवश्यकता राहणार नाही.

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



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

जावक क्र.
दिनांक

वसई - ६
व. वि. श. म.
दस्ता क्रमांक ५११९/ २०२३
४३/६०

18/09/2019

WCMC/TP/RDP/VP- 5779 / 87 / 2019-20
To,
M/s. One Star Developers Proprietary Firm Thru Prop
Mr. Istiyak Ahmed B. Khan,
(POA Holder)
Sativali, Tal:Vasai,
Dist: Palghar.

Sub: **Revised Development Permission for proposed Residential with Shopline Building (Wing A) on land bearing S.No:51, of Village: Sativali, Taluka Vasai, Dist Palghar.**

Ref :

1. Commencement Certificate No. VCMC/TP/CC/VP-5779/7120/2017-18 dtd. 30/01/2018.
2. Your Licensed Surveyor's letter dated 12/06/2019.

Sir/ Madam,

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

The conditions mentioned in the letter No. VCMC/TP/CC/VP-5779/7120/2017-18 dtd. 30/01/2018 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. One Star Developers* Proprietary Firm Thru Prop Mr. Istiyak Ahmed B.Khan,
2	Location	Sativali
3	Land use (Predominant)	Residential with Shopline Building
4	Gross plot area (As per 7/12)	4020.00 sq.m
5	Deduction	



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वसई - ६
दस्ता क्रमांक ५९९९ / २०२३
४४ / ३०

VVCMC/TP/RDP/VP- 5779 / 87 / 2019-20

18/09/2019

a) Not in Possession	52.38 s
b) Existing Road	389.53 s
c) 20.00 m wide D.P Road Area	16.55 s
6 Net Plot Area	3561.54 s
7 R.G 10%	356.15 s
8 Balance Plot Area	3561.54 s
9 Permissible FSI	
10 Permissible Built-up-Area	3400.00 s
11 Proposed Built-Up-Area	3394.16 s
12 No. Of Building	

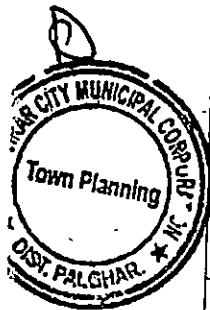
The commencement certificate shall remain valid for a period of one year for particular building under reference from the date of its issue (As per Section 44 of TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

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The amount of Rs.136600/- (Rupees One Lakh Thirty Six Thousand Six Hundred only) deposited vide receipt No 615824 dated 22/01/2018, with Vasai Virar Municipal Corporation as interest from security deposit shall be forfeited either in or in part at the absolute discretion of the Municipal Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by Commencement Certificate. Such forfeiture shall be without prejudice to any remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Residential with Shopline Building (wing-A) on land bearing S.No:5 Village: Sativali as per the following details:

1) The details of the Buildings is given below:



Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of Flats	No. of Shops	Bk
1.	Residential with Shopline Building	1	A wing (Stilt + Gr+ 7), B Wing (Stilt + Gr+ 3pt), C Wing (Stilt + Gr),	97	18	33
TOTAL						33

The revised plan duly approved herewith supersedes all the earlier approved plans. conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5779/7120/2017-18 dtd. 30/01/2018 stands applicable to approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

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



वसई - ६
दस्ता क्रमांक ५११५/२०२३
४५/६०

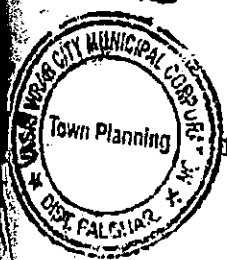
दूरध्वनी : ०२५० - २५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.शं.म.
दिनांक :

VVCMC/TP/RDP/VP- 5779 / १३ / २०१९-२०

18/09/2019

- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands



IC/A/14/2

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वसई - ६
दस्ता क्रमांक ५९९५/२०२३
४२/६०

VVCMC/TP/RDP/VP- 5779 / ४७ / २०१९-२०

18/09/2019

etc., as may be applicable and N.A TILR as required as per N.A order applicable compliances. If any of the compliances as per other requirements are not done, only you shall face the consequence arising such lapse from your side and VVCMC is not responsible for the lapses on your side.

14) You are responsible for complying with all conditions of N.A. order/sale / other permissions of other authorities including MOEF/CRZ/Wetlands etc. of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the call for actions by Concerned Authority as per their statutory provisions. Virar City Municipal Corporation has no role in the said matters. However, conditions pertaining to validity of said orders are not complied like N.A. order etc. Only you are liable for any actions as may be contemplated by said authority notwithstanding the permission granted by VVCMC as need to be ensured by Concerned Authority.

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15) As per notification no: TPB-4312/CP-45/2012/(I)/UD-11 dtd. 8th Novem from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct housing in the form of tenements as prescribed in above notification to the extent of 20% of basic zone FSI. (Of areasq.m) earmarked in the drawing as enclosed and conditions (Specified in clause said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, Room No:169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai 400051 contact No. 02266405018.

16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid leading to loss of life, injury or loss of property.



17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road Certificate obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level, storm water maintained, Storm Water drainage systems, sewerage systems and water storage tanks (tank sizes etc) before applying for Plinth Completion Certificate.

18) You shall follow the MOEF notification and all other applicable notification and guidelines issued by Central and State Governments for development of lands by following all provisions including Hon'ble Court Orders.

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



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

जाचक क्र.
दिनांक

वसई - ६
व. वि. श. म. वसई - ६ १९/०९/२०२३
२०/६०

VVCMC/TP/RDP/VP- 5779 / ८७ / २०१९-२०

18/09/2019

- 19) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 23) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 24) You shall hand over the D.P. Road area to Vasai-Virar City Municipal Corporation before applying for Occupancy Certificate.

(Issued as approved by the Commissioner)

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

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation...
Ward office 6
2. M/s. Himesh Gupta & Associates.
103, Shubham Heritage, Behind Gopal Building
/IndusInd Bank, Off Ambadi Road,
Vasai (W) , Tal:Vasai, Dist:Palghar

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



[Signature]

[Signature]

[Signature]



STAMP OF APPROVAL OF PLAN

The amended plan duly approved herewith Supercedes all the earlier approved plans

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

STAMP OF DATE OF RECEIPT OF PLAN

Issued As per Approved

by [Commissioner]

Approved as amended in Subject to the Conditions mentioned in this Office Letter

No. VVCMCIAMEND/04

VP: 5779/87/2019 - 20

DATED: 18/09/2019



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

SECTION A-A

STAIRCASE & LIFT AREA = 118.42 SQ.MT. TOTAL STAIRCASE AREA PER FL. (5TH FLOOR) = 118.42 SQ.MT.

PERFORMA II

CONTENTS OF SHEET

LAYOUT PLAN, AREA DIAGRAM & CAL., BLOCK PLAN, PLOT DIA. & CALCULATION, LOCATION PLAN.

CONTENTS OF SHEET

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGG/SUPERVISOR OR ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL CUM SHOPLINE BLDG ON LAND BEARING S.NO: 51 AT VILLAGE: SATIVALI, TAL: VASAI, DIST: PALGHAR

NAME OF P.A.HOLDER/OWNER

M/S ONE STAR DEVELOPERS PROPRIETARY FIRM THRU PROP. MR. ISTIYAK AHMED B. KHAN

SIGNATURE OF P.A.HOLDER/OWNER

[Signature]

DATE 22/08/2019

VP NO 5779

DRG NO 02/04

FILE NO 376

SCALE AS SHOWN

DRAWN BY SHWETA

CHECKED BY PRAKASH

NORTH LINE

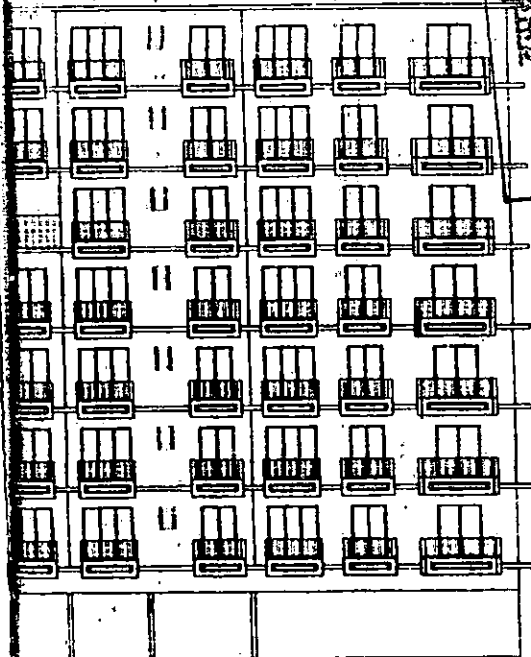
SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT



HIMESH GURTA & ASSOCIATES.

ENGINEERS & LICENSED SURVEYORS

103, shubham heritage, ambadi road, Vasai (w), Dist - Palghar Phone - 95250-2336037



ELEVATION SCALE - 1/200

Handwritten notes: 2023, 36/178, 36/178, 36/178

Handwritten notes: राज, Himesh Gurta, Istiyaq Khan



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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

वसई - ६
जावक क्र. : वसई/सं.नांक/१११९६/२०२३
दिनांक : २९/१०/२०

जावक क्र.
दिनांक

Dated 29/10/2021

VVCMC/TP/OC/VP-5779 / 125/2021-22
To,

- 1) M/s. One Star Developers
Proprietary firm thru prop.
Mr. Istiyak Ahmed B. Khan, (POA Holder)
Sativali,
Tal: Vasai, Dist: Palghar.
- 2) M/s. Himesh Gupta & Associates.
103, Shubham Heritage, Behind Gopal Building
/IndusInd Bank, Off Ambadi Road,
Vasai (W) , Tal: Vasai, Dist: Palghar

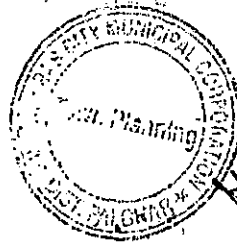
Sub:- Grant of Occupancy Certificate for Residential Building Wing A (Stilt+Ground+7 floor) on land bearing S.No.51 of Village: Sativali, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) Commencement Certificate No. VVCMC/TP/CC/VP-5779/7120/2017-18 dated 30/01/2018
 - 2) Revised Development Permission No. VVCMC/TP/RDP/VP-5779/87/2019-20 dated 18/09/2019.
 - 3) Development completion Certificate dated.04/10/2021 from the Licensed Engineer.
 - 4) Structural stability certificate from your Structural Engineer vide letter dated 04/10/2021.
 - 5) Plumping certificate dated. 01/10/2021
 - 6) Receipt No.23722 dated 03/02/2018 for potable water supply from Vasai Virar City Municipal Corporation.
 - 7) Rain water Harvesting letter dated. 04/10/2021
 - 8) Report from Composting Consultant dated 04/10/2021
 - 9) NOC from Lift Inspector dated. 13/08/2021
 - 10) Fire NOC form A Dated. 25/09/2021.
 - 11) Licensed Engineer's letter dated. 05/10/2021

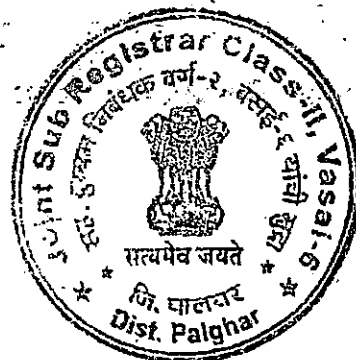
Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building Wing A (Stilt+Ground+7 floor) on land bearing S.No.51 of Village: Sativali, Tal: Vasai, Dist: Palghar along with as built drawings Completed under the supervision of Mr. Himesh Gupta Licensed Engineer (Licensed/Registration No.VVCMC/ENGR/0008) may be occupied on the conditions mentioned in enclosure.

ICFA/1/2



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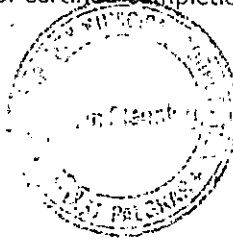
वसई - ६
वस्त क्रमांक १११६ / २०२३
५० / ६०

VVCMC/TP/OC/VP-5779/12/2021-22

Dated 29/11/2021

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Vasai Virar City Municipal Corporation, Palghar.

Encl.: a.a.

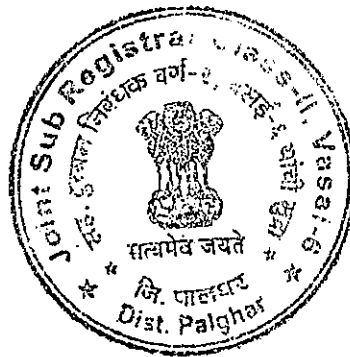
c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

Deputy Director,
VVCMC, Virar.

TofA, 1/1/20

Handwritten signature

रानी



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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६.

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

वसई - ६
जावक दिनांक ५९९८/२०२३
५९/६०

VVCMC/TP/OC/VP-5779/125/2021-22

Dated 29/10/2021

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building Wing A (Stilt+Ground+7 floor) with Built Up area 2437.01 sq.m, on land bearing S.No.51 of Village: Sativali, Tal: Vasai, Dist: Palghar Completed under the supervision of Mr. Himesh Gupta Licensed Engineer (Licensed/Registration No.VVCMC/ENGR/0008) and has been inspected on 05/10/2021 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-5779/7120/2017-18 dated 30/01/2018 & Revised Development Permission No. VVCMC/TP/RDP/VP-5779/87/2019-20 dated 18/09/2019 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Garas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of occupancy is issued only in respect of 76 Flats Constructed in Residential Building Wing A (Stilt+Ground+7 floor) only.

IA/A/114



नाम रानी



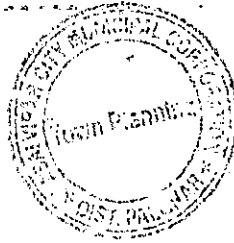
वसाई - ६
वसा क्रमांक ५११९/२०२३
५२/६०

VVCMC/TP/OC/VP-5779/125/2021-22

Dated 29/11/2021

- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 13) You shall submit final Tree NOC for the Building within three month from the date of grant of Occupancy Certificate.

One set of completion plan duly certified is returned herewith.



Tafajly

Hansil

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Commissioner

Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC Virar





Maharashtra Real Estate Regulatory Authority

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

वसई - ६	
वसई क्रमांक ५९९२ / २०२३	
५३ /	६०

This registration is granted under section 5 of the Act to the following project under project registration number : P99000020003

Project: **ONE STAR DEVELOPERS**, Plot Bearing / CTS / Survey / Final Plot No.: S. NO. 51 at Vasal-Vlrar City (M Corp), Vasal, Palghar, 401208;

1. Mr./Ms. **Ishtiyak Ahmad Baitullah Khan** son/daughter of Mr./Ms. **BAITULLAH KHAN** Tehsil: Vasal, District: Palghar, Pin: 401208, situated in State of Maharashtra.

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 (l) 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 18/03/2019 and ending with 30/09/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 11:42:33

Dated: 09/09/2021
Place: Mumbai

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

ICFAI

Homel राजी



R. D. Kewat

ADVOCATE HIGH COURT

OFFICE :
1st Floor, Shreeram Complex,
Veer Sawarkar Nagar,
Near S.T. Stand, Navghar, Vasai Rd. (W),
Post. Vasai Road, Tal. Vasai,
Dist. Thane - 401202 .
PHONE : 2333877 / 2330608 / 2335140

TITLE CERTIFICATE


TO WHOMSOEVER IT MAY CONCERN

वसई - ६
दस्त क्रमांक ५९९२ / २०२३
५४ / ६०

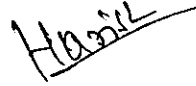
THIS IS TO CERTIFY THAT, I had gone through the records kept by Sub- Registrar of Assurance Vasai I,II, III, IV, V, & VI office, & deeds, documents produced by Mr. Ishtiyak Baitullah Khan, and had verified the records kept by Talathi Saza Sativali, Taluka Vasai, District -Palghar, regarding N/A plot of land bearing Survey No. 51, admeasuring 0-40-2 H.R. or thereabouts of Revenue Village - Sativali, Taluka - Vasai, District- Palghar, I hereby certify that title of the above said property is clear, marketable & freeform all encumbrances and reasonable doubts.

At : Vasai.

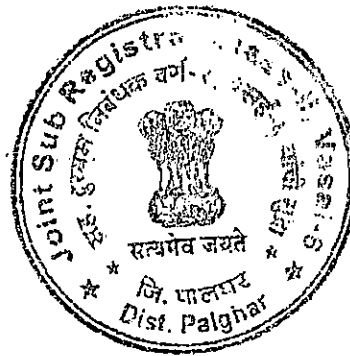
Dated: 06/03/2020


Mr. R. D. Kewat.
(Advocate)

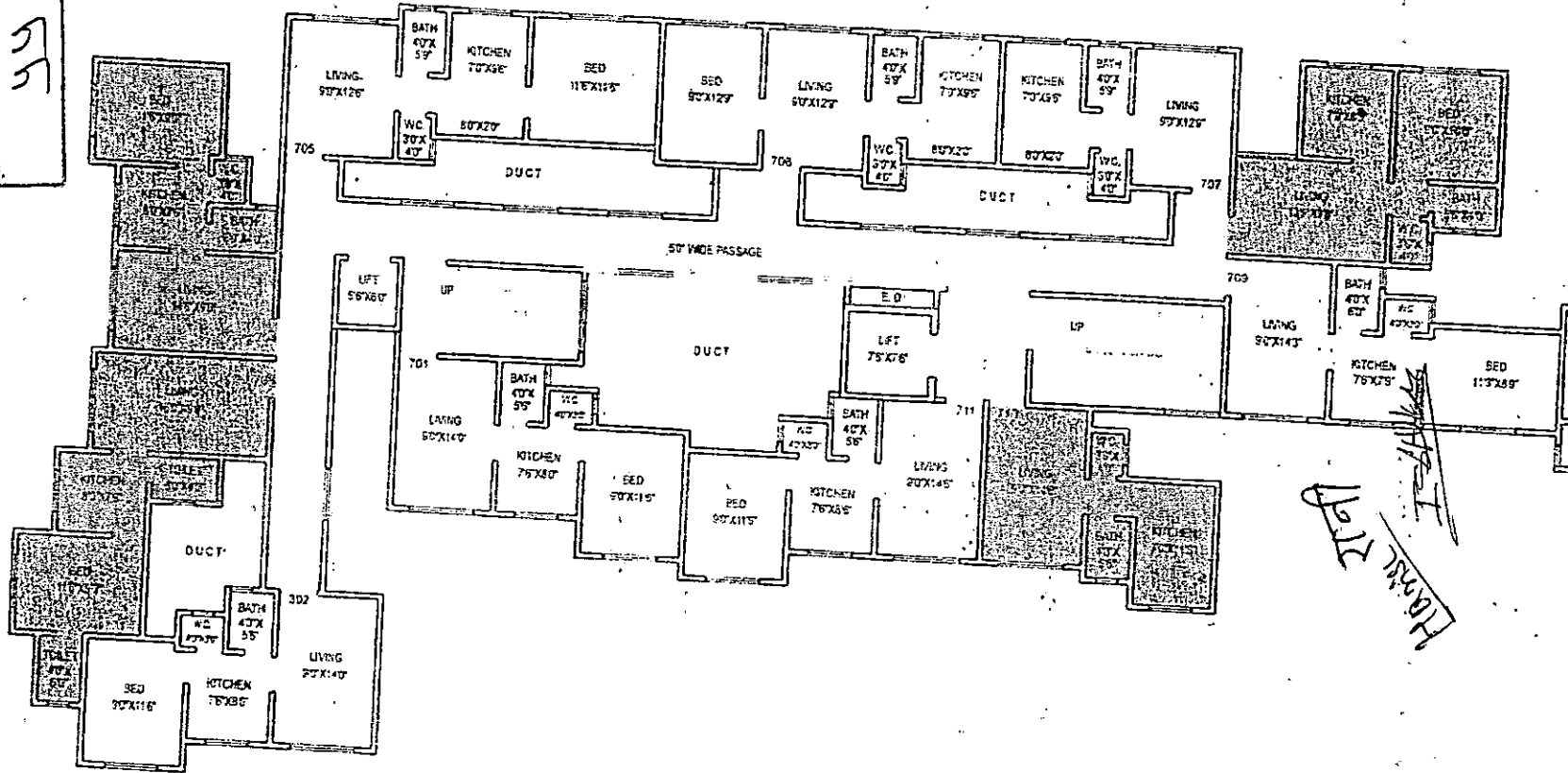




रानी

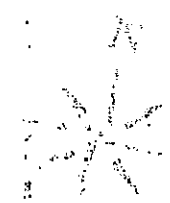


वसई - ६
 दाख क्रमांक ५११६ / २०२३
 ५५ / ३०



FORM 79

7th Floor Plan
 (A WING)





भारत सरकार
GOVERNMENT OF INDIA



इस्तियाकअहमद बैतुल्लाह खान
Ishtiyakahmad Baitullah Khan
जन्म तारीख / DOB: 06/09/1971
पुरुष / MALE
Mobile No.: 9860110575

2806 5046 3130

माझे आधार, माझी ओळख

वसई - ६
दस्त क्रमांक ५९९२ / २०२३
५६ / ६०

Ishtiyak

आयकर विभाग
INCOME TAX DEPARTMENT
ISHTIYAKAHMAD BAITULLAH KHAN
BAITULLAH JILEDAR KHAN
06/09/1971
Permanent Account Number
AKHPK2806R
Ishtiyak
Signature



भारत सरकार
GOVERNMENT OF INDIA

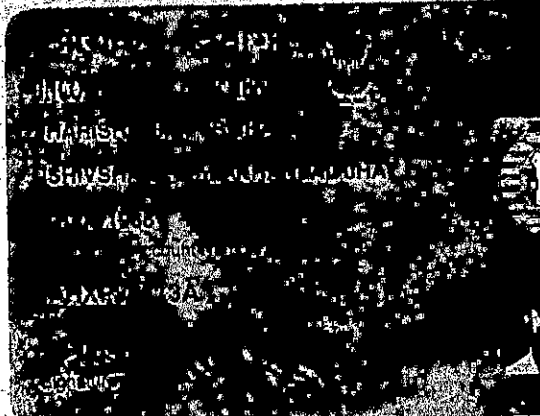


हरिशकुमार एस झा
Harishkumar S Jha
जन्म तारीख / DOB: 21/09/1988
पुरुष / MALE
Mobile No.: 9923575469

2994 1887 2811
VID : 8133 2782 9388 0277

माझे आधार, माझी ओळख

Harish



भारत सरकार
GOVERNMENT OF INDIA

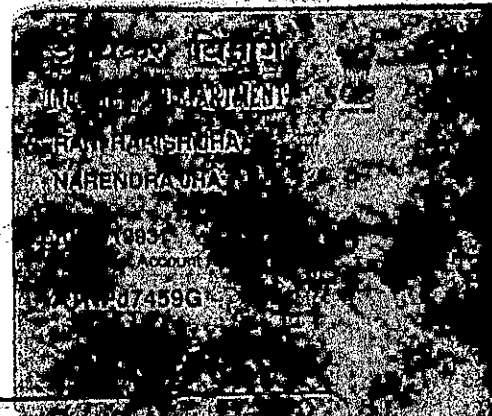


रानी हरीश झा
Rani Harish Jha
जन्म तारीख / DOB: 10/02/1993
महिला / FEMALE
Mobile No.: 9923575469

3505 6404 7333
VID : 8184 2015 8334 8979

माझे आधार, माझी ओळख

रानी



भारत सरकार
GOVERNMENT OF INDIA



अस्लम इन्सान अली खान
Aslam Insan Ali Khan
जन्म तारीख/DOB: 15/06/1992
पुरुष / MALE
Mobile No: 8485877747

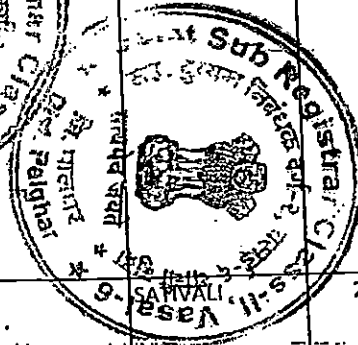
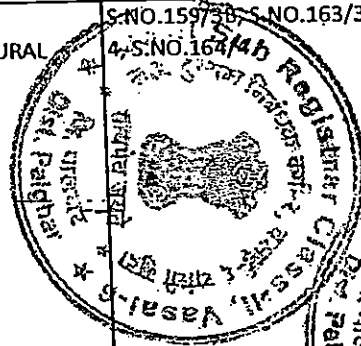
7010 1695 8131
9176 6910 0983 8040

मेरा आधार, मेरी पहचान

Issue Date: 20/12/2012



1473	VP0225	SADGURU DEVELOPERS THRU S.E. SUPARIWALA, A.K MEHTA, SATYA SAI DEVELOPERS THRU N.G. MUKUND, A.K MEKHTA SHREEJI CORPORATION THRU N.S. PAREKH, A.K.MEHTA	CENTROID ARCHITECTURAL	S.NO.159/3B, S.NO.163/3& 4, S.NO.164/4	NILEMORE	25-Oct-21	5486.133	RESI	107	1				STILT+8 & WING -C ST+5
1474	VP6103	JAYESH AJMIRA	PRITHVI ARCH	S.NO.229/2,3,4,5,6, S.NO.223B/233C, 281/1/3, 1/5, 1/10, 1/11	GOKHIVARE	29-Oct-21	20020	3966 RESI	168	2		D1 & D2	G+4.	
1475	VP0225	SADGURU DEVELOPERS THRU S.E. SUPARIWALA, A.K MEHTA, SATYA SAI DEVELOPERS THRU N.G. MUKUND, A.K MEKHTA SHREEJI CORPORATION THRU N.S. PAREKH, A.K.MEHTA	CENTROID ARCHITECTURAL	S.NO.159/3B, S.NO.163/3& 4, S.NO.164/4	NILEMORE	29-Oct-21	21889	10621.66 RESC	244	1			WING A,B,C,D,E (G+9)	
1476	VP5779	ONE STAR DEVELOPERS PROPRIETARY FIRM THRU PROP ISTIYAK A. KHAN	HIMESH GUPTA	S.NO.51	NILEMORE	29-Oct-21	4020	2437.01 RESI	76	1			WING -A	
1477	VP0290	AMIT K. MEHTA	CENTROID	S.NO.159/3A	NILEMORE	29-Oct-21		293.12 RESC	6	1			WING A (8 & 9 FLOOR)	
1478	VP6049	PERCIVAL PAUL FURTADO, SANDRA FURTADO	ONE SOURCE	S.NO.40/5	CHOBARE	12-Nov-21		175.66 RESI BUNGLO W	2	2		1,2	BUNGALOW NO. 2 - ST+2	



29/10/2023
2023

29/10/2023
2023

5116

01 नोव्हेंबर 2023 11:12 म.पू.

दस्त गोषवारा भाग-1

वसई6

51/30

दस्त क्रमांक: 5116/2023

क्रमांक: वसई6 /5116/2023

सात मूल्य: रु. 15,84,000/-

मोवदला: रु. 23,00,000/-

नवे मुद्रांक शुल्क: रु. 1,61,000/-

ति. मह. दु. नि. वसई6 यांचे कार्यालयात

पावती:6043

पावती दिनांक: 01/11/2023

क्र. 5116 वर दि.01-11-2023

सादरकरणाराचे नाव: हरिशकुमार एस. झा --

दि. 11:09 म.पू. वा. हजर केला.

नोंदणी फी

रु. 23000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण: 24200.00

हजर करणाऱ्याची सही:



हरिशकुमार एस. झा
वसई-6
जिल्हा - २

प्रकार: करारनामा

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

क्र. 101/11/2023 11:09:58 AM ची वेळ: (सादरीकरण)

क्र. 201/11/2023 11:11:10 AM ची वेळ: (फी)

Ishank

विजय घेजारे

Harish

विजय घेजारे

दस्त गोषवारा भाग-2







वसई6

दस्त क्रमांक:5116/2023

11/2023 11 36:00 AM

दस्त क्रमांक :वसई6/5116/2023

दस्ता प्रकार :-करारनामा





सु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:हरिशकुमार एस. झा -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-301, गोकुळ पार्क, सातिवली वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AHXPJ3473A	लिहून घेणार वय :-35 स्वाक्षरी:- <i>Hansu</i>		
2	नाव:रानी हरीश झा -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-301, गोकुळ पार्क, सातिवली वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:ATNPJ7459G	लिहून घेणार वय :-30 स्वाक्षरी:- <i>रानी</i>		
3	नाव:मे. वन स्टार डेव्हलोपर्स तर्फे प्रोप्रायटर इस्तियाक अहमद वैतुल्लाह खान -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: इस्तियाक कॉम्प्लेक्स, सातिवली नाका, सातिवली, वसई पूर्व, ता.वसई जि. पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AKHPK2806R	लिहून घेणार वय :-52 स्वाक्षरी:- <i>Ishtiyak</i>		

दस्त ऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

दस्ता क्र.3 ची वेळ:01 / 11 / 2023 11 : 13 : 56 AM

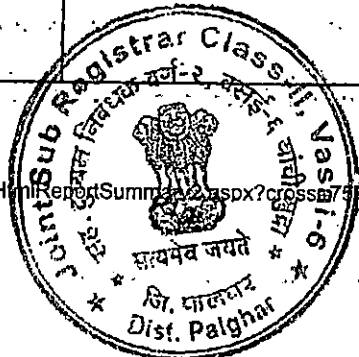
ओळख:-

दस्तातील इतर असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

सु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अस्लम इन्सान अली खान -- वय:31 पत्ता:वसई पूर्व. पिन कोड:401208		
2	नाव:दिनेश पाटील -- वय:40 पत्ता:वसई पु पिन कोड:401208		

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या अनु क्र. 1, 3, या पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती खालप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार हरिशकुमार एस. झा --	01/11/2023 11:14:50 AM	हरिशकुमार एस झा M 1169150093519572992
2	लिहून घेणार मे. वन स्टार डेव्हलोपर्स तर्फे प्रोप्रायटर इस्तियाक अहमद वैतुल्लाह खान --	01/11/2023 11:14:29 AM	इस्तियाकअहमद वैतुल्लाह खान M 1169150007267905536.



Bea
प्र.सह.दुय्यम निबंधक वसई-६

वसई - २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	Harishkumar S Jha And Other	eChallan	02300042023102862691	MH010192539202324E	161000.00	SD	0005425719202324	01/11
2	Harishkumar S Jha And Other	eChallan		MH010192539202324E	23000	RF	0005425719202324	01/11
3		DHC		1023282603093	1200	RF	1023282603093D	01/11

[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.isarita@gmail.com

वसई - ६
दस्त क्रमांक ५९९६ / २०२३
६० / ६०

प्रमाणित करण्यात येत आहे की
या दस्तानमध्ये सूचना आहे...६०...आहेत.

Bea
प्र.सह.दुय्यम निबंधक, वसई-६

पुस्तक क्रमांक ९९
५९९६ क्रमांकावर नोंदला

Bea
प्र.सह.दुय्यम निबंधक, वसई - ६
तारीख ९ मास ११ सन २०२३



	Deface Date
324	01/11/20
324	01/11/20
0	01/11/20

5116/2

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023282603093	Date 28/10/2023
Received from Harishkumar S Jha, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Vasai 6 of the District Palghar.	
Payment Details	
Bank Name MAHB	Date 28/10/2023
Bank CIN 10004152023102802826	REF No. 006138800
This is computer generated receipt, hence no signature is required.	



पृष्ठी क्र.2

Index-II

दस्तावेज क्र. : 5116/2023

नोदणी : Regn:63m

गावाचे नाव : सावित्री

क्रमांक	वर्ष	कारणाचे प्रकार
1584000	2300000	कारणाचे प्रकार
1584000	2300000	कारणाचे प्रकार

1) पाकिसे नाव:पालघर इतर वर्णन : इतर माहिती: गाव मध्ये सावित्री गा.वसई लि.पालघर येथील स.नं. 51 या वर्णन मिळकती वरील जे.के.टॉवर या इमारतीमधील सर्वतिका क्र. 709,सावता मजला,ए-विंग,क्षेत्र 351.31 चौ.फूट कारपेट म्हणजेच 32.65 चौ.मी. कारपेट हि मिळकत. ((Survey Number : 51 :))

1) 32.65 चौ.मीटर

कारणी किंवा जुडी देण्यात येणारे नव्हे.

कारणाचे कर्तव्य-या/लिहून देण्या-या

कारणाचे नाव किंवा दिवाणी न्यायालय

या किंवा आदेश असल्यास,प्रतिबाधित

पत्ता : - , महापौर, सावित्री गा. वसई लि. पालघर.

व्हाक नं. - , रीड नं. - , महापौर, सावित्री गा. वसई लि. पालघर. (Survey Number : 51 :))

1): गाव.सं. वन टॉवर इंग्लिश नाव: गावापट्टर इतिहासक अहमद देवुल्लाह खान - - वस.:-52; पत्ता:-व्हाड नं. - , माळी नं. - , इमारतीचे नाव: सावित्री गा. वसई लि. पालघर.

माळी नं. - , इमारतीचे नाव: इतिहासक अहमद देवुल्लाह खान, सावित्री गा. वसई लि. पालघर.

व्हाक नं. - , रीड नं. - , महापौर, सावित्री गा. वसई लि. पालघर.

1): गाव. सं. इतिहासक एम. सी. सी. - वस.:-35; पत्ता:-व्हाड नं. - , माळी नं. - , इमारतीचे नाव: सावित्री गा. वसई लि. पालघर.

माळी नं. - , इमारतीचे नाव: सावित्री गा. वसई लि. पालघर.

व्हाक नं. - , रीड नं. - , महापौर, सावित्री गा. वसई लि. पालघर.

2): गाव. रानी इतिहासक एम. सी. सी. - वस.:-30; पत्ता:-व्हाड नं. - , माळी नं. - , इमारतीचे नाव: सावित्री गा. वसई लि. पालघर.

माळी नं. - , इमारतीचे नाव: सावित्री गा. वसई लि. पालघर.

व्हाक नं. - , रीड नं. - , महापौर, सावित्री गा. वसई लि. पालघर.

कारणाचे कर्तव्य किंवा दिवाणी

नोदणी किंवा दिवाणी

कारणाचे कर्तव्य किंवा दिवाणी

कारणाचे कर्तव्य किंवा दिवाणी

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AHXPJ3473A

AHHPK2806R

कारणाचे कर्तव्य किंवा दिवाणी

कारणाचे कर्तव्य किंवा दिवाणी

कारणाचे कर्तव्य किंवा दिवाणी

कारणाचे कर्तव्य किंवा दिवाणी

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	De
1	Harishkumar S Jha And Other	eChallan	02300042023102862691	MH010192539202324E	161000.00	SD	0005425719202324	01
2	Harishkumar S Jha And Other	eChallan		MH010192539202324E	23000	RF	0005425719202324	01
3.		DHC		1023282603093	1200	RF	1023282603093D	01

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

