

Receipt (pavti)

73/7850

पावती

Original/Duplicate

Wednesday, November 01, 2023

नोंदणी क्र. :39M

12:55 PM

Regn.:39M

पावती क्र.: 11877 दिनांक: 01/11/2023

गावाचे नाव: भाईदरपाडा
दस्तऐवजाचा अनुक्रमांक: टनन1-7850-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: परेश सुधाकर ठाकरे .

नोंदणी फी	रु. 18600.00
दस्त हाताळणी फी	रु. 3040.00
पृष्ठांची संख्या: 152	
एकूण:	रु. 21640.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
1:14 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

मुद्रांक निबंधक वर्ग-२,
ठाणे - ९

बाजार मूल्य: रु.0 /-
मोवदला रु.1859000/-
भरलेले मुद्रांक शुल्क : रु. 130190/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1040/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023319018232 दिनांक: 01/11/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023319418190 दिनांक: 01/11/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.18600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010397863202324E दिनांक: 01/11/2023
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



01/11/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 7850/2023

नोंदणी :

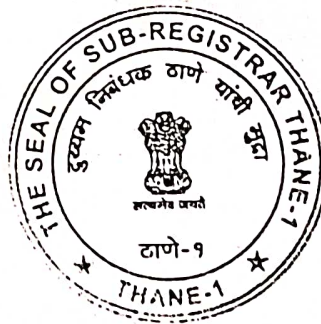
Regn:63m

गावाचे नाव : भाईदरपाडा

(1) विवेचाचा प्रकार	करारनामा
(2) मोबदला	1859000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिवा नं: 1301, माळा नं: 13 वा मजला, विन्डिंग/विंग नं. वी, इमारतीचे नाव: प्रोजेक्ट विहंग बुद्ध, ब्लॉक नं: भाईदरपाडा, रोड : ठाणे प, इतर माहिती: , सदनिवेचे एकुण क्षेत्रफळ 396.12 चौ फुट कारपेट, एक कार पार्किंग मह, कोकण गृह निर्माण व क्षेत्र विकास महामंडळ(म्हाडा पटक) यांनी ठरवलेल्या प्रमाणे मोबदला रक्कम प्रमाणे योग्य ते मुद्रांकशुल्क भरलेले आहे आणि या दस्तामध्ये बाजार मूल्य तक्रादर लागू नाही(म्हाडा 20 % गृह निर्माण योजना) (Survey Number : 91/1/1A, 2A, 102/1, 2B, 2C, 3B, 103/1, 2, 3A, 4, 5B/2, 104/7B, 7C, 8B, 11B, 109/29B, 30/B, 30/4A, 33, 34 ;)
(5) क्षेत्रफळ	1) 396.12 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-विहंग इंटरप्रायझेम तर्फे भागीदार विहंग प्रताप मरनाईक व पूर्वेश प्रताप सरनाईक यांच्या तर्फे कु मु म्हणुन राजेंद्र सुरेश निवाते वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: 12 वा मजला, इमारतीचे नाव: देव कापारा , ब्लॉक नं: कॅडवरी जंक्शन , रोड नं: इस्टर्न एक्सप्रेस हायवे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAAFY6459P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-परेश गुधाकर ठाकरे . वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु. खैरे, पो. शेणवे, ता. शहापूर, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AZWPT5960D 2): नाव:-विद्या परेश ठाकरे . वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु. खैरे, पो. शेणवे, ता. शहापूर, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-CMSPD2551B
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7850/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	130190
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18600
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



1/11/23
दुय्यम निबंधक वर्ग-२,
ठाणे - १



CHALLAN
MTR Form Number-6



GRN	MH010397863202324E	BARCODE	Date		01/11/2023-10:57:29	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				THN1_HQR SUB REGISTRAR THANE URBAN 1			
Location				THANE			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				130190.00			
0030063301 Registration Fee				18600.00			
Total				1,48,790.00			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AZWPT5960D			
Full Name				PARESH SUDHAKAR THAKARE			
Flat/Block No.				FLAT NO 1301, 13TH FLOOR			
Premises/Building				BLDG /WING NO B, VIHANG WOODS			
Road/Street				BHDG /WING NO B, VIHANG WOODS			
Area/Locality				BHAYENDERPADA, THANE W			
Town/City/District							
PIN				4 0 0 6 1 5			
Remarks (If Any)				<p>PAN2=AAAFY6439F Secord PartyName=MS YKHAIRPRISES-</p> <p>ट न न 9</p> <p>दस्त क्र. 0640 2023</p> <p>Amount In Words One Lakh Forty Eight Thousand Six Hundred Ninety</p> <p>91942 Rupees Only</p>			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				69103332023110113146			
Ref. No.				2836221182			
Bank Date				01/11/2023-10:58:26			
RBI Date				Not Verified with RBI			
Bank-Branch				IDBI BANK			
Scroll No. , Date				Not Verified with Scroll			



Department ID : Mobile No. : 8082499499
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 दूर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू ही.

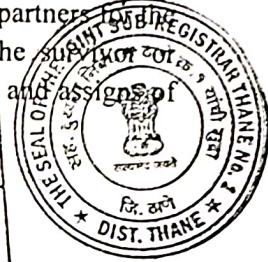
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 15th day of Nov in the Christian Year Two Thousand Twenty Three (2023) BETWEEN M/S. VIHANG ENTERPRISES (formerly known as M/S. YASH ENTERPRISES), a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its office at 12th Floor, Dev Corpora, Cadbury Junction, Eastern Express Highway, Thane (W) 400 601, hereinafter referred to as 'the PROMOTER' (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the partner or partners for the time being constituting the said firm, M/s. विहंग एंटरप्राइजेस, the survivors of them and the respective heirs, executors, administrators and assigns of such last survivor) of the ONE PART

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AND	२१५२



MR. PARESH SUDHAKAR THAKARE, PAN NO. AZWPT5960D having address at Khaire PO Shenave, Tal - Shahapur, Khaire, Thane - 421601:

AND

MRS. VIDYA PARESH THAKARE PAN NO. CMSPD2551B having address at Khaire PO Shenave, Tal - Shahapur, Khaire, Thane - 421601:

hereinafter referred to as the 'ALLOTTEE' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART;

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

- i. The singular wherever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neuter gender wherever applicable.

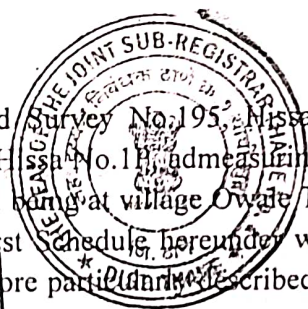
WHEREAS :

(1) (a) By virtue of two different sale deeds, both dated 13/08/1993, registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No.2602 & 2603 respectively, Shri Deepak VallabhajiDedhia (hereinafter referred to as 'the said First Owner') became well and sufficiently entitled to the properties being all those pieces or parcels of

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land bearing Old Survey No.195, Hissa No.1P, admeasuring 23,600 sq. mtrs., and Old Survey No.195, Hissa No.1B admeasuring 14,400 sq. mtrs., aggregating to 38,000 sq. mtrs. situate, lying and being at village Owale Taluka and Dist. Thane more particularly described Firstly in the First Schedule hereunder written (hereinafter referred to as 'the First Larger Property') and more particularly described Firstly in the First Schedule hereunder written as owner thereof.

(b) The Owale village came to be recorded as Bhayenderpada by order bearing No.Revencu/Dept.1/TE-3/Vashi 8886 dated 23/08/1996 passed by the Tahasildar, Thane and accordingly new survey Nos. for old survey No.195/1P came to be recorded and in respect thereof mutation entry No.1 has been certified. As per the said ME No.1 the said old survey No.195 has been re-numbered as New Survey No.91, Hissa No.1B admeasuring 23,600 sq. mtrs. and New Survey No.91, Hissa No.1C admeasuring 14,400 sq. mtrs.;

(c) By a Development Agreement dated 20/01/2006 (hereinafter referred to as 'the First Agreement') made between M/s. Cosmos Prime Project Ltd. (formerly known as M/s. D. J. Traders), a partnership firm (hereinafter referred to as "the said Cosmos") therein referred to as the Developer of the one part and the said First Owner therein referred to as the Owner of the other part, the Owner therein granted development rights for & in respect of the said First Larger Property alongwith another property to the Developers therein at or for the consideration & upon the terms & conditions therein contained. The said First Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.501/2006.

(d) Pursuant to the First Agreement, the said First Owner has executed a Power of Attorney of even date (hereinafter referred to as 'the First POA') in favour of the person nominated by the said Cosmos to enable him todo all acts, deeds, matters & things in respect of thesaid First Larger Property alongwith another property as contained therein. The First POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.75/2006.

(e) By an Order bearing No. ULC/TA/TE. No.7/OWALE/SR/290 dated 26/06/2006, the Addl. Collector & Competent Authority, Thane Urban Agglomeration, declared the said First Owner to be surplus land holders to the extent of 10803.50 sq. mtrs., out of the total holdings of the said First Owner which includes portion admeasuring 384 sq. mtrs. out of the said First Larger Property under the provisions of the Section 8(4) of the Ceiling Act" subject to the terms and conditions therein contained.

(f) By an Order bearing No. ULC/TA/ATP/WSHS/SR-1645 dated 31/07/2006, the Addl. Collector & Competent Authority, Thane Urban Agglomeration, exempted surplus land out of the said First Larger Property' under the provisions of Section 20 of the Ceiling Act subject to the terms and conditions therein contained.

(g) By a Deed of Assignment dated 26/10/2007 (hereinafter referred to as "the said Second Agreement") made between the said Cosmos therein referred to as the Assignors of the First Part, M/s. Darshan Enterprises therein referred to as the Confirming Party of the Second Part and M/s. Vijay Grihanirman Pvt. Ltd. (hereinafter referred to as "the said Vijay") therein referred to as the Assignees of the Third Part, the Assignors therein, at the instance of the Confirming Party therein, agreed to assign the development

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rights of the said First Larger Property along with another property mentioned therein, to the Assignees therein at and for consideration and upon the terms and conditions therein contained. The said Second Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.7800/2007.

(h) Pursuant to the Second Agreement, the Cosmos executed Substituted Power of Attorney of even date (hereinafter referred to as 'the Second POA') in favour of the persons nominated by the said Vijay to exercise jointly and/or severally all or any of the powers and authorities conferred on the said Cosmos by the said First POA. The said Second POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.1044/2007.

(i) The said First Larger Property alongwith another property came to be sub-divided by the TILR Department and renumbered as New Survey No.91/1(1) to New Survey No.91/1(11) and the effect thereof is reflected vide Mutation Entry No.612 dated 10/11/2009.

(j) By a Deed of Assignment dated 16/08/2010 (hereinafter referred to as "the said Third Agreement") executed between the said Vijay therein referred to as the Assignors of the one part and the Promoters herein therein referred to as the Assignees of the other part, the Assignors therein granted development rights in respect of area admeasuring 2450 sq. mtrs. of land bearing Old Survey No.195 New Survey No.91/1(1) out of the said First Larger Property (hereinafter referred to as 'the said First Plot') more particularly described Secondly in the First Schedule hereunder written, in favour of the Assignees therein at and for consideration and upon the terms and conditions therein contained. The said Third Agreement is registered with the office of Sub-Registrar of Assurance at Thane under Sr. No.9159 on 23/08/2010.

(k) Pursuant to the said Third Agreement, the said Vijay executed Substituted Power of Attorney dated 17/08/2010 (hereinafter referred to as "the Third POA") in favour of persons nominated by the Assignors to enable them to carry out all acts, deeds, matters and things in respect of the property mentioned therein. The said Third POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.766/2010 on 23/08/2010.

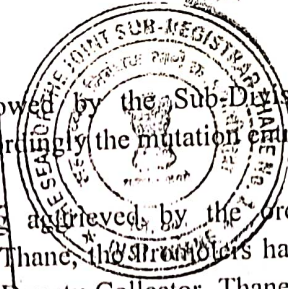
(l) A portion admeasuring 40 sq. mtrs. out of the said First Plot has been reserved for 20 Mtrs. wide D.P. Road (hereinafter referred to as "the said First Reserved Portion") more particularly described Thirdly in the First Schedule hereunder written and the rest of the plot comes under Residential Zone as per the development plan in force and sanctioned under the provisions of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") for the Thane Municipal Corporation (hereinafter referred to as "the said Corporation").

(j) As per the directions of the Collector, Thane, the Sub-Divisional Officer, Thane has sumoto initiated proceedings vide RTS Revision No.189/2018 and 190/2018 against Shri Anant Hari Mhatre, Shri Deepak Dedhia i.e. the said First Owner and the Promoters for inquiry of mutation entry no.2229 and 2230 recorded in respect of the said First Larger Property as per section 257 of Maharashtra Land Revenue Code 1966 and the

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same is partly allowed by the Sub-Divisional Officer, Thane vide its order dated 21/01/2020 and accordingly the mutation entry No.2229, 2230 and 874 were cancelled.

(k) Being aggrieved by the order dated 21/01/2020 passed by the Sub-Divisional Officer, Thane, the appellants have preferred Appeal bearing No.31/2020 and 32/2020 before the Deputy Collector, Thane and upon hearing all the parties the Hon'ble Deputy Collector Thane allowed both above RTS APPEAL NO. 31/2020 AND 32/2020 on 24/11/2021 and thereby cancelled and set-aside the Order of sub-divisional officer thane dated 21/01/2020 and correction order dated 03/02/2020 and also restored the Mutation entry no 2229, 2230 and 874 and thereby cancelled the mutation entry no. 1286 and 1300 and name of dipak dedhia is restored and name of propmoter is recorded in the 7/12 extracts vide Mutation entry no.1383.

(2) (a) One Sowar Goma (hereinafter referred to as "the said Sowar") was the owner inter-alia seized and possessed of land bearing land bearing Old Survey No.195 Hissa No.2 admeasuring 3200 sq.mtrs. situate, lying and being at village Bhayenderpada (Old village Owale), Taluka & District Thane (hereinafter referred to as "the said Second Larger Property") and more particularly described Firstly in the Second Schedule hereunder written;

(b) The said Sowar expired somewhere in the year 1954 leaving behind his nephew Shri Babu alias Mahadev Raghunath Bhoir (hereinafter referred to as "the said Babu") and Shri Khandu Raghunath Bhoir (hereinafter referred to as "the said Khandu") as his only legal heirs in accordance with the act and accordingly became the co-owners of the said Second Larger Property;

(c) The Owale village came to be recorded as Bhayenderpada by order bearing No.Revenue/Dept.1/TE-3/Vashi 8886 dated 23/08/1996 passed by the Tahasildar, Thane and accordingly new survey Nos. for old survey No.195/2 came to be recorded and in respect thereof mutation entry No.1 has been certified. As per the said ME No.1 the said old survey No.195 has been re-numbered as New Survey No.91, Hissa No.2 admeasuring 3200 sq. mtrs.;

(d) The said Babu expired on 28/03/2002, leaving behind him two sons Shri Krushna Babu Bhoir and Shri Pandharinath Babu Bhoir and two daughters Mrs. Sitabai Shantaram Bhoir and Mrs. Hirabai Padmakar Patil (hereinafter collectively referred to as "the legal heirs of said Babu") as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death;

(e) The said Khandu expired on 10/05/1994, leaving behind him four sons Shri Maruti Khandu Bhoir, Shri Madhukar Khandu Bhoir, Shri Padmakar Khandu Bhoir, Shri Vithal Khandu Bhoir, Smt. Shaibai Baliram Patil and Smt. Kamlabai Vidyadhar Bhoir (except Shri Vithal Khandu Bhoir all other are hereinafter collectively referred to as "the legal heirs of said Khandu") as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death;

(f) Shri Vithal Khandu Bhoir expired on 06/04/2004 leaving behind him his widow Smt. Rukhmini Vithal Bhoir, Shri Naresh Vithal Bhoir, Smt. Sangeeta Baliram Shivari, Smt. Vanita alias Lalita Dinkar Tangdi, Smt. Ranjana Raju Patil and Smt. Vanita

Hemant Manera (hereinafter referred to as the said legal heir of the said Vithal) as his only legal heirs in accordance with the provisions of the Hindu Succession Act, 1956, which he was governed at the time of his death;

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(g) In the aforesaid premises the legal heirs of the said Vithal, the legal heirs of the said Khandu and the legal heirs of the said Babu became the co-owners (hereinafter referred to as "the said Second Owners") of the said Second Larger Property.

(h) By a Development Agreement dated 16/05/2007 (hereinafter referred to as the "said Fourth Agreement") made between the Promoters therein referred to as the Developers of the one part and Khandu Raghu Bhoir HUF, through its karta and manager, the said Second Owners alongwith their family members therein collectively referred to as the Owners of the Other Part, the owners therein granted to the Developers therein and the Developers therein acquired from the Owners therein the development rights in respect of the said Second Larger Property at and for consideration and upon the terms and conditions therein contained. The said Fourth Agreement is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No.3773/2007 on 17/05/2007.

(i) Pursuant to the said Fourth Agreement, the Owners therein also executed an even date Power of Attorney (hereinafter referred to as "the said Fourth POA") in favour of Shri Naresh S. Khetwani & Shri Suresh D. Jain (hereinafter referred to as "the said Naresh & Suresh") the then partners of the Promoters herein in order to do all acts, deeds, matter and things in respect of the said Second Larger Property as contained therein. The said Fourth POA is registered with the office of Sub-Registrar of Assurances at Thane under serial No.576/07 on 17/05/2007;

(j) By Substituted Power of Attorney dated 26/08/2010 (hereinafter referred to as 'the Fifth POA'), the said Naresh & Suresh, the then retiring partners of the Promoters substituted the powers conferred upon them by the said Fourth POA in respect of the said Second Larger Property in favour of the continuing partners i.e. Shri Yogesh Kishore Chandegala and Shri Purvesh Pratap Sarnaik of the Assignors in the manner appearing therein. The said Fifth POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.788/2010.

(k) Out of the said Second Larger Property, a portion admeasuring 440 sq. mtrs. has been reserved for 20 Mtrs. wide D.P. Road; portion admeasuring 1740 sq. mtrs. has been reserved for 40 Mtrs. wide D.P. Road & portion admeasuring 800 sq. mtrs. has been reserved for playground (hereinafter collectively referred to as "the said Second Reserved Portion") more particularly described Secondly in the Second Schedule hereunder written and the rest of the plot comes under Residential Zone as per the the said Act for the Corporation.

(3) (a) One Shri Bhika Pandu Bhoir (hereinafter referred to as "the said Bhika") was the owner as such seized and possessed of and/or otherwise sufficiently entitled of the properties mentioned herein below at Sr.No.1 to 5 and had acquired lands mentioned herein below at Sr.No.6 to 8 in accordance with the provisions of the said Tenancy Act.

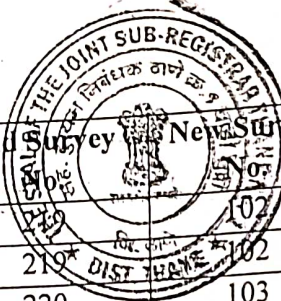
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Sr. No. २०२३



	Old Survey	New Survey	Hissa No.	Area In Sq.mtrs.
			1	280
			3	530
७	१५२	१०२	1	680
	१५३	१०३	2	560
4	220	103	8	4630
5	221	104	2-B	2000
6	219	102	11	3210
7	221	104	29	10200
8	217	109		

(b) The Property mentioned at Sr. No. 1 is hereinafter referred to as "the said Second Plot", the property mentioned at Sr.No.6 is hereinafter referred to as "the said Third Plot" and the property mentioned at Sr.No.2 is hereinafter referred to as "the said Fourth plot", (ii) the property mentioned at Sr.No.3 & 4 is hereinafter collectively referred to as "the said Fifth Plot" (iii) the property mentioned at Sr.No.5 is hereinafter referred to as "the said Sixth Plot", (iv) the property mentioned at Sr.No.7 is hereinafter referred to as "the said Seventh plot" and the property mentioned at Sr.No.8 is hereinafter referred to as "the said Eighth Plot". The said Second Plot to the said Eighth Plot are more particularly described Firstly in the Third Schedule hereunder written.

(c) The said Bhika died intestate in or about 1954 leaving behind his only son Shri Padya Bhika Bhoir (hereinafter referred to as 'the said Padya'), as his only heir in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

(d) The said Padya died intestate in or about 1972 leaving behind him one son Shri Halya Padya Bhoir (hereinafter referred to as 'the said Halya'), one daughter Smt. Shantabai Bama Nagalkar (hereinafter referred to as 'the said Shantabai') and widow Smt. Devkibai Padya Bhoir (hereinafter referred to as 'the said Devkibai') as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

(e) After the demise of the said Padya, the said Devkibai, the said Halya and the said Shantabai became the co-owners of the said Second Plot to the said Eighth Plot.

(f) The said Shantabai expired on 02/04/2000 leaving behind her real brother viz. the said Halya and mother viz. the said Devkibai as her only legal heirs (as she had no issue out of her wedlock) in accordance with the provisions of the Hindu Succession Act by which she was governed at the time of her death.

(g) The said Halya died intestate on 04/09/2003, leaving behind him his widow Mrs. Yenabai H. Bhoir, four sons viz. Shri Nayaran Halya Bhoir (hereinafter referred to as 'the said Narayan'), Mr. Krushna Halya Bhoir, Mr. Raghunath Halya Bhoir, Mr. Jagdish Halya Bhoir and two married daughters Mrs. Manubai Nagesh Shinge, Mrs. Sakhubai alias Shakuntala Arun Bhoir(except the said Narayan all other legal heirs of Halya are hereinafter referred to as "the said Yenabai & others") as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

23. **GOVERNING LAW -**

The rights and obligations of the parties under of arising out of this Agreement shall be construed and enforced in accordance with the law in force at the time being in force.

पुणे नगरपालिका
दस्त क्र. 6040 2023



24. **DISPUTE RESOLUTION -**

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

25. **ENTIRE AGREEMENT -**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment. The Allottee hereby declares and confirms that he/she/they is/are fully aware of the contents of this Agreement and all the documents related to the said Property and the said Apartment and has expressly understood the terms and conditions of the same and the Allottee after being fully satisfied has entered into this Agreement.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said First Larger Property):

ALL THOSE PIECES OR PARCELS of land bearing Old Survey No.195, Hissa No.1P, admeasuring 23,600 sq. mtrs.; and Old Survey No.195, Hissa No.1P, admeasuring 14,400 sq. mtrs. aggregating to 38,000 sq. mtrs. situate, lying and being at village Bhayenderpada (old Village-Owale), Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly (the said First Plot):

ALL THAT PORTION admeasuring 2450 sq. mtrs. out of the said First Larger Property more particularly described Firstly in the present Schedule hereinabove written.

Thirdly (the said First Reserved Portion):

ALL THAT PORTION admeasuring 40 sq. mtrs. out of the said First Plot more particularly described Secondly in the present Schedule hereinabove written, has been reserved for 20 Mtrs. wide D.P. Road which has been renumbered as S. No.91, Hissa No.1/3C.

Fourthly (the said First Property):

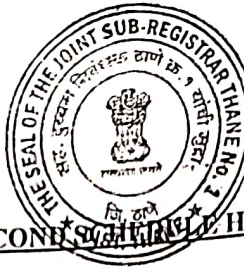
ALL THAT PORTION admeasuring 2370 sq. mtrs. and 40 sq.mtrs. out of the said First Plot more particularly described Secondly in the present Schedule hereinabove written which has been renumbered as S. No.91, Hissa No.1/1/A and 1/2B respectively.

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said Second Larger Property):

ALL THOSE PIECES OR PARCELS of land bearing Old Survey No.195, Hissa No.2, admeasuring 3,200 sq. mtrs, situate, lying and being at village Bhayenderpada (old Village-Owale), Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly (the said Second Reserved Portion):

ALL THOSE PORTIONS admeasuring 440 sq. mtrs. has been reserved for 20 Mtrs. wide D.P. Road; portion admeasuring 1740 sq. mtrs. has been reserved for 40 Mtrs. wide D.P. Road & portion admeasuring 800 sq. mtrs. has been reserved for playground out of the said Second Larger Property more particularly described Firstly in the present schedule hereinabove written which has been renumbered as S. No.91, Hissa No.2B, 2C & 2D respectively.

Thirdly (the said Second Property):

ALL THAT PORTION admeasuring 220 sq. mtrs. out of the said Second Larger Property more particularly described Firstly in the present Schedule hereinabove written which has been renumbered as S. No.91, Hissa No.2A.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said Second Plot to said Eighth Plot):

ALL THOSE PIECES OR PARCELS of land situate, lying and being at village Bhayenderpada (old Village-Owale), Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation, more particularly described in the table mentioned hereunder.

Sr.No.	Old Survey No.	New Survey No.	Hissa No.	Area In Sq.mtrs.	Defined as
1	219	102	1	280	Second Plot
2	219	102	3	530	Fourth Plot
3	220	103	1	680	Fifth Plot
4	220	103	2	560	Fifth Plot
5	221	104	8	4630	Sixth Plot
6	219	102	2-B	2000	Third Plot
7	221	104	11	3210	Seventh Plot
8	217	109	29	10200	Eighth Plot
			Total	22090	

Secondly Secondly : (following portions out of the Fourth Plot, Sixth Plot, Seventh Plot, Eighth Plot are reserved for 40 Mtrs. D.P. Road, 60 Mtrs. D.P. Road, Truck Terminal and Amenity Open Space and are collectively referred to as the said **Third Reserved Portion**)

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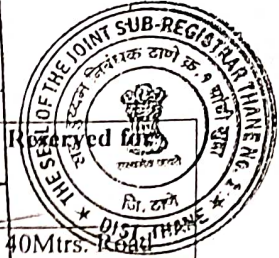
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Plot No.	Old Survey No.	New Survey No.	Old Hissa No.	New Hissa No.	Area Sq.mtrs.	Remarks
3 rd	219	102	2	2-A	650	Reserved for 40Mtrs. Road
4 th	219	102	3	3-A	500	Reserved for 40Mtrs. Road
6 th	221	104	8	8-A	320	60 Mtrs Road
				8-C	2400	40 Mtrs. Road
				8-D	1810	Truck Term.
7 th	221	104	11	11-A	20	60 Mtrs Road
				11-C	870	40 Mtrs. Road
8 th	217	109	29	29-A	40	60 Mtrs Road
				29-B-2	10	40 Mtrs. Road
				29-C	1350	Truck Terminal
				29-D	40	40 Mtrs. Road



Thirdly (the said Third Property):

ALL THOSE PIECES AND PARCELS OF LAND, situate, lying and being at village Bhayenderpada, Taluka and District Thane more particularly described hereinbelow are collectively referred to as the said Third Property:

Plot No.	Old Survey No.	New Survey No.	Old Hissa No.	New Hissa No.	Area In Sq.mtrs.
2nd	219	102	1	1	280
3rd	219	102	2	2-B	650
4th	219	102	3	3-B	500
5th	220	103	1	1	680
	220	103	2	2	560
6th	221	104	8	8-B	100
7th	221	104	11	11-B	2320
8th	217	109	29	29-B-1	8760

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said Ninth & Tenth Plot):

ALL THOSE PIECES OR PARCELS of land bearing Old Survey No. 221 New Survey No.104 Hissa No.7, admeasuring 3020 sq. mtrs., and Old Survey No.217, New Survey No.109 Hissa No.30/1, admeasuring 8700 sq. mtrs. situate lying and being at village Bhayenderpada (old Village-Owale), Taluka and District Thane, Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly : (the said Fourth Reserved Portion)

ALL THOSE PORTIONS a portion admeasuring 2820 sq. mtrs. out of the said Ninth Plot which has been renumbered as S. No.104, Hissa No.7A has been reserved for 60 Mtrs. wide D.P. Road and 1960 sq. mtrs. out of the said Tenth Plot has been reserved for 60 Mtrs. wide D.P. Road which has been renumbered as S. No.109, Hissa No.30/1A, more particularly described Firstly in the present schedule hereinabove written.

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Ninth Plot which has been renumbered as S. No.109, Hissa No.30/1B more particularly described Firstly in the present Schedule hereinabove written.



THE FIFTH SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said Third Larger Property):

ALL THOSE PIECES OR PARCELS of land bearing Old Survey No. 220 New Survey No.103 Hissa No.3, admeasuring 3970 sq. mtrs., situate lying and being at village Bhayenderpada (old Village-Owale), Taluka and District Thane, Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly : (the said Fifth Reserved Portion)

ALL THOSE PORTION a portion admeasuring 970sq. mtrs. out of the said Third Larger Property has been reserved for 40 Mtrs. wide D.P. Road which has been renumbered as S. No.103, Hissa No.3B, more particularly described Firstly in the present schedule hereinabove written.

Thirdly : (the said Fifth Property)

ALL THOSE PORTION being land admeasuring 370 sq. mtrs. and 480 sq.mtrs. out of the said Third Larger Property more particularly described Firstly in the present Schedule hereinabove written falls under residential zone which has been renumbered as S. No.103, Hissa No.3A/1 and 3A/3.

Fourthly : (Amenity Open Space)

ALL THOSE PORTION being land admeasuring 2150 sq.mtrs. out of the said Third Larger Property more particularly described Firstly in the present Schedule hereinabove written is reserved for Amenity Open Space which has been renumbered as S. No.103, Hissa No.3A/2.

THE SIXTH SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said Eleventh Plot) &(the said Twelfth Plot) respectively :

ALL THAT PIECE OR PARCEL of land bearing Old Survey No. 220 New Survey No.103 Hissa No.5B, admeasuring 980 sq. mtrs. and Old Survey No. 217 New Survey No.109 Hissa No.34, admeasuring 1350 sq. mtrs., situate lying and being at village Bhayenderpada (old Village-Owale), Taluka and District Thane, Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly : (the said Sixth Reserved Portion)

ALL THOSE PORTION a portion admeasuring 160sq. mtrs. out of the said Eleventh Plot has been reserved for 40 Mtrs. wide D.P. Road, more particularly described Firstly in the present schedule hereinabove written which has been renumbered as S. No.103, Hissa No.5B/1.

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Thirdly : (the said Sixth Property)

ALL THOSE PORTIONS being land admeasuring 800 sq. mtrs. out of the said Eleventh Plot which has been renumbered as S. No.102, Hissa No.5B/2 and Survey No. 217 New Survey No.109 Hissa No.34, admeasuring 1750 sq. mtrs. i.e. the said Plot written falls under residential zone.

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THE SEVENTH SCHEDULE HEREINABOVE REFERRED TO:

Firstly : The said Thirteenth & Fourteenth Plot

ALL THOSE PIECES AND PARCELS of land bearing Old Survey No. 220 New Survey No.103 Hissa No.4 admeasuring 2050 sq. mtrs., and Old Survey No. 219 New Survey No.102 Hissa No. 2-A (now renumbered as 2C), admeasuring 2450 sq.mtrs. situate lying and being at village Bhayenderpada (old Village-Owale), Taluka and District Thane, Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly : The said Thirteenth Reserved Portion

ALL THAT portion admeasuring 30 sq.mtrs. out of Thirteenth Plot is reserved for amenity space more particularly described Firstly in the present schedule hereinabove written which has been renumbered as S. No.103, Hissa No.4/A.

Thirdly : (the Seventh Property)

ALL that portion admeasuring 2020 sq.mtrs. out of the Thirteenth Plot more particularly described Firstly in the Seventh Schedule hereinabove which is renumbered as Survey No.103 Hissa No.4B and the said Fourteenth Plot i.e. New Survey No.102/2C admeasuring 2450 sq.mtrs. described Firstly in the Seventh Schedule hereinabove.

THE EIGHTH SCHEDULE HEREINABOVE REFERRED TO:

Firstly (the said Fourth Larger Property):

ALL THAT PIECE AND PARCEL land bearing Old Survey No.217 New Survey No. 109 Hissa No.30/4, admeasuring 9000 sq.mtrs. lying, being & situate at village Bhayenderpada (old village Owale) Taluka & Dist. Thane Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly : The Fifth Larger Property :

ALL THAT PIECE AND PARCEL land bearing Old Survey No.196 New Survey No. 99 Hissa No.1, admeasuring 330 sq.mtrs. lying, being & situate at village Bhayenderpada (old village Owale) Taluka & Dist. Thane Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Thirdly : (the said Seventh Reserved Portion)

ALL THAT PORTION a portion admeasuring 50 sq. mtrs. out of the said Fourth Larger Property has been reserved for 40 Mtrs. wide D.P. Road, more particularly described Firstly in the present schedule hereinabove written which has been renumbered as S. No.109, Hissa No.30/4B.

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Fourthly : (the said Eighth-Reserved Portion)
ALL THAT PORTION admeasuring 130 sq. mtrs. out of the said Fifth Larger Property has been reserved for -20 Mtrs. wide D.P. Road, more particularly described Secondly in the present schedule hereinabove which has been renumbered as S. No.99, Hissa No.1B.

Fifthly: (the said Eighth Property)
ALL THAT PORTION being land admeasuring 8950 sq. mtrs. out of the said Fourth Larger Property more particularly described Firstly in the present Schedule hereinabove written falls under residential zone which has been renumbered as S. No.109, Hissa No.30/4A .

Sixthly :(the said Ninth Property)
ALL THAT PORTION being land admeasuring 190 sq. mtrs. out of the said Fifth Larger Property more particularly described Secondly in the present Schedule hereinabove written falls under residential zone which has been renumbered as S. No.99, Hissa No.1A.

**THE NINTH SCHEDULE HEREINABOVE REFERRED TO:
(the said Tenth Property)**

ALL THAT PIECE AND PARCEL land bearing Old Survey No.217 New Survey No. 109 Hissa No.33, admeasuring 1450 sq.mtrs. lying, being & situate at village Bhayenderpada (old village Owale) Taluka & Dist. Thane Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

THE TENTH SCHEDULE HEREINABOVE REFERRED TO:

Firstly : (The said Fifteenth Plot)

ALL THAT PIECE AND PARCEL land bearing Old Survey No.196 New Survey No. 99 Hissa No.2, admeasuring 1570 sq.mtrs. lying, being & situate at village Bhayenderpada (old village Owale) Taluka & Dist. Thane Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly : (The said Sixteenth Plot)

ALL THAT PIECE AND PARCEL land bearing Old Survey No.197 New Survey No.100 Hissa No.30, admeasuring 7700 sq.mtrs. lying, being & situate at village Bhayenderpada (old village Owale) Taluka & Dist. Thane Taluka and Dist. Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

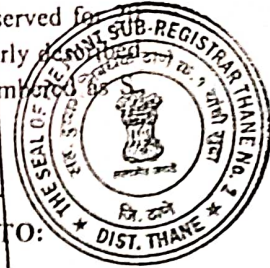
Thirdly : (the said Ninth & Tenth Reserved Portion)

ALL THOSE PORTIONS being land admeasuring 280 sq. mtrs. and area admeasuring 1290 sq.mtrs. out of the said Fifteenth Plot has been reserved for 20 Mtrs. wide D.P. Road and Play Ground No.1 respectively and more particularly described Firstly in the present schedule hereinabove written which has been renumbered as S. No.99, Hissa No.2A & 2B.

Fourthly : (the said Eleventh & Twelfth Reserved Portion)

ALL THOSE PORTIONS being land admeasuring 2070 sq. mtrs. and area admeasuring 1350 sq.mtrs. out of the said Sixteenth Plot more has been reserved for Mtrs. wide D.P. Road and Play Ground No.1 respectively and more particularly described in the present Schedule hereinabove which has been reserved for No.100, Hissa No.30B & 30C.

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THE ELEVENTH SCHEDULE HEREINABOVE REFERRED TO:
(the said Property)

ALL THOSE PORTIONS admeasuring area of 27769.01 sq. mtrs. out of area 66010 sq. mtrs. (i.e. the entire plot area) to be consumed and utilized upon the remaining portion of the said Entire Property.

THE TWELFTH SCHEDULE ABOVE REFERRED TO :
(Description of Common Amenities & Facility)

COMMON AMENITIES & FACILITY

1. Recreational Garden
2. Sewage Effluent Water Treatment Plant
3. CCTV for Common Areas
4. Diesel Generator Backup for lifts and common area lighting
5. Ground Level Amenities –
 - a. Gymnasium
 - b. Podium Garden
6. Terrace Level Amenities –
 - a. Yoga & Mediation Area,
 - b. Pergola Sitting,
 - c. Solar PVC,
 - d. Party Lawn

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THE THIRTEENTH SCHEDULE ABOVE REFERRED TO:
(The said Apartment)

ALL THAT APARTMENT being No.1301 area admeasuring 36.80 Square Meters equivalent to 396.12 Square Feet (Rera carpet area) plus 0.00 Square Meters equivalent 0.00 Square Feet plus 0.00 Square Meters. equivalent 0.00 Square Feet aggregating to 36.80 Square Meters equivalent to 396.12 Square Feet ("Total Area") on 13th floor of Wing "B" to of project Vihang Woods to be constructed on the said property more particularly described in the Eleventh Schedule hereinabove written.

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SIGNED AND DELIVERED
BY THE WITHINNAMED

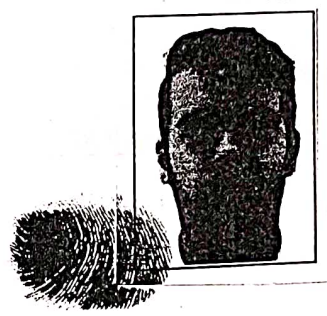
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12942	



Promoter M/S. VIHANG ENTERPRISES
(formerly known as M/S. YASH ENTERPRISES)



1. SHRI VIHANG PRATAP SARNAIK



2. SHRI PURVESH PRATAP SARNAIK
(PARTNERS)

In presence of...
WITNESSES:

Name Dinesh Malisac Signature Dm

Name Rakesh Bhosale Signature R Bhosale

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THE WITHINNAMED

Paresh



MR. PARESH SUDHAKAR THAKARE

Vidya



MRS. VIDYA PARESH THAKARE

At _____ on _____

in the presence of WITNESSES:

Name Dinesh Malhotra Signature *Dm*

Name Rakesh Bhojra Signature *R Bhojra*

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कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडाचा घटक)
Konkan Housing And Area Development Board



उप मुख्य अधिकारी (पणन) यांचे कार्यालय
कक्ष क्र. २५५ (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई - ४०००५१
दूरध्वनी : ०२२- ६६४०५०२७, ५०५४, ५०६४, ५०२६, ५०४४, ५०४५, ५०१९

दिनांक: - ०४.०७.२०२३

शुद्धीपत्रक

या शुद्धीपत्रकाद्वारे कळविण्यात येते की, श्री./श्रीम. PARESH SUDHAKAR THAKARE यांना अर्ज क्रमांक 2430011054 संकेत क्र. 351 प्रवर्ग GP करिता दि. २२/०६/२०२३ रोजी देण्यात आलेले देकारपत्रामधील सदनिकेच्या चटई चौरस मीटर क्षेत्रफळामध्ये तांत्रिक कारणास्तव चूक झाल्याचे निर्देशनास आले आहे. सदर चुकीची दुरुस्ती करण्यात येवून, या शुद्धीपत्रकाद्वारे सदनिकेचे चटई क्षेत्रफळ 36.80 चौरस मीटर असे वाचण्यात यावे. यापुढील होणाऱ्या पत्रव्यवहारामध्ये दुरुस्ती करण्यात आलेले 36.80 चौरस मीटर क्षेत्रफळ नमूद करण्यात येईल, याची नोंद घ्यावी.

मिळकत व्यवस्थापक/पणन

कोंकण मंडळ

Signature Not Verified
Swapnil Ranganath
Naik
Estate Manager/KB

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडाचा घटक)
Konkan Housing And Area Development Board

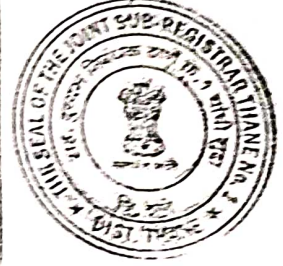


उप मुख्य अधिकारी (पणन) यांचे कार्यालय
कक्ष क्र. 255 (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, यात्रे (पूर्व), मुंबई - 400051
दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019

दिनांक: 2023-06-22 12:20:05

देकारपत्र (OFFER LETTER)

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प्रति,

श्री/श्रीमती,

PARESH SUDHAKAR THAKARE

S/O: SUDHAKAR THAKRE AT-KHAIRE, PO-SHENAWE KHAIRE THANE MAHARASHTRA 421601

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2023

संकेत क्रमांक 351 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: - आपला अर्ज क्र. 2430011054 प्रवर्ग .GP प्राधान्य क्र. 57

महोदय / महोदया,

1. उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.

2. आपणांस सादरहू योजनेतील संकेत क्र. 351 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक B, -, 1301, 13 चे वितरणासाठी देकार पत्र देण्यात येत आहे.

3. आपणांस देण्यात येणाऱ्या सदनिकांचा तपशील पुढीलप्रमाणे:-

3.1) इमारत/सदनिकाचा क्रमांक B, -, 1301, 13

3.2) योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिस्ट क्र. S. No. 91(Pt), 102(Pt), 103(Pt), 104(Pt), 109(Pt), 99(Pt) & 100(Pt). मौजे Bhayindar Pada, ता. जि. Thane संकेत क्र.

3.3) सदनिकाचे चटई क्षेत्रफळ चौ. मी. 36.80

3.4) सदनिकाची अंदाजित किंमत रु. 1859000/-

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Naik
Estate Manager/KB

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दस्त क्र. ७८५०

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३.१) सदनिकेची विक्री किंमतीमधील म्हाडाचा प्रशासकीय आकार अंतर्भूत असल्याने सदर प्रशासकीय आकारापोटी अनामत रक्कमेची वजावट करून उर्वरित रक्कमेचा (खालील रक्कम) ऑनलाईन पद्धतीने भरणा करावा.

योजना संकेत क्र.	सदनिकेची एकूण विक्री किंमत	१% प्रशासकीय आकार रक्कम	म्हाडाकडे अर्जासोबत भरणा केलेली अनामत रक्कम	म्हाडाकडे भरावयाची उर्वरित रक्कम	विकासकामासाठी भरावयाची उर्वरित रक्कम
351	1859000	18590	20000	-1410	1244900

वरील रक्कमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रक्कम आपणांस योजनेचे विकासक M/s. Vihang Enterprises यांचेकडे करावयाचा आहे.

४. संकेत क्र. ३५१ अंतर्गत अनुक्रमे अत्यल्प व अल्प उत्पन्न गट सदनिका २०% सर्व समावेशक गृहनिर्माण योजना प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार मंजूर करण्यात आल्या आहेत. सदर शासन निर्णयानुसार म्हाडामार्फत फक्त पात्र लाभार्थीयांची यादी योजनेचे विकासक M/s. Vihang Enterprises यांना द्यावयाची आहे.

५. सदर योजनेचे बांधकाम M/s. Vihang Enterprises या विकासकामार्फत करण्यात आले आहे. त्यामुळे बांधकाम दर्जा व नियोजनाबाबत, देखभाल, विक्री, सोई-सुविधा इत्यादी बाबत विकासक जबाबदार राहिल.

६. २०% सर्व समावेशक गृहनिर्माण योजना प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार सदर योजनेचे बाह्य सुविधांचे काम विकासकाने करावयाचे आहे.

७. जाहिरातीत नमूद केलेली किंमत सदनिकेची मूळ विक्री किंमत असून लाभार्थीयांना जाहिरातीमध्ये नमूद केलेल्या सदनिकांच्या रक्कमेव्यतिरिक्त वाहनतळ चार्जस, जीएसटी, मुद्रांक शुल्क व नोंदणी शुल्क, प्रॉपर्टी टॅक्स व देवदंड शुल्क थकबाकीसह, एम.एस.ई. बी. चार्जस, सोसायटी रजिस्ट्रेशन चार्जस, दस्तावेज नोंदणीसाठी लागणारे लिटिल शुल्क, सोसायटीच्या नावे जमीन हस्तांतरण चार्जस इ. शासकीय/महानगरपालिकेकडील शुल्काचा भरणा करून घ्यावा लागेल.

८. या योजनेअंतर्गत म्हाडाकडे १ टक्के प्रशासकीय शुल्काचा भरणा केल्यानंतर लाभार्थी यांना गृह कर्ज उभारण्यासाठी ना हरकत प्रमाणपत्र देण्याची जबाबदारी विकासकाची राहिल.

९. सदर देकारपत्रातील सर्व अटी- शर्तीची पूर्तता करून सदनिकेच्या विक्री किंमतीपोटी मागील कोष्टकामध्ये (१) मध्ये दर्शविल्याप्रमाणे सदर १% रक्कम देकारपत्र निर्गमित केल्याच्या दिनांकापासून ३० दिवसांत पात्र लाभार्थीयांनी म्हाडाकडे भरणा करावी व सदनिकेची उर्वरित विक्री किंमत विकासकाने लाभार्थी यांनी लेखी पत्रान्वये काळवितेले वेळापत्रकानुसार मुदतीत भरणा करणे बंधनकारक राहिल. विकासकाने दिलेल्या वेळापत्रकानुसार लाभार्थी यांनी सदनिकेच्या उर्वरित विक्री किंमतीचा भरणा न केल्यास व विकासकाने दिलेल्या वेळापत्रकानुसार लाभार्थी यांनी दिनांक ०१/०४/२०१७ रोजीच्या परिपत्रकानुसार सदनिका वितरण रद्द करणेबाबत कार्यवाही करण्यात येईल तसेच एकूण सदनिका विक्री किंमतीच्या रक्कमेमधून १% एवढी रक्कम समपहरण करून उर्वरित रक्कम विनाव्याजतरी समपहरण करावयाची रक्कम अनामत रक्कमेपेक्षा कमी असल्यास, अनामत रक्कमेचा परतावा करण्यात येणार नाही. आपण अर्जात नमूद केलेल्या आपल्या बँक खात्यामध्ये NEFT/RTGS द्वारे नियमानुसार परिगणित होणाऱ्या रक्कम विनाव्याज जमा करण्यात येईल यांची कृपया नोंद घ्यावी.

Signature: No. 1
Swapnil Rapsara
Naik
Estate Manager

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दस्त क्र. ७५० २०२३

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असून या व्यतिरिक्त स्वमालकीचे कव्हर्ड पार्किंग (उपलब्ध असल्यास) असाईन करून देण्यात येईल. असाईन करून देण्यात येईल व त्याकरिता विकासकाद्वारे विक्री किंमत व्यतिरिक्त कोणत्याही प्रकारचा अतिरिक्त खर्च नसावा. असाईन करून देण्यात येईल व त्याकरिता विकासकाद्वारे विक्री किंमत व्यतिरिक्त कोणत्याही प्रकारचा अतिरिक्त खर्च नसावा. असाईन करून देण्यात येईल व त्याकरिता विकासकाद्वारे विक्री किंमत व्यतिरिक्त कोणत्याही प्रकारचा अतिरिक्त खर्च नसावा. असाईन करून देण्यात येईल व त्याकरिता विकासकाद्वारे विक्री किंमत व्यतिरिक्त कोणत्याही प्रकारचा अतिरिक्त खर्च नसावा.

11. यशस्वी व पात्र ठरलेला अर्जदार विवाहित असल्यास सदनिकेचे वितरणपत्र व ताबापत्र अर्जदार व त्याची पत्नी/पत्नी या दोघांच्या संयुक्त नावे देण्याची कार्यवाही ही महाराष्ट्र शासन पत्र क्र. न्यायाप्र-2015/प्र.क्र. 168/गृनिभू/गृनिवि दिनांक 24.09.2015 अन्वये करणे विकासकास क्रमप्राप्त आहे याची कृपया यशस्वी ठरल्यास नोंद घ्यावी.

12. सदर प्रकल्पाची विकासकार्माफत महारेरा कायद्यांतर्गत झालेल्या नोंदणीनुसार लाभार्थी यांनी टप्पेनिष्ठ रक्कमेचा भरणा करणे बंधनकारक राहिल. महानगरपालिकेचे सर्व कर, पाणीपट्टी, मल:निस्सारण आकार आकार इत्यादी लाभार्थी यांना / सहकारी गृहनिर्माण संस्थेस त्या त्या स्थानिकसंस्थाकडे परस्पर भरावे लागतील.

13. महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मिळकत व्यवस्थापन विनियम 1981 मधील तरतुदीनुसार मंडळाच्या अर्जात 5 वर्षांच्या कालावधीपर्यंत विक्री करता येणार नाही. सदनिकेची अनधिकृत विक्री, हस्तांतरण झाल्याचे आढळल्यास आपल्याविरुद्ध कायदेशीर कारवाई केली जाईल.

14. सदनिका ताब्यात घेताना व सदनिका ताब्यात घेतल्यानंतर गाळ्याची कसल्याही प्रकारची देखभाल व दुरुन जबाबदारी मंडळावर राहणार नाही.

15. आरक्षण प्रवर्गाकरिता (जातपडताळणी प्रमाणपत्र ते उपलब्ध नसल्यास जातीचा दाखला) शासन परिपत्र क्र. लोआप्र.1109/प्र. क्र.349/गृनिभू-1, मंत्रालय, मुंबई दि. 07/05/2010 अन्वये म्हाडा अंतर्गत अनुसूचित जाती - नवबौध्दांसह, अनुसूचित जमाती, भटक्या जमाती, विमुक्त जमाती या प्रवर्गातील अर्जदाराना वितरीत करण्यात येणारे गाळे/ सदनिकांचा ताबा देण्यापूर्वी संबंधित लाभार्थ्यांने जात पडताळणी समितीकडून जात वैधता प्रमाणपत्र (Caste Validity Certificate) सादर करणे बंधनकारक असेल (ज्या अर्जदारांकडे समितीद्वारे निर्गमित प्रमाणपत्र उपलब्ध असेल अशा प्रमाणपत्रांची पडताळणी Online संगणकीय प्रणालीद्वारे केली जाईल) व अर्जदाराने सादर केलेले प्रमाणपत्र संबंधित समितीकडे प्रमाणपत्राची वैधता तपासण्यासाठी पाठविण्यात येईल. संबंधित समितीचा अर्जा प्राप्त झाल्यापश्चात अर्जदाराला सदनिकेचा ताबा देण्याची कार्यवाही करण्यात येईल.

16. आपण सादर केलेल्या कागदपत्रामधील भविष्यात कोणतेही कागदपत्रे खोटी/ बनावट आढळून आल्यास वितरणाच्या कोणत्याही टप्प्यावर तसेच वितरणानंतरही कोणत्याही टप्प्यावर सदनिकेचे वितरण म्हाडा अधिकाऱ्यांकडून 1976 अंतर्गत अंतर्गत रद्द करण्यात येईल.

17. सदनिकेच्या वितरणाबाबत शासनाचे व प्राधिकरणाचे वितरणासंबंधी सर्व कायदे, नियम, अटी-शर्ती तसेच वेळोवेळी होणाऱ्या सुधारणा/ बदल लागू राहतील.

18. कोंकण मंडळाने/ म्हाडाने सदनिकांच्या वितरणासाठी किंवा याबाबतच्या कोणत्याही कामासाठी, कोणत्याही प्रतिनिधी/ सल्ला देणारा वा प्रॉपर्टी एजंट म्हणून नेमलेले नाही अर्जदाराने कोणत्याही अनधिकृत व्यक्तीशी पत्र पत्रांचा व्यवहार केल्यास त्याला कोंकण मंडळ/ म्हाडा जबाबदार राहणार नाही. तसेच अर्जदारांस कोणी व्यक्ती परस्पर म्हाडाचे नावे पैसे उकळणे किंवा फसवणूक करणे इ. बाबी आढळल्यास म्हाडाच्या मुख्य दक्षता व सुरक्षा अधिकारी/ प्रा. आणि मिळकत व्यवस्थापक/ कोंकण मंडळ/ पणन यांचेगी संपर्क साधावा.

Signature: Nay
Swapnil Raps
Naik
Estate Manager

19. प्रधानमंत्री आवास योजनेअंतर्गत (PMAY) कर्ज संलग्न व्याज अनुदान (Credit Link Subsidy-CLSS) घेण्यासाठी सदर सदनिकेकरीता आपण निर्देशित बँकांकडून कर्ज घेऊ शकता. याबाबत अधिक माहिती HUDCO/ National Housing Bank यांचे कडून प्राप्त करावी.

20. अर्जदारास 1% प्रशासकीय आकार स्तंभ क्र. 5 मध्ये दर्शविलेली रक्कम रु.-1410/- किंमतीचा भरणा करावा.

आपला विश्वासू,

मिळकत व्यवस्थापक/पणन
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ म्हाडा,
मुंबई

ट न न 9	
दस्त क्र 6490	2023
e2	942



Signature Not Verified
Swarnil Ranganath
Naik
Estate Manager/KB

टन न ९

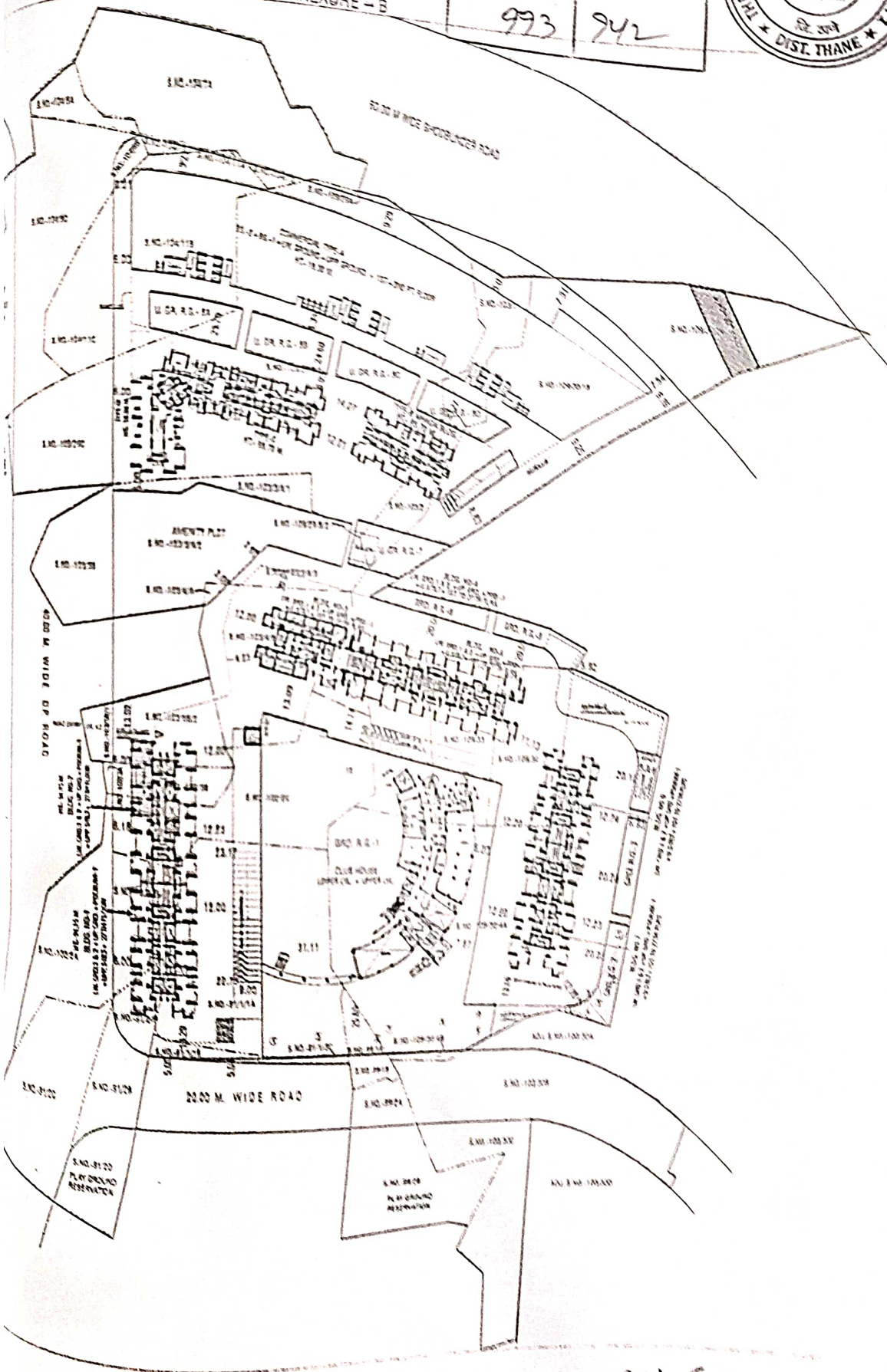
दस्त क्र. ७८५०२०२३

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ANNEXURE - B



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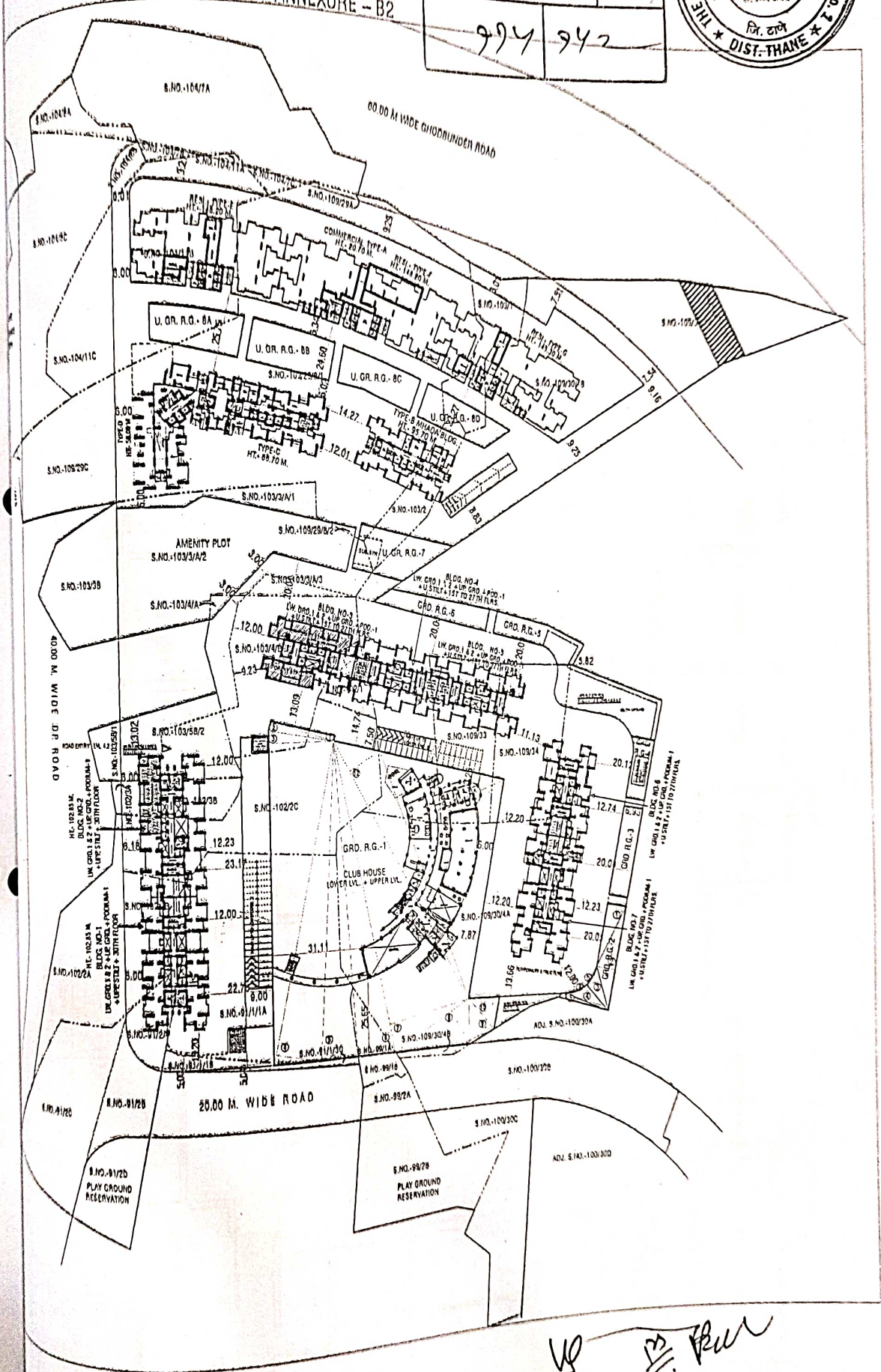
ट न न १

दस्त क्र. ७७५० २०२३

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ANNEXURE - B2



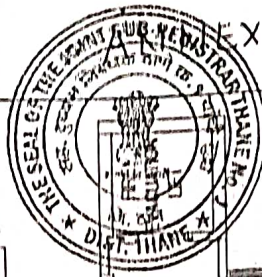
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Handwritten signature or mark at the bottom left of the page.

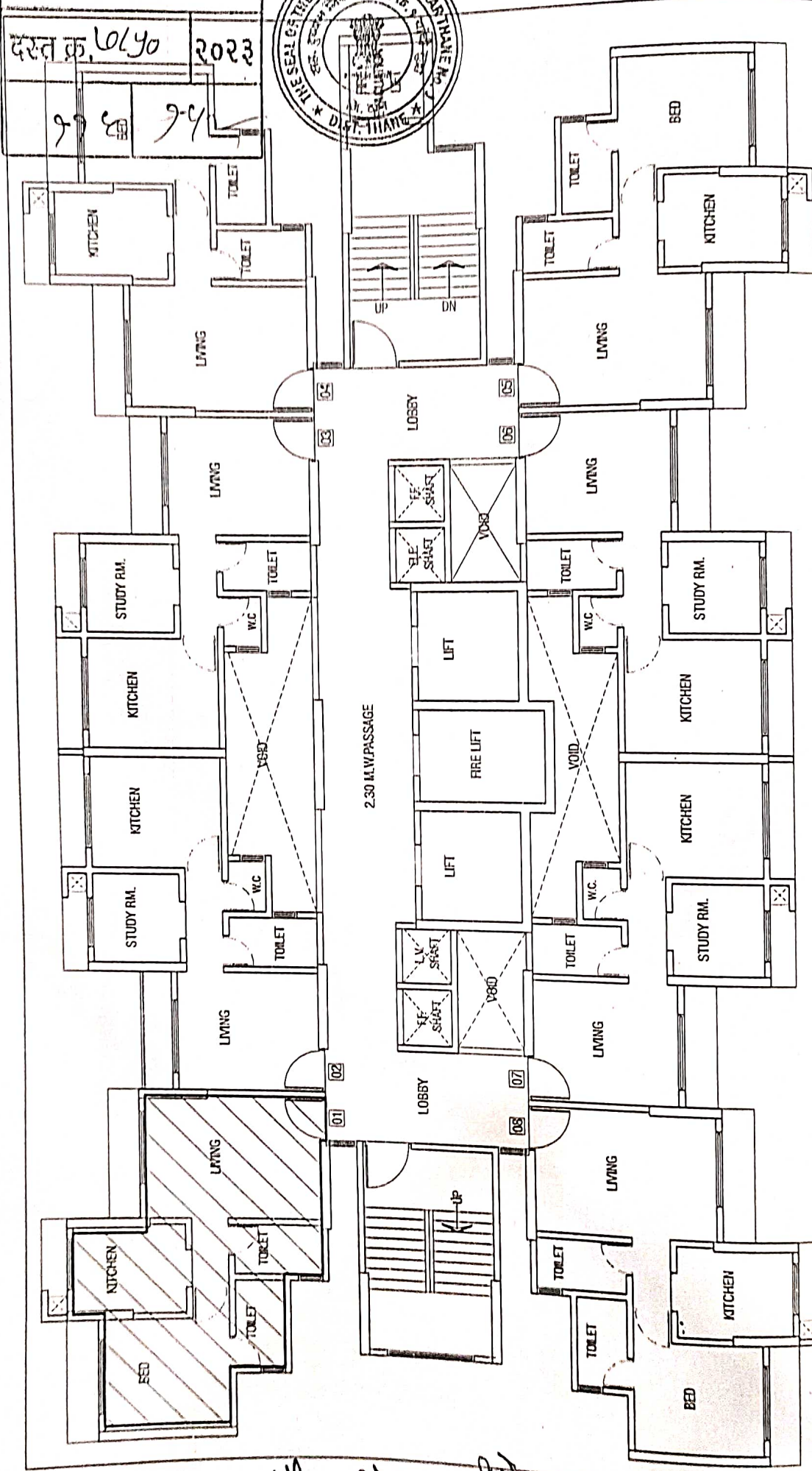
टन न 9

दस्तावेज नं. 2023

99 ए 94



EXHIBITURE - B3



NOTE:- Plan not to scale, for accurate measurement of carpet area, please follow the method. The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Area may vary by +/- 3% on account of construction or design tolerances.

FLOOR NO.- 1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th, 12th, 13th, 14th, 15th, 17th, 18th, 19th, 20th, 22nd, 23rd, 24th, 25th, 27th, 28th, 29th & 30th FLOOR PLAN	(JAISOM)
FLAT NO.- B-1301	36.80
1 BHK	REAR AREA

ट न न १



क्र. ७८५० २०२३

१२० १५२
Maharashtra Real Estate Regulatory Authority



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

This registration is granted under section 5 of the Act to the following project under project registration number :
P5170000503B

Project: **vihang woods** , Plot Bearing / CTS / Survey / Final Plot No. :
91/1/1A,2A,102/1,2B,2C,3B,103/1,2,3A,4,6B/2,104/7B,7C,8B,11B, 109/29B,30/B,30/4A,33,34at Thane (M Corp.),
Thane, Thane, 400615;

1. **Vihang Enterprises** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin:
400601.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 09/08/2017 and ending with 30/12/2026 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



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

Dated: 09/09/2021
Place: Mumbai