

B-603 Kavitha Shetty

Receipt (pavli)

534/16525

पावती

Original/Duplicate

Tuesday, November 07, 2023

नोंदणी क्र. 39म

7:29 PM

Regn. 39M

पावती क्र. 17657 दिनांक: 07/11/2023

पावतीचे नाव: विरार

दम्नपत्रजाचा अनुक्रमांक: वसई5-16525-2023

दम्नपत्रजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: काविता विषांत शेटी - -


नोंदणी फी ₹. 30000.00

दम्न हाताळणी फी ₹. 2160.00

पृथांची संख्या: 108

एकूण: ₹. 32160.00

आपणाम मूळ दम्न, थंवनेल प्रिंट, मूची-० अंदाजे
7:48 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वाजार मूल्य: ₹. 2053821/-

मोयदना ₹. 3500000/-

भरनेले मुद्रांक शुल्क : ₹. 245000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123073413314 दिनांक: 07/11/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123071013719 दिनांक: 07/11/2023

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010729313202324E दिनांक: 07/11/2023

विक्रेते नाव व पत्ता:



मुळ दस्त परत दिला

पुण्याकर पत्रक (गरीब क्षेत्र - प्राथमिक)						
Application No	202311070037			07 November 2023, 07:25:44 PM		
साल	2023					
दिनांक	०६/११/२३					
पत्रक क्र.	०३११/२३					
पत्रक प्रकार	2023/11/07 00:37:00					
पत्रक क्र.	Vasai-Vanar Municipal Corporation			पत्रक क्र. नं. पु. वसई	पत्रक क्र. 302	
प्राथमिक शहर व नवविकासित क्षेत्रात व.						
वसई	निवासा संख्या	प्लॉट नं.	एरिया	अवस्थान	पत्रक क्र. वसई	
	52300	69100	65900	60400	नी. क्र. ३०२	
वसई - वसई भागात						
वसई - वसई भागात	47.400	नि. क्र. ३०२	नि. क्र. ३०२	नि. क्र. ३०२	वसई	
वसई - वसई भागात	4.000	नि. क्र. ३०२	0.102	नि. क्र. ३०२	RS 20620/-	
वसई - वसई भागात	0.000	नि. क्र. ३०२	5th to 10th Floor	वसई	34वा भाग	
Sub Title - First Sale						
Sub Resale of built up Property conducted after circular dt.02.01.2018						
वसई - वसई भागात		10% Tax Apply to Rate - RS 54915 -				
वसई - वसई भागात		((10% टॅक्स - मूळ किंमत पर) + 10% टॅक्स - वसई) * मूळ किंमत पर)				
		(10% 1915-15900) * (100 - 100) = 15900				
		RS 54915 -				
वसई - वसई भागात		वसई वसई भागात वसई				
		54915 * 37.4				
		RS 2053821 -				
Applicable Rates - 10% (18.1%)						
प्राथमिक शहर व नवविकासित क्षेत्रात व.						
A = B * C * D * E * F * G * H * I * J						
2053821 * 10% = 205382.1						
RS.2053821/-						
= ₹ 2053821/-						

सह दुय्यम निबंधक दर्ज-२
वसई क्र. ५

वसई क्र.-५
दस्ता क्र. १६५२५ / २०२३
१ / १०८



वसई क्र.-५

दस्त क्र. १६५१५ / २०२३

५ / ७०८

घोषणापत्र

आम्ही, खाली सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमच्या जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वाग्म/हक्क हितसंबंधित व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुळमुखत्यारधारक (P.A. HOLDER) लिहुन देणार व लिहुन घेणार हयात आहेत व कुळमुखत्यार अद्यापही रद्द झालले नाही. आजही सदरचे कुळमुखत्यारपत्र अस्तित्वात आहे ह्याची आम्ही खात्री देत आहोत, तसेच मिळकतीचे इतर हक्क, कर्ज, वँक बोजे व कुळमुखत्यारधारकांनी केलेल्या व्यवहारांच्या अधीन राहुन आम्ही आमचा आर्थीक व्यवहार पूर्ण करीत आहोत.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तेवजामधील मिळकत हि फसवणुकीद्वारे दुबार विक्री हित नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार/लिहुन घेणार कुळमुखत्यारधारक हे खरे अमुन याची आम्ही म्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीमाठी घेऊन आलो आहोत. व्यवहार पूर्ण करतेवेळी पुरावा कायदानुसार दस्तावर माक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या तसेच या दस्तासोबत, जोडण्यात आलेले पुर्क कागदपत्रे हे खारे आहेत, तसेच मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाचा किंवा शासनाचा मनाई हुकुम नाही. याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर मल्लागार/वकील यांना कागदपत्रे दाखवुन त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तेवज नोंदणीसाठी सादर करण्यात आलेला आहे.

मिळकतीची मालकी तपामणे/ठरवीणे साठी संक्षम तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत, त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/कुळमुखत्यारधारक व दस्तातील खरेपणा व वैद्यता तपामणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हाम जाणीव आहे.

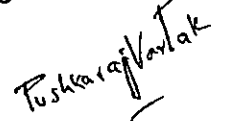
तरी मिळकतीविषयी मद्या होत असलेल्या फसवणुक व त्या अनुषंगाने पिलिम चौकीत दाखल होत असलेले गुन्हे हे आमच्या दस्तातील मिळकतीविषयी होणार नाही म्हणुन आम्ही घोषणापत्र/शपथपत्र लिहुन देत आहोत. तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात मुद्रांक प्रश्न उडूवल्यास त्यामाठी दस्तातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. संहिता १९६० मधील नमुद असलेल्या शिक्षेम पात्र राहणार आहोत. याची मला/आम्हाला पूर्ण जाणीव व खात्री आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन मान्य राहिले जाई.

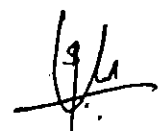
लिहुन घेणार





लिहुन देणार







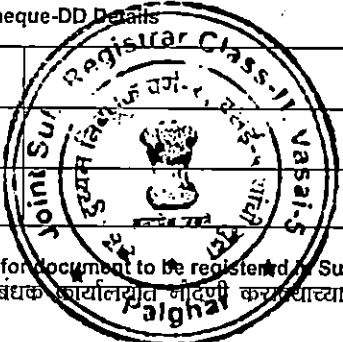
CHALLAN
MTR Form Number-6

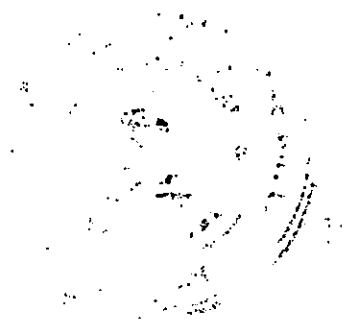
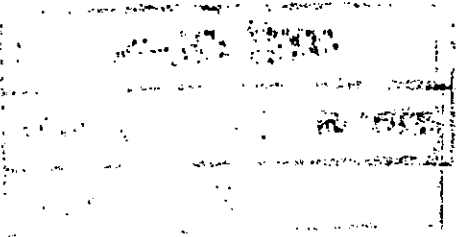
वसई क्र.-५
दस्ता क्र.७६५४५ / २०२३
३ / १०८



GRN	MH010729313202324E	BARCODE	[Barcode]		Date	07/11/2023-15:51:56	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	CQMPS3320P			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	KAVITHA V SHETTY			
Location	PALGHAR			Flat/Block No.	B/603 SHREE RAM HEIGHTS			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	VIRAR			
0030046401	Stamp Duty	245000.00		Area/Locality	VIRAR			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	0	1	3
				Remarks (If Any)				
				SecondPartyName=MS SUDHAM LIFESPACES LLP~				
				Amount In	Two Lakh Seventy Five Thousand Rupees Only			
Total		2,75,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042023110785284	013593765	
Cheque-DD Details				Bank Date	RBI Date	07/11/2023-15:54:09	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date				
Name of Branch				Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only..Not valid for unregistered document. Mobile No. : 9999999999
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





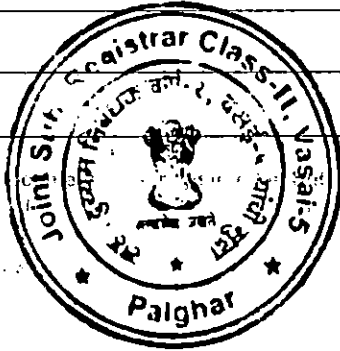
बसई क्र.-५
दस्त क्र.१६५५५ / २०२३
४ / ७०८



CHALLAN
MTR Form Number-

GRN	MH010729313202324E	BARCODE				Date	07/11/2023-15:51:56	Form ID	25.2
Department Inspector General Of Registration					Payer Details				
Stamp Duty					TAX ID / TAN (If Any)				
Type of Payment Registration Fee					PAN No.(If Applicable)		COMPS3320P		
Office Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR					Full Name		KAVITHA V SHETTY		
Location PALGHAR					Flat/Block No.		B/603 SHREE RAM HEIGHTS		
Year 2023-2024 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		VIRAR		
0030046401	Stamp Duty		245000.00	Area/Locality		VIRAR			
0030063301	Registration Fee		30000.00	Town/City/District					
					PIN		4 0 1 3 0 3		
					Remarks (If Any)				
					SecondPartyName=MS SUDHAM LIFESPACES LLP~				
					275000.00				
					Amount In	Two Lakh Seventy Five Thousand Rupees Only			
Total					2.75.000.00	Words			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02300042023110785284	013593765	
Cheque/DD No					Bank Date	RBI Date	07/11/2023-15:54:09	Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch					Scroll No. . Date		Not Verified with Scroll		

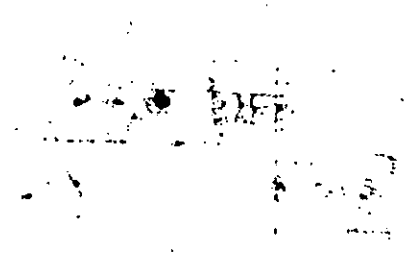
Department ID



Mobile No. : 9999999999
Not valid for unregistered document

9999999999

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-534-16525	0005614973202324	07/11/2023-19:29:00	IGR545	30000.00
2	(IS)-534-16525	0005614973202324	07/11/2023-19:29:00	IGR545	245000.00
Total Defacement Amount					2,75,000.00



वसई क्र.-५
दस्त क्र. १४५२५ / २०२३
७ / १०८

AGREEMENT FOR SALE

This Agreement for sale ('this Agreement') is made, entered into and executed at Virar on this 07th day of NOV, 2023

BETWEEN

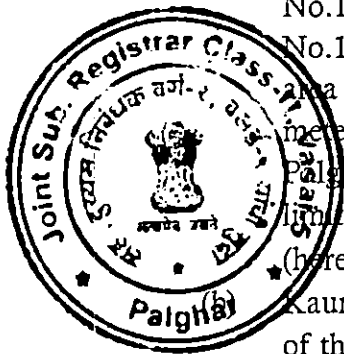
M/S. SUDHAM LIFESPACES LLP., a registered partnership firm, having its office at Vartak House, Vartak Ward, Near Ram Mandir, Virar (W), Tal. Vasai, Dist. Palghar - 401303, through its partners (1) Mr. Pushkaraj Vikas Vartak, (2) Mr. Mrugen Sunil Chorghhe, hereinafter referred to and called as "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors and assigns) of THE ONE PART;

AND

Mrs. Kavitha Vishant Shetty (PAN: CQMPS3320P, Aadhar: 6152 7636 0466), an adult, Indian Inhabitant, having her residential address at A-104, Shree Shyam Jyot CHS Ltd., Navghar Road, Kasturi Park, Bhayandar (W), Tal & Dist. Palghar-401105, hereinafter referred to and called as "the Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual - his/her/their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm/LLP - the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company - its successors and permitted assigns, and in case of a Trust - the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of THE OTHER PART.

WHEREAS:-

- Shree Ram Nagar Co-Operative Housing Society Ltd. ("the Society-1") are the owners of the Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, area 652.10 square meters, (2) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meters, (3) Survey No.302, Plot No.4, area 392.98 square meters, (4) Survey No.302, Plot No.5, area 561.13 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within jurisdiction of the Sub-Registrar Vasai and within the local limits of the Vasai Virar City Municipal Corporation ('the VVCMC') (hereinafter the said land referred to as "the Land-1").
- Kaunteya Co-Operative Housing Society Ltd. ("the Society-2") are the owners of the Non Agricultural land bearing Survey No.302, Plot No.3, area 652.10 square meters, area 391.31 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within the local limits of the VVCMC and the Sub-Registrar Vasai (hereinafter the said land referred to as "the Land-2").
- Shree Ram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. are the joint owners of the Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1/A, area 337.17 square meters, (2) Survey No.302, Hissa No.1/1/B, area 400.75 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within the local limits of the VVCMC and the Sub-Registrar Vasai (hereinafter the said land referred to as "the Land-3").
- By a deed of Deemed Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020 executed under an Order No.DDR/THANE/MOFA/S-



(3)

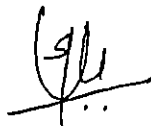
Pushkaraj Vartak

Kavitha

वसई क्र.-५

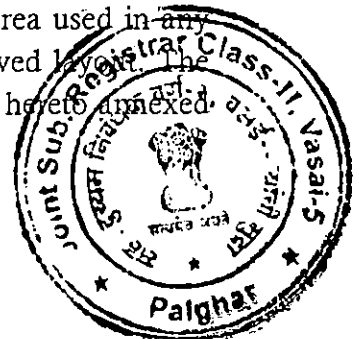
11(3)/2863/2015 dated 10.9.2015 in respect of the Land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 of village Virar on behalf of Jaswantrai Mulji Mehta and Others ("the Erstwhile Owners") through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare AND M/s.Shreeram Construction through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare and thereby the lands bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, (2) Survey No.302, Hissa No.1/1, Plot No.2, (3) Survey No.302, Plot No.4, (4) Survey No.302, Plot No.5 were sold, assigned, conveyed and transferred in favour of the Shriram Nagar Co-Operative Housing Society Ltd. and Survey No.302, Plot No.3 was sold, assigned, conveyed and transferred in favour of Kaunteya Co-Operative Housing Society Ltd. and the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B were sold, assigned, conveyed and transferred jointly in favour of the Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.13532 dated 16.1.2021.

- (e) Radheya Co-Operative Housing Society Ltd. ("the Society-3") are the owners of the Non Agricultural land bearing Survey No.302, Hissa No.1/2/1, area 675.00 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within the local limits of the VVCMC and the Sub-Registrar Vasai (hereinafter the said land referred to as "the Land-4").
- (f) By a deed of Conveyance dated 4.3.2022 registered vide Document No.VSI-3-3720/2022, with an Order No.DDR/PALGHAR/B/1/MOFA/DEEMED CONVEYANCE/253/2019 dated 24.5.2019, executed by Chetan Dhirajlal Mehta and Others ("the Erstwhile Owners") through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare AND M/s.Ram Construction ("the Confirming Party-1") through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare, AND M/s. MKS Enterprises through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare ("the Confirming Party-2") sold, assigned, conveyed and transferred land bearing Survey No.302, Hissa No.1/2, area 675 square meters in favour of Radheya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.13944 dated 7.3.2022.
- (g) The Society-1, the Society-2, the Society-3 are hereinafter collectively referred to and called as "the said Societies".
- (h) The said N.A. Lands described as the Land-1 the Land-2, the Land-3 and the Land-4 are hereinafter collectively referred to and called as "the said Property". The Societies are well sufficiently sized and possessed of the said Property together the full development whatsoever of the plot area underneath and appurtenant to the existing Building and also the tit bit area used in any Road, garden or reservation and get all the benefits of approved layout. The authenticated copies of the Extracts-7 of the said Property are hereto annexed and marked as the Annexure "A-1" to "A-8".



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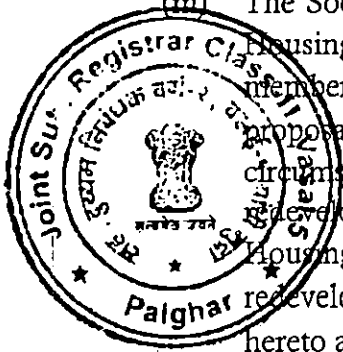




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- (i) The then Collector, Thane had issued N.A. Permission vide No.REV/ESK/2/NAP/IV/SR/650 dated 17/6/1982 and also granted Lay-Out permission bearing No.REV/DESK-I/T-IX/NAP/SR/244/117 dated 26/11/1985 in respect of the land Survey No.302, Hissa No.1/1 of village Virar, Tal. Vasai. The authenticated copies of the said N.A. Orders are hereto annexed and marked as the Annexure "B-1" to "B-2".
- (j) The Building of the Societies have become sufficiently old and because of lack of maintenance the RCC framework has become weak, the cement mortar has also become loose and the expenses that may be required to be incurred for repairing the old buildings will be exorbitant and even if the old buildings are repaired, such repairs are required to be carried out continuously year after year thereby affecting the members financially. In addition to that every year in monsoon, the water gets logged and enters into the flats of the members those resides on the Ground Floor and due to that the members of the societies and their family members face very difficulties and inconvenience. Therefore, the Societies and its members in their society meetings collectively decided to reconstruct and redevelop the old Buildings of the Societies; the old Building being in need of extensive repairs, the societies and their members in consultation with the Promoter evolved a scheme for re-development under the Unified Development Control and Promotion Regulation ("the UDCPR") and in pursuance thereof development rights were acquired by the Promoter after following the procedure (in spirit) for redevelopment of the Societies Buildings.
- (k) The Societies called their separate Special General Body Meetings from time to time to decide redevelopment issues. The Societies and their members present in their individual Special General Body Meetings, unanimously decided and passed a resolution granting the rights in favour of the Promoter to demolish the existing old buildings and to construct one or more multi storied Building/s upon the mutually agreed terms, conditions and consideration. The Societies from time to time considered in their General Body Meetings and invited offers from the intending developers and also appointed a Committee to consider the proposal and take suitable decision which may be beneficial and in favour of the society as well as the members thereof.
- (l) The Societies received offers from intending developers, who showed their readiness and willingness to develop the plots of the Societies by demolishing the existing old buildings and reconstruct new building/s in accordance with the plans to be approved by Municipal Corporation.
- (m) The Societies have followed the guidelines for redevelopment of Cooperative Housing Societies circulated by the Maharashtra State Government and all the members of the Societies have unanimously approved the said redevelopment proposal and given their collective consent to that effect. In these circumstances, the Societies and the Promoter mutually settled the terms of redevelopment in their meetings. The Deputy Registrar of Co-operative Housing Societies have issued letters for the appointment of the Promoter for redevelopment of the Buildings and Plots of the Societies, those are annexed hereto and marked as Annexure "C-1" to "C-3".
- (n) The Tahasildar & Executive Magistrate Vasai issued letter No.REV/DESK-1/T-1/LAND/7595/SR-845/2022 dated 30.8.2022 for Assessment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 for the purpose of residential and commercial use of the Land-1, the Land-2 and the Land-3, on other terms and

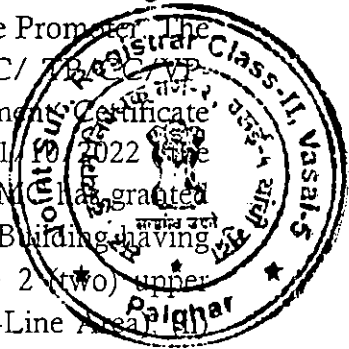



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conditions mentioned therein. The Tahasildar & Executive Magistrate Vasai issued letter No.REV/DESK-1/T-1/LAND/8892/SR-862/2022 dated 8.9.2022 for Assessment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 for the purpose of residential and commercial use of the Land-4, on other terms and conditions mentioned therein. The authenticated copies of the said letters are hereto annexed and marked as the Annexure "D-1" to "D-2".

- (o) By a Re-Development Development Agreement dated 5/5/2022, registered on 1/6/2022, vide Document No.VSI-2-7724/2022 ('the said RDA-1'), executed by Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. through their Chairman, Secretary and Treasurer ('the owners therein') and the members of Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. ('the Confirming Party therein') in favour of M/s.Sudham Lifespaces LLP. through its Partner Mr.Pushkaraj Vikas Vartak ('the Developer therein'), thereby the Owners and the members of the said Societies appointed to the Developer/the Promoter herein to redevelop the Land-1, the Land-2 and the Land-3 i.e. (i) Survey No.302, Hissa No.1/1, Plot No.1, (ii) Survey No.302, Hissa No.1/1, Plot No.2, (iii) Survey No.302, Hissa No.1/1, Plot No.3, (iv) Survey No.302, Hissa No.1/1, Plot No.4, (v) Survey No.302, Hissa No.1/1, Plot No.5, (vi) Survey No.302, Hissa No.1/1/A, (vii) Survey No.302, Hissa No.1/1/B, of village Virar, Tal. Vasai on the terms and conditions mentioned in the said RDA-1.
- (p) By a Re-Development Development Agreement dated 14/9/2022, registered vide Document No.VSI-2-15727/2022 ('the said RDA-2'), executed by Radheya Co-Operative Housing Society Ltd. through its Chairman, Secretary and Treasurer ('the owners therein') and the members of Radheya Co-Operative Housing Society Ltd. ('the Confirming Party therein') in favour of M/s.Sudham Lifespaces LLP. through its Partner Mr.Pushkaraj Vikas Vartak ('the Developer therein'), thereby the Owners and the members of the said Societies appointed to the Developer/the Promoter herein to redevelop the Land-4 i.e. Survey No.302, Hissa No.1/2/1, of village Virar, Tal. Vasai on the terms and conditions mentioned in the said RDA-2.
- (q) After appointment of the Promoter for the re-development of Societies and after demolishing of the existing old buildings the Promoter prepared a proposal and submitted to the VVCMC through the Project Architects, in accordance with the UDCPR, Buildings Bye Laws, Rules and Regulations and all other relevant provisions of the Law, for re-development of the existing old buildings and the VVCMC was pleased to issue approval to the Promoter. The VVCMC has granted Assessment Order bearing No.VVCMC/TP/CC/VP-6675/327/2022-23 dated 21/10/2022 and the Commencement Certificate bearing No.VVCMC /TP/CC/VP-6675/327/2022-23 dated 21/10/2022 (the said CC") in respect of the said Property and thereby the VVCMC has granted permission for construction of Residential Cum Commercial Building having (i) Commercial Building Wing 1A, having Ground Floor + 2 (two) upper Floors, consisting of 5414.45 square meters Built up Area (P-Line Area) residential structures of Villas Wing 1B, having 4 (four) Floor + 5 (five) upper Floors, consisting of 1183.45 square meters Built up Area (P-Line Area), (iii) residential Building of Wing 1C, having Stilt + Ground Floor + 22 (twenty-two) upper Floors, consisting of 10125.82 square meters Built up Area (P-Line Area), aggregate area 16723.72 square meters Built up Area (P-Line Area) on the said Property (Wing 1A, Wing 1B & Wing 1C hereinafter collectively



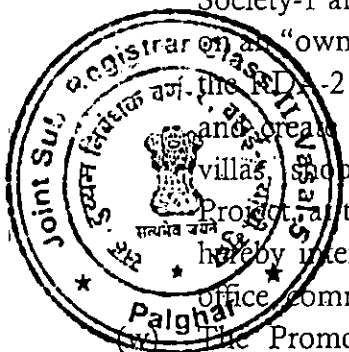
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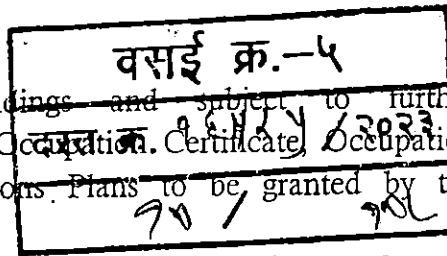
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referred to and called as 'the said Building Complex'. The authenticated copy of the said CC is hereto annexed and marked as the Annexure "E".

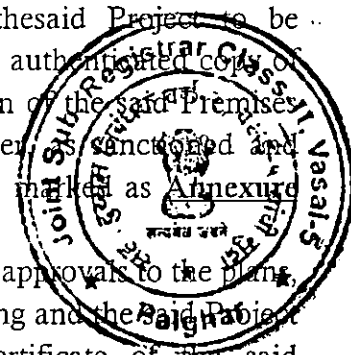
- (r) In pursuance to the said RDA-1 and the said RDA-2, the Promoter has right to redevelop, construct and develop the said Building Complex consisting of the Commercial Building, Villas and Residential Building, having aggregate area 16723.72 square meters Built up Area (P-Line Area) on the said Property, which is sanctioned as per the said CC and approved plans of the said Building Complex in the said Property, more particularly described in "the First Schedule" hereunder written.
- (s) The Promoter declares and represents that the said Property is proposed to be developed by the Promoter as a High Rise Building. The development of the said Building shall consist of total Four Phase of the said Building Commercial Building Wing 1A, having Ground Floor + 2 (two) upper Floors, consisting of 5414.45 square meters Built up Area (P-Line Area), known as "Shree Ram Square" in "Shree Ram Nagar Complex". The development of the later Part of the Building shall consist of (i) residential structures of Villas Wing 1B, having 4 (four) Floor + 5 (five) upper Floors, consisting of 1183.45 square meters Built up Area (P-Line Area), AND (ii) residential Building of Wing 1C, having Stilt + Ground Floor + 22 (twenty-two) upper Floors, consisting of 10125.82 square meters Built up Area (P-Line Area) known as "Shree Ram Heights" in "Shree Ram Nagar Complex". The said Building consisting of 'Wing 1A', 'Wing 1B' & 'Wing 1C' herein after referred to as "the said Project".
- (t) The Promoter has started construction of the said Building Complex in accordance with the said CC in the said Property having open spaces in the said Project. The authenticated copy of the sanctioned Building Plan hereto annexed and marked as Annexure "F".
- (u) In this background the Promoter is in actual possession of the said Property and has started to construct the said Building Complex on the said Property in accordance with the permissions of the VVCMC and the recitals hereinabove.
- (v) The Promoter is solely and exclusively entitled to allot to the members of the Society-1 and the Society-2 by way of 'Permanent Alternate Accommodation' "ownership basis" as per the terms and conditions of the said RDA-1 and the said RDA-2 and further solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of the balance and un-allotted flats, villas, shops, commercial units in the said Building Complex and the said Project, at the sole and exclusive discretion of the Promoter and the Promoter hereby intends to sell on ownership basis the un-allotted flats, villas, shops, office commercial units of the said Building Complex and the said Project.
- (w) The Promoter has entered into a standard Agreement with M/s. Megha Urbanscapes through Mrs. Megha Fernandes, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. Further, the Promoter has appointed a structural Engineer Mr. Pragnesh Oza, M/s. Techflow Consulting for the preparation of the structural design and drawings of the said Building and the Promoter has accepted the professional supervision of the Architect and the structural Engineer till the completion of the said Building.
- (x) The Promoter hereby further declares that the FSI sanctioned in respect of the said Project having aggregate area 16723.72 square meters Built up Area (P-Line Area) and the Promoter shall construct the said Project as per the

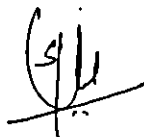


sanctioned Plan of the said Buildings and subject to further Revised/Amendment Permissions, Part Occupation Certificate and revised/amended sanctions. Plans to be granted by the VVCMC.



- (y) The Purchaser has visited and inspected the site of construction on the said Property (as defined in this Agreement) and the said Project being under construction and the Promoter has furnished and given inspection of all relevant documents to the Purchaser and handed over applicable copies of the aforesaid deeds and documents to the Purchaser relating to the said Property, the CC, the approved plans of the said Building Complex and specifications of the said Building, N.A. Permission, other permissions and the title certificate, mutation entries, Extract 7, 7/12 Extracts, Redevelopment Agreements, Power of Attorneys and other relevant documents and relevant registered deeds and record showing the nature of the title of the Promoter to the said Property in which the flats, villas, shops, commercial units are to be constructed and such other documents which are specified under the Real Estate (Regulation and Development) Act, 2016 (herein after referred to and called as "the Act") and the Rules and Regulations made thereunder. The Purchaser has independently investigated and is fully satisfied with the title of the Promoter in respect of the said Property and further in respect of the said Premises (defined herein below) and the Promoter's right to construct, allot and sell various flats in the said Building. The Purchaser confirms that from the date hereof, the Purchaser will not raise any objection or requisition in respect of the title of the Promoter to the said Property/the said Premises.
- (z) The Promoter has registered the said Project, under the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein after referred to as "the Act") and the Rules made thereunder with the Real Estate Regulatory Authority under Serial No. P99000048744 dated 17.1.2023. An authenticated copy of the registration certificate granted by the RERA Authority, in this regard, is annexed hereto and marked as Annexure "G".
- (aa) The Purchaser has applied to the Promoter for allotment of the residential flat, bearing number B-603, on the Sixth Floor, Wing "1C" in the Building known as "Shree Ram Heights", in the "Shree Ram Nagar Complex" (herein after referred to as "the said Premises" and more particularly described in 'the Second Schedule' hereunder written) for the consideration amount as agreed in this Agreement and subject to such deposits, payments and outgoings stated in this Agreement in respect of the said Project to be constructed on the said Property, by the Promoter. The authenticated copy of the drawing and specifications of sanctioned Floor Plan of the said Premises agreed to be purchased and acquired by the Purchaser, sanctioned and approved by the local authority has been annexed and marked as Annexure "H".
- (bb) The Sanctioning Authority has granted permissions and approvals to the plans, the specifications, elevations, sections of the said Building and the said Project and the Promoter shall obtain the Occupancy Certificate of the said Building and complete the construction work of the said Project. AND while sanctioning the said plans of the said Building the VVCMC, the concerned local authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed/to be observed and performed by the Promoter, while developing the said Building Complex and upon due observance and performance of which the



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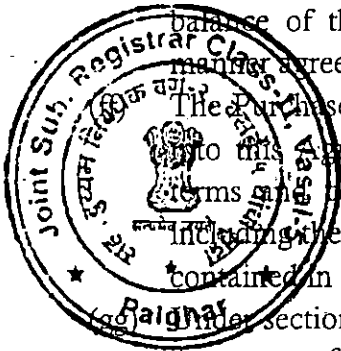


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occupancy certificate in respect of the said Building shall be granted by the concerned local authority or the VVCMC. The Promoter has accordingly commenced construction work of the said Project in accordance with the said plans.

- (cc) The Purchaser being fully satisfied in respect of the title to the said Property and all permissions, plans etc. and all the representations made by the Promoter and rights of the Promoter to develop the said Building, has approached the Promoter and applied for allotment of the said Premises more particularly described in "the Second Schedule" hereunder written and the said Premises is shown in hatched lines on the Floor Plan annexed hereto and marked as Annexure "I". The Purchaser has personally inspected the said Premises and its fixtures, fittings and amenities of the said Premises and the Purchaser is fully satisfied with the brands, description and specifications of the fittings, fixtures and amenities of the said Premises. The Purchaser is fully satisfied that the said Premises is under construction. It is further clarified by the Promoter to the Purchaser that, in future the Promoter may carry out development in respect FSI as and when granted by the VVCMC on the said Property, in that situation the Promoter may use the car parking spaces, open spaces, utility areas etc. to store, park the construction material or to undertake certain construction related activities thereon.
- (dd) The carpet area ('RERA Carpet') of the said Premises is 34 square meters and "carpet area" means the net usable floor area of an Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Premises.
- (ee) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs.1,05,000/- (Rupees One Lakh Five Thousand only), being ~~full~~ and ~~final~~ Part payment of the sale consideration of the said Premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration as per the term and conditions and the manner agreed in this Agreement.



The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by the Promoter contained in this Agreement.

Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

- (hh) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Premises. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

The parties declare and confirm that all the aforesaid recitals of this Agreement shall form an integral part of this Agreement and shall be read accordingly.

- 1) **Definitions:** In this Agreement, unless repugnant to the context, the following terms shall have the following meanings:
- (i) **"the said Premises"** shall mean the particular Premises mentioned in the Second Schedules hereunder written.
 - (ii) **"the Parking"** shall mean the particular Parking area allotted mentioned in the Third Schedules hereunder written.
 - (iii) **"this Agreement"** shall mean this Agreement for Sale together with the Schedules hereunder written and the Annexures hereto.
 - (iv) **"the said Building"** shall mean Wing **1C**, known as **Shree Ram Heights**, in the Project known as **"Shree Ram Nagar Complex"**.
 - (v) **"Common Areas/Amenities and Facilities"** shall mean the common areas /amenities and facilities as are available in the said Building Complex, which are to be used by the Purchaser along with other occupants/holders of the other flats and villas of the said Building, as the case may be. The said Common Areas/Amenities and Facilities are like Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall shall be available for the Building 'Wing 1B' & 'Wing 1C'. The said Common Areas/Amenities and Facilities are like Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall shall not be available for the use of Commercial Unit Purchasers.
 - (vi) **"Contribution"** shall mean the amounts payable by the Purchaser in respect of the said Premises towards legal charges, water meter connection charges, electricity meter connection charges, provisional outgoings, corpus fund, membership charges, infrastructure charges, equipment maintenance charges, infrastructure maintenance charges, betterment charges, membership fees, monthly maintenance charges, any other connection charges, internet connection deposits (if provided), House tax receipt, name transfer/Registration Charges, Service Tax Charges, LPT, Goods & Service Tax (GST), MVAT charges, deposits, Metro Cess/Surcharges and any other charges or taxes payable to the Government, competent authority, local bodies, municipal corporation applicable to the said Premises.
 - (vii) **"Liquidated Damages"** shall mean an amount equivalent to the 2 (percent) of the Consideration amount of the said Premises, as agreed and stated in Clause 7.6 of this Agreement.
 - (viii) **"the Project"** shall mean the construction and development of the Project known as **"Shree Ram Nagar Complex"** consisting of 'Wing 1A' known as **"Shree Ram Square"** and 'Wing 1B' & 'Wing 1C' known as **"Shree Ram Heights"**, to be constructed over the said Property along with all amenities and facilities, car parking spaces, tower parking area and open spaces, utility area/s, and any other structures to be constructed or developed over the part and parcels of the said Property in accordance with the Plans approved/to be approved from time to time by the Sanctioning Authorities.
 - (ix) **"Society"** shall mean the society/societies/Housing Association to be formed in the manner contemplated herein below in Clause 12 of the



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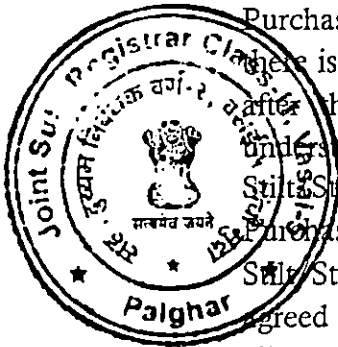
Allottees/buyers of 'Wing 1A' Building known as "Shree Ram Square" and 'Wing 1B' & 'Wing 1C' Building known as "Shree Ram Heights".

- (x) "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay Common Amenities Maintenance Charges and will be the first day of the month commencing after expiry of at least 15 (fifteen) days from the Date of Offer of Possession regardless of whether the Purchaser takes possession of the said Premises.
- (xi) "CarParking Spaces" shall mean a location where a 4 wheel Car passenger vehicle can be parked. Car Parking Spaces includes open/stilt/covered parking spaces and maybe located on the Ground Floor Parking, Stilt Parking, Tower Parking and Podium parking (including multi-level car parking).

2) The Promoter shall construct the said Building as per sanctions and permissions obtained from the VVCMC/the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the said Premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

2(a) (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the residential flat bearing No. B-603, area admeasuring 34 square meter carpet area as per the Act, on the Sixth Floor, of the Wing "1C", Building known as "Shree Ram Heights", in the Building project known as "Shree Ram Nagar Complex", Virar West, Tal. Vasai, Dist. Palghar to be constructed on the said Property for the consideration of Rs.35,00,000/- (Rupees Thirty Five Lakh only) including the proportionate price of the common areas and facilities appurtenant to the said Premises. The specification of common fixtures, fittings and amenities for the said Premises, which are more particularly described in the Annexure "J" annexed herewith.

(ii) The Promoter hereby agrees to allot to the Purchaser Car Parking Space marked and identified as Car Parking No. _____, situated at _____ Floor, in the wing "1C" of the Building Known as "Shree Ram Heights" (more particularly described in "the Third Schedule" hereunder written, subject to compliances of this Agreement and balance payment of all such dues agreed in this Agreement by the Purchaser. It is agreed by the Promoter and the Purchaser that in case if there is dash line mark/symbol (-) or Blank put in this Clause 2 (a) (ii) after the words "Car Parking No. ____" then it shall presume and understand that the Purchaser has not been allotted Stilt/Stack/Tower/Covered parking area and in that circumstances the Purchaser shall have no right to claim over the Stilt/Stack/Tower/Covered parking area of the said Building. It is agreed by the Purchaser that on cancellation of this Agreement, the allotment of the Car Parking Space granted and awarded to the Purchaser shall become co-terminus, cancelled, revoked and come to an end.



2(b) The consideration amount of the said Premises is Rs.35,00,000/- (Rupees Thirty Five Lakh only) (herein after referred to and called as "the Consideration amount").

(Signature)

P.V.V

(Signature)

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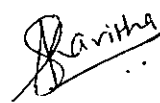
2(c) The Purchaser has paid on or before execution of this agreement a sum of Rs.1,05,000/- (Rupees One Lakh Five Thousand only) as advance payment or application fee and the Purchaser hereby agrees to pay to the Promoter the balance amount of Rs.33,95,000/- (Rupees Thirty Three Lakh Ninety Five Thousand only) in the following manner:-

- (i) Rs.2,45,000/- (Rupees Two Lakh Forty Five Thousand only) to be paid to the Promoter within 3 days from the date of execution of this Agreement; (Not more than 10% of the consideration amount);
- (ii) Rs.5,25,000/- (Rupees Five Lakh Twenty-Five Thousand only) to be paid to the Promoter on completion of the Plinth of the said Building in which the said Premises is located. (Not more than 35% of the consideration amount);
- (iii) Rs.14,00,000/- (Rupees Fourteen Lakh only) to be paid to the Promoter on completion of the slabs of the said Building in which the said Premises is located. (Equated installment on completion every alternate slab from 2nd slab to 22nd slab, 2.5% on every alternate slab) (Not more than 65% of the consideration amount);
- (iv) Rs.2,80,000/- (Rupees Two Lakh Eighty Thousand only) to be paid to the Promoter on completion of the terrace slab of the said Building in which the said Premises is located (Not more than 73% of the consideration amount);
- (v) Rs.1,05,000/- (Rupees One Lakh Five Thousand only) to be paid to the Promoter on completion of the walls of the said Premises (Not more than 76% of the consideration amount);
- (vi) Rs.1,05,000/- (Rupees One Lakh Five Thousand only) to be paid to the Promoter on completion of the internal plaster of the said Premises (Not more than 79% of the consideration amount);
- (vii) Rs.1,05,000/- (Rupees One Lakh Five Thousand only) to be paid to the Promoter on completion of the external plaster of the said Premises (Not more than 82% of the consideration amount);
- (viii) Rs.1,05,000/- (Rupees One Lakh Five Thousand only) to be paid to the Promoter on completion of the floorings, of the said Premises (Not more than 85% of the consideration amount);
- (ix) Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only) to be paid to the Promoter on completion of the internal plumbing of the said Building in which the said Premises is located (Not more than 90% of the consideration amount);
- (x) Balance Amount of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand only) on intimation of receipt of occupancy certificate or completion certificate and before the date of handing over the possession of the said Premises to the Purchaser (100% amount of the consideration amount).

2(d) The Purchaser has also agreed to bear and make payment of all applicable taxes/charges levied by Central and/or State Government of Maharashtra or local bodies on this sale including but not limited to VAT, Metro Cess/ Surcharge, Service tax, Stamp duty, Registration Fees, GST, or any other similar taxes which may be levied, in connection with the said Premises, which shall not be included in the consideration mentioned herein above



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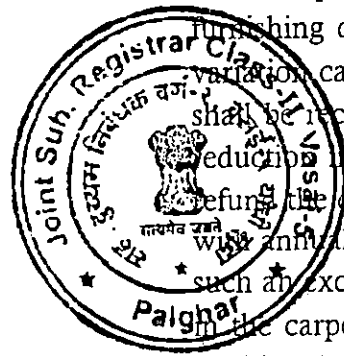


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and shall be separately payable by the Purchaser from time to time and up to the date of handing over the possession of the said Premises to the Purchaser. The Consideration amount is exclusive of any sums or amounts and is further excluding inter alia contribution, membership fees/charges or premiums of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the said Premises or otherwise, present or in future. The Purchaser confirms and agrees that contribution and all sums, taxes, cess, charges, levies, fees, premiums, deposits and outgoing and maintenances shall be solely borne and paid by the Purchaser. The Purchaser would also be liable to pay interest/penalty/loss incurred by the Promoter on account of the Purchaser's failure and/or delay to pay such taxes, levies, cess, charges, statutory charges etc. Further, the Purchaser agrees to pay the same, as and when due or demanded, without any demur, objection or set off. In case the Purchaser fails to pay the balance consideration amount of the said Premises and the other dues mentioned in this Agreement then in that event the Purchaser shall be liable to pay an interest from the date when such amount due and payable by the Purchaser, at the rate specified in the Real Estate (Regulation and Development) Act, 2016 and the Rules thereof. The Purchaser shall also fully reimburse the expenses that may be incurred by the Promoter consequential upon any legal proceedings that may be instituted by the concerned authorities against the Promoter or vice versa on account of such liability.

2(e) The total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities, etc., the Promoter shall enclose the notification, order, rule, regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

2(f) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said 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, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by the Purchaser within 45 (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 Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 (a)(i) of this Agreement.



2(g) In addition to the above, the Purchaser shall also be liable to bear and pay such monthly charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable for utilizing such additional facilities, restricted facilities and amenities as provided in the said Building.

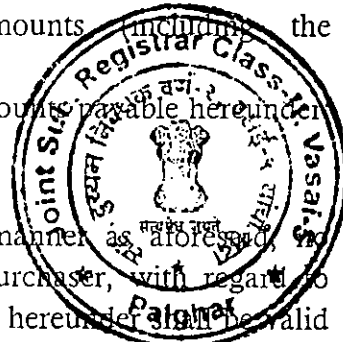
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- 2 (h) It is specifically agreed that the Promoter has agreed to accept the aforesaid Consideration amount with the specific assurance of the Purchaser that the Purchaser shall:
- make payment of the installments as mentioned hereinabove, to the Promoter from time to time and regular without any delay or demur for any reason whatsoever, time being of the essence.
 - observe all the covenants, obligations and restrictions stated in this Agreement; and
 - any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.
 - Payments if made by cheques or by any other instruments shall be subject to realization of the instrument and actual receipt of payment by Promoter.
- 2 (i) It is specifically agreed that the consideration amount is a composite price without there being any apportionment. The Purchaser is aware of the applicability of Tax Deduction at Source (TDS)/GST with respect of the said Premises. Further, the Purchaser is aware that the Purchaser has to deduct the applicable TDS/GST at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per the provisions of the Income Tax Act, 1961. Further, the Purchaser shall submit the original certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.
- 2(j) The Purchaser hereby agrees and undertakes that he/she/they accord/s his/her/their irrevocable consent that any payment made by the Purchaser to the Promoter hereunder shall, notwithstanding any communication to the contrary be appropriated in the manner below:
- firstly, towards taxes and other statutory dues in relation to the said Premises and/or this Agreement;
 - secondly, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration amount;
 - thirdly, towards interest on the amounts (including the Consideration amount) payable hereunder;
 - fourthly, towards the charges and other amount payable hereunder and;
 - finally towards the Consideration amount.
- 2 (k) Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Promoter.
- 2 (l) The aforesaid payments shall be made by the Purchaser within 15(fifteen) days of such notice or demand in writing by the Promoter to be given as hereinafter mentioned.
- 2 (m) The Purchaser authorizes the Promoter 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 may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 2 (n) It is clarified that, as the Promoter is carrying out the development of the Project of the High rise Building. In the aforesaid situation, the Promoter may use the car parking space/s, open spaces, amenity area, utility area,



(Signature)

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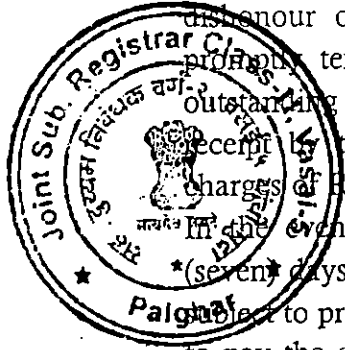
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any other areas to store, keep and park the construction material or to undertake certain construction related activity/activities thereon and the Purchaser agrees and undertakes not to raise any dispute in this regard at any given point in time for any reasons whatsoever or claim any compensation/damages thereon.

2 (o) All payments to be made by the Purchaser under this Agreement shall be made by cheque/demand draft/pay order/RTGS/wire transfer/any other instrument drawn in favour of "M/s.Sudham Lifespaces" Current Account (hereinafter referred to as 'the Designated Account'/'the Promoter's Specified Account'). In case of any financing arrangement entered by the Purchaser with any bank or financial institution with respect to the purchase of the said Premises, the Purchaser undertakes to direct such bank or financial institution to ensure that such bank or financial institution does disburse/pay all such amounts towards the consideration amount as due and payable to the Promoter on the respective dues date/s through an account payee cheque/demand draft/pay order/wire transfer/RTGS/any other instrument in favour of the Designated Account/Promoter's Specified Account, as the case may be. Any payment made in favour of any other account other than the Designated Account/Promoter's Specified Account/such other accounts as instructed/specified by the Promoter shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Purchaser.

2 (p) In the event of dis-honour of any payment instruments or any payment instructions by or on behalf of the Purchaser for any reason whatsoever, then the same shall be treated as a default on the part of the Purchaser and the Promoter may at its sole discretion be entitled to exercise any recourse available herein. Further, the Promoter shall intimate the Purchaser of the dis-honour of the cheque/s and the Purchaser would be required to promptly tender a Demand Draft/or payment through RTGS for the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the dis-honour charges @ Rs.1000/- (Rupees One Thousand only) (for each dis-honour). In the event the said demand of dis-honoured is not tendered within 7 (seven) days then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Purchaser comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dis-honor of any payment cheque, the Promoter has no obligation to return the original dis-honored cheque to the Purchaser.



3) DISCLOSURES AND TITLE:

3.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Promoter has made full and complete disclosure of the title to the said Property and the Purchaser has taken full, free and complete inspection and disclosure of the title of the said Property of the Promoter and the Purchaser has taken full, free and complete inspection and verification of all relevant documents of the said Property, permissions, plans, etc. and the Purchaser has also satisfied himself/herself/themselves of the particulars and disclosures of the following:-

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- (i) Nature of the Promoter's right, title, interest and Property and development right thereof and the encumbrances thereon, if any;
- (ii) The drawings, plans and specifications duly approved and sanctioned by the Sanctioning Authorities in respect of the said Building Complex and the plans in respect of the same, if any;
- (iii) Nature, particulars and details of common fixtures, fittings and amenities to be provided in the said Premises are as more particularly mentioned in the Annexure "J" annexed hereto;
- (iv) Nature, particulars and details of common facilities and amenities to be provided in the said Building are as more particularly mentioned in the Annexure "K" annexed hereto;
- (v) All particulars of the designs and materials to be used in the construction of the said Premises and the said Building;
- (vi) The nature of the Co-Operative Housing Society/Societies and/or Association of Societies to be constituted of the flats purchasers/acquirers of the said Project.
- (vii) The transfer of structure in respect of the said Building is to be passed, in favour of the Co-Operative Housing Society/Societies and/or Association of Societies to be governed by the provisions of the Societies Act;
- (viii) The title in respect of the Said Property is to be passed in favour of the Co-Operative Housing Society and/or the Association of the Co-operative Housing Societies to be constituted and formed as per the Act and to be governed by the provisions of the Societies Act. The title of the Said Property shall be given by the Promoter in favour of the Co-Operative Housing Society and/or the Association of the Co-operative Housing Societies as per the Provisions of the Act within 3 months from the date of receipt of the occupation certificate of the 'Wing 1C' Building of the said Project;
- (ix) The development of the future FSI by the Promoter or assignees in respect of further Building/additional floors as and when sanctioned by the Planning Authority in accordance of the UDCPR.
- (x) The Approvals obtained and to be obtained in relation to the said Building and/or the development thereof; and
- (xi) The various amounts and deposits that are to be paid by the Purchaser including contribution, stamp duty, registration charges, taxes, TDS, GST, society formation charges, water connection charges, electricity meter installation charges, maintenance charges, other contributions for and towards the said Premises/infrastructure and maintenance of the said project, premium, penalties and other outgoings, which shall be in addition to the Consideration amount.

3.2 The Purchaser further confirms and warrants that the Purchaser has independently investigated and conducted his/her/their due diligence and has satisfied himself/herself/themselves in respect of the title of the said Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said Property and waives his/her/their right to raise any queries or objections in that regard. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries which were raised by him/her/them with



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regard to the said Premises, the said Building, the said Property and the terms hereof have been responded to by the Promoter. The Purchaser confirms that the Purchaser has been suitably advised by his/her/their advisor/s and well-wisher/s and that after fully understanding and accepting the terms hereof, the Purchaser has decided and agreed to enter into this Agreement.

- 3.3 It is expressly agreed that the right of the Purchaser under this Agreement or otherwise shall always be only restricted to the said Premises agreed to be sold and such right will accrue to the Purchaser only on the Purchaser making full payment to the Promoter of the Consideration amount and all the amounts, strictly in accordance with this Agreement and only on the Purchaser performing and complying with other terms, conditions, covenants, obligations, undertakings, etc. hereof. Likewise, the Promoter is entitled to develop the said Building and other Buildings of the said Project. The remaining premises, buildings, benefits, rights, areas in the said Property shall be the sole property of the Promoter and the Promoter shall be entitled to develop the balance FSI of the said Property without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever and shall be solely entitled to deal with such premises, benefits, rights, areas in the said Property.

4) PLANS, PROJECT & DEVELOPMENT:

4.1 The Promoter has started to construct the said Building/s of the said Project on the said Property in accordance with the plans, drawings, designs and specifications currently approved/to be approved time to time by the VVCMC/Sanctioning Authorities and subject to the Building of 'Wing 1A', 'Wing 1B' & 'Wing 1C' to be developed by the Promoter or their Assigns with the sanctions and permissions obtained from the Planning Authority in accordance of the UDCPR.

4.2 The Promoter has informed to the Purchaser and the Purchaser hereby confirms and acknowledges that the said Property and the said Project is being developed by the Promoter and if the balance land area/FSI may be available that will be consumed and developed by the Promoter in this Project in his absolute discretion from time to time, subject to sanctions and permission from the Planning Authority. The Purchaser further acknowledges and confirms that the Promoter may, at any time, revise/modify the sanctioned plan of the said Property, except for the said Premises, in such manner as the Promoter may deem fit, in his sole discretion. However, the same is subject to the sanction of the competent authorities.



4.3 The Promoter hereby declares that presently the Floor Space Index available and approved in respect of the said Project is 16723.72 square meters Built up (P-Line Area) and that no part of the said FSI has been utilized by the Promoter elsewhere for any purpose whatsoever. The Promoter hereby declares that the said FSI approved as on date in respect of the said Project shall be utilized for the said Project. It is agreed by the Purchaser that the Promoter shall be entitled to generate and utilize the FSI by availing of TDR, DR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the UDCPR which are applicable to the said Property. The Promoter has disclosed the Floor Space Index, which is to be utilized for the said project and the Purchaser knows that the construction carried out

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by the Promoter by utilizing the said FSI on the clear understanding that the future FSI if any shall always belong to the Promoter.

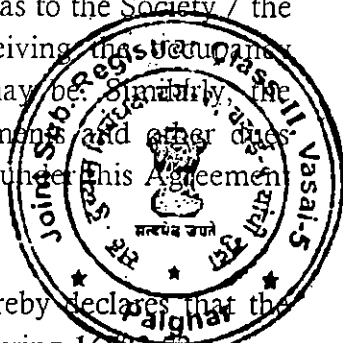
4.4 The Purchaser further acknowledges that at its sole discretion (i) the Promoter shall also be entitled to freely deal with future FSI/DR/TDR or otherwise including by way of sale or transfer to any entity as the Promoter may deem fit, and (ii) the Promoter may also sell/transfer the same to any person as it deems fit, in accordance to the existing and applicable laws. The Purchaser has entered into this Agreement knowing fully well the scheme of development to be carried out by the Promoter on the said Property.

4.5 The unutilized/residual FSI (including future incremental or enhancement due to change in law or otherwise) in respect of the said Property shall always be available to and shall always be for the benefit of the Promoter. The Promoter shall have the right to deal or use the FSI, DR and/or TDR as it may deem fit, without any objection or interference from the Purchaser. In the event of any additional FSI in respect of the said Property or any part thereof being increased as a result of the UDCPR, policy/any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Promoter shall be entitled to the use and consume the same and to avail benefit of the all such additional FSI for the purpose of the development and/or construction of structures on the said Property as may be permissible under applicable law.

5) COMPLIANCES OF SANCTIONS AND PERMISSIONS:

5.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Planning Authority, the VVCMC and/or the concerned local authority at the time of sanctioning the plans or thereafter and shall hand over possession of the said Premises to the Purchaser, as the occupancy certificate is obtained from the concerned local authority in respect of the said Premises/the said Building.

5.2 Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the said Project and handing over the said Premises to the Purchaser and the common areas to the Society / the Association of the Co-Operative Societies after receiving the occupancy certificate of the 'Wing 1C' Building, as the case may be. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under this Agreement before grant of Occupation Certificate.



6) THE FSI OF THE SAID PROJECT: The Promoter hereby declares that the Floor Space Index in respect of the said Project is admeasuring 16723.72 square meters Built up (P-Line Area).

7) PAYMENT CONDITIONS:

7.1 If the Promoter in spite of the receipt of the full and final payment and all other payment mentioned in this Agreement, fails to abide by the time schedule for completing the said Building and handing over the said Premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the said Building/the said Premises, interest as specified in the Rules of the Act (the interest to be calculated at the rate which shall be the State

Signature and initials of the Promoter.

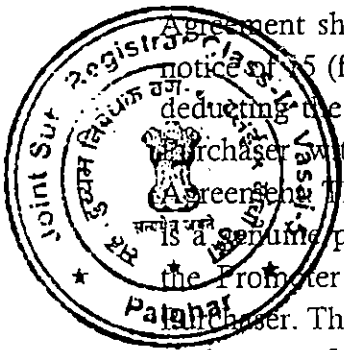
Signature of the Purchaser.

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Bank of India highest Marginal Cost of Lending Rate plus two percent), on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rules, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter.

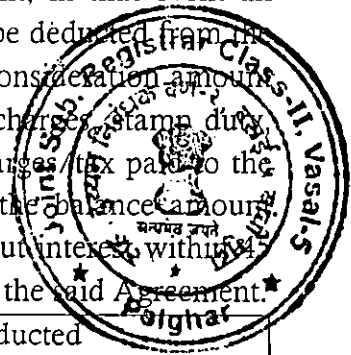
- 7.2 Without prejudice to the right of the Promoter to charge interest in terms of sub clause 7.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other charges, other dues/outgoings mentioned in this Agreement) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement. Provided that, the Promoter shall give notice of **fifteen days** in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and/or mail at the e-mail address and/or forward to whatsapp number provided in this Agreement by the Purchaser, of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the specified period of notice, then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the amount mentioned in the Table of the Clause 7.6 of this Agreement received towards the Consideration amount from the Purchaser will stand ipso facto forfeited without any reference or recourse to the Purchaser towards Liquidated Damages and the Promoter shall refund to the Purchaser, the remaining amount actually received from the Purchaser towards the Consideration/price of the said Premises, excluding payment towards taxes, charges, stamp duty, registration charges, Metro Cess/Surcharge, any other charges/tax paid to the Government/local body/competent authority which may till then have been paid by the Purchaser to the Promoter, but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded. It is hereby clarified that this Agreement shall be deemed to be terminated upon expiry of the termination notice of 15 (fifteen) days. It is hereby clarified that such balance amount after deducting the Liquidated Damages shall be refunded by the Promoter to the Purchaser within 45 (forty-five) days from the date of termination of this Agreement. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard inter alia to the cost of construction, the cost of funds raised by the Promoter, the ability to allot or inability of the Promoter to resell the said Premises, among others. The Purchaser waives his/her/their right to raise any objection to the payment or determination of the Liquidated Damages in the manner and under the circumstances set out herein. It is hereby agreed between the Parties hereto that receipt of the aforementioned refund amount under this Clause as the case may be, by way of cheque/RTGS, if any, will be considered as the payment made by the Promoter towards such refund and the liability of the Promoter for refund, shall come to an end forthwith. It is clarified that the payment paid by the Purchaser towards Taxes, cess, levies, charges, stamp duty, registration charges, etc. paid on all such amounts shall not be refunded to the Purchaser. On



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termination and cancellation of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or, ~~except~~ the refund of the aforesaid amounts (subject to deductions as aforesaid) dispute of any nature whatsoever either against the Promoter or against the said Premises or under this Agreement and the Purchaser will not raise any objection or dispute in that regard. The Purchaser acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

- 7.3 It is clarified that upon termination of this Agreement as set out and mentioned herein above, the Promoter shall be completely discharged of its obligation under this Agreement and the Purchaser shall not be entitled to make any claim against the Promoter, whether by way of any losses, damages, compensation or otherwise.
- 7.4 The Purchaser shall separately pay the Applicable Common Area Maintenance Charges ("CAM Charges") of the said Project as per the terms of this Agreement. The Purchaser shall be liable to pay both the deposits and the monthly expenses towards CAM charges in accordance with this Agreement. Time is the essence, with respect to the Purchaser's obligations to pay all such amounts as mentioned in this Agreement and also to perform or observe all the other obligations of the Purchaser, under this Agreement.
- 7.5 The Purchaser is aware that the Purchaser has to deduct the applicable Tax Deduction at Source (TDS) and/or GST at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per the provisions of the Income Tax Act, 1961. Further, the Purchaser shall submit the original certificate within the prescribed time mentioned in the Income Tax Act 1961.
- 7.6 (i) In case the Purchaser desires to cancel this Agreement, in that event an amount mentioned in the Table hereunder written would be deducted from the payment of money received from the Purchaser towards consideration amount of the said Premises (excluding payment towards taxes, charges, stamp duty, registration charges, Metro Cess/Surcharge, any other charges/tax paid to the Government/local body/competent authority, etc.) and the balance amount due and payable shall be refunded to the Purchaser without interest, within 45 days from the date of receipt of a letter requesting to cancel the said Agreement.



Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	within 15 days from the date of this Agreement;	Nil
2.	within 16 to 30 days from the date of this Agreement;	1% of the cost of the said Premises
3.	within 31 to 60 days from the date of this Agreement;	1.5% of the cost of the said Premises
4.	After 61 days from issuance of the date of this Agreement;	2% of the cost of the said Premises

(ii) In the event the amount due and payable referred in Clause 7.6 (i) above is not refunded to the Purchaser within 45 days from the date of receipt of letter requesting to cancel the said Agreement, the Purchaser shall entitle to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

- 7.7 The Purchaser shall liable to pay towards individual electricity connection/ meter charges, water/storm water connection charges, sewerage connection charges, Gas connection charges including its infrastructure charges, deposits to the concerned authorities, on account of additional fire safety measures undertaken, broadband, internet connection charges, increases in deposit of

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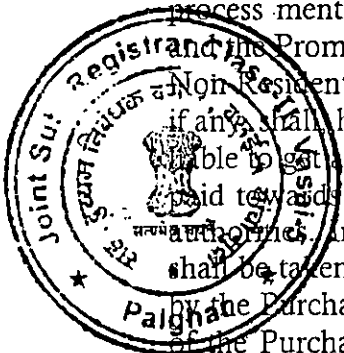
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security amounts of water, electricity, etc., any new infrastructure charges and increase thereof for bulk supply of electrical energy and all/any other charges not included in the Consideration of the said Premises and the actual/proportionate amount shall be additionally payable by the Purchaser on or before the offer of possession of the said Premises.

- 7.8 If the Purchaser is the resident outside India or having Non Resident Indian (NRI) or Oversees Citizen of India (OCI) status, such Purchaser clearly and unequivocally confirms that he/she shall be individually and solely responsible for compilation with the necessary formalities as laid down in Foreign Exchange Management Act 1999 (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/issued there under and all other applicable laws including that of remittance of payments, acquisition/sale or transfer of immovable property/s in India. The Purchaser shall also furnish the required declaration to the Promoter in the prescribed format, with such permission/approvals/no objections to enable the Promoter to fulfill its obligations under this Agreement. In case, any such permission is ever refused or subsequently found lacking by any Statutory Authority/the Promoter, or in case of any implications arising out of any default by the Purchaser, it shall be the sole liability and responsibility of the Purchaser. The Promoter shall accept no responsibility in this regard and the Purchaser shall keep the Promoter fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate in writing to the Promoter immediately and comply with all the necessary formalities, if any, under the applicable laws. In event of non-fulfillment of the permission as mentioned above, the amount paid towards Sale Consideration paid will be refunded without interest, by the Promoter (excluding taxes) as per the cancellation process mentioned in this Agreement and the allotment cancelled forthwith and the Promoter will not be liable in any manner on such account. In case of Non Resident Indians (NRI) and Persons of Indian Origin (PIO), all refunds, if any, shall, however, be made in Indian Rupees and Purchaser alone shall be responsible to get all the necessary permissions for getting the refund of the amount paid towards the sale consideration as mentioned above from the concerned authorities. In case of foreign remittance, the net amount credited to Bank shall be taken as amount received and necessary Bank charges shall be borne by the Purchaser. The date in which such credit is made to the Bank account of the Purchaser, will be considered as date of payment and no other date. The Purchaser shall provide to the Promoter copy of the swift message to trace the remittance in India.

- 7.9 The Purchaser declares and confirms that the monies paid/payable by the Purchaser under this Agreement towards the said Premises is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/orders enacted pursuant to the same, from time to time (collectively "Anti - Money Laundering Regulations"). The Purchaser authorizes the Promoter to give his/her/their personal information to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/details provided herein is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their knowledge. The Purchaser further un-equivocally agrees and confirms that in case the Promoter becomes aware and/or in case the Promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser shall not have any right, title or interest in the said Premises, neither have any claim/demand against the Promoter. In the event of such cancellation/termination, the monies paid by the Purchaser shall be refunded



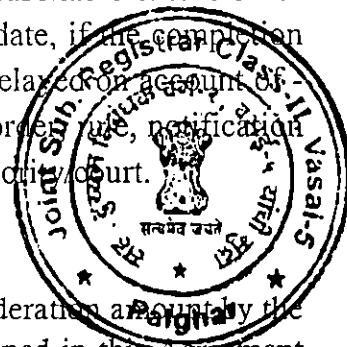
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by the Promoter to the Purchaser, subject to the offer clause and in accordance with the terms of this Agreement, only after the Purchaser furnishing to the Promoter a no-objection/consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser.

- 8) **DISCRIPTION OF FITTINGS AND FIXTURES:** The fixtures and fittings with regard to the flooring and sanitary fittings and amenities with particular brand, or price range (if unbranded) to be provided by the Promoter in the said Building and the said Premises as are set out in annexures hereto.
- 9) **DELIVERY OF POSSESSION OF THE SAID PREMISES BY THE PROMOTER:** The Promoter shall give possession of the Apartment to the Purchaser on or before 31/12/2026, subject to receipt of the occupation certificate of the said Building and full and final Consideration amount and the other dues payable by the Purchaser contemplated in this Agreement. If the Promoter fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 7.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of - (i) war, civil commotion or act of God; (ii) any notice, order, notification of the Government and/or other public or competent authority or court.



10) **PROCEDURE FOR TAKING POSSESSION-**

- 10.1 The Promoter, upon receipt of the full and final Consideration amount by the Promoter and other due and payable amounts mentioned in this Agreement duly paid by the Purchaser, shall offer in writing the possession of the said Premises, to the Purchaser in terms of this Agreement to be taken within 15 (fifteen) days from the date of receipt of the consideration amount and on compliance thereof the Promoter shall give possession of the said Premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agrees to pay the maintenance charges and other amounts mentioned in this Agreement and as determined by the Promoter or association of flats purchasers, as the case may be. The Promoter on receipt of the occupation certificate of the said Building shall offer the possession to the Purchaser in writing within 7 days of such receipt of occupation certificate and the Promoter shall hand over possession of the said Premises to the Purchaser within 7 days from the date of receiving the full and final Consideration amount and other due and payable amounts mentioned in this Agreement from the Purchaser.
- 10.2 The Purchaser shall take possession of the said Premises within 15 days from the date of receipt of the written notice from the Promoter to the Purchaser intimating that the said Premises is ready for use and occupancy.
- 10.3 **Failure of the Purchaser to take Possession of the said Premises:** Upon receiving a written intimation from the Promoter as per clause 10.1, the Purchaser shall take possession of the said Premises from the Promoter by

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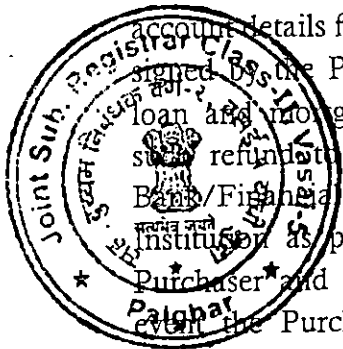
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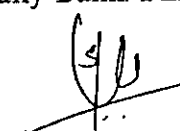
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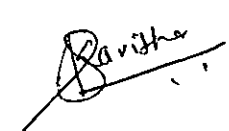
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executing necessary indemnities, undertakings, such letters and other deeds and documentation as prepared by the Promoter and prescribed in this Agreement, and the Promoter shall give possession of the said Premises to the Purchaser on said compliance and payment of full and final consideration amount and other dues in accordance of the terms and conditions of this Agreement. In case the Purchaser fails to take possession within the time provided in clause 10.1, the Purchaser shall continue to be liable to pay maintenance charges, CAM Charges and other charges as applicable to the said Building and the said Project.

- 10.4 Due to result of any legislative order or regulation or direction or the non-receipt of any relevant Approvals from the Government or public authorities or for a reason beyond the control of the Promoter or its agent, the Promoter is unable to provide the said Premises for fit-outs or complete the said Building and/or give possession of the said Premises to the Purchaser in the time as mentioned in Clause 9 above, the Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Promoter in such an event will be to pay back to the Purchaser such consideration amount as may have been paid by the Purchaser towards the sale consideration amount (excluding the taxes, fees and the charges paid to the Government) with such interest thereon at the rate may be prescribed under the Act from the date the Promoter receives such amounts till the date the amounts and the interest thereon is repaid. It is hereby clarified that such balance sale consideration amount after deducting taxes shall be refunded by the Promoter to the Purchaser within a period of 30 days from the date of termination of this Agreement. The Purchaser further agrees that the Promoter shall refund the balance amounts either by way of (i) personal hand delivery of cheque/s to the Purchaser or (ii) courier of cheque/s to the Purchaser at the address mentioned in this Agreement or Allotment Letter/application form, or (iii) through any other means as the Promoter may deem fit. The Promoter may at its sole discretion also make refund of the Balance sale consideration amount through RTGS to the Purchaser as per account details for refund as mentioned in the Application form or Agreement signed by the Purchaser. In case of the Purchaser, who have availed home loan and mortgaged the said Premises to any Bank/Financial Institution, such refund to the Purchaser shall be processed post intimation to any Bank/Financial Institution and release of amounts to such Bank/Financial Institution as per agreements, documents, papers etc. signed between the Purchaser and such Bank/Financial Institution and the Purchaser. In the event the Purchaser is untraceable and/or unreachable and/or does not accept refund amount, the Promoter shall place the balance refundable amount in an interest free escrow account of a Bank. The date of such personal handover or courier of cheque or transfer to the interest free account would be deemed to be the date on which the Promoter has refunded the balance consideration amount and the Promoter's liability shall end on such date. Such refund of the balance consideration amount shall be made to and in the name of the first applicant (as per the Application Form)/lender (in case the Purchaser has procured a loan from a bank/financial institution), as the case may be. This shall be full and final discharge of all obligations on the part of the Promoter or its employees and the Purchaser will not raise any objection or claim on the Promoter in this regard. It is agreed that in case the Purchaser who have availed home loan and mortgaged the said Premises to any Bank/Financial Institution then in that event the Purchaser shall obtain



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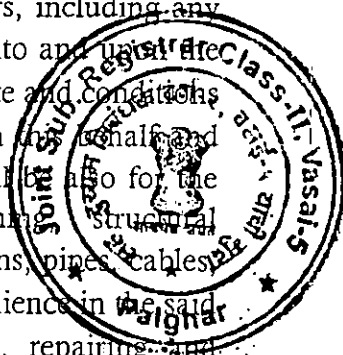
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registered re-conveyance/release deed from said Bank in respect of the said Premises.

10.5 The Promoter is developing the said Building with rights of developers thereof. The Promoter shall have the right to decide and declare the location of future Building of the Project in the said Property, subject to compliance of the Act and permissions of the Planning Authority. The said Property is a single Lay-Out and will be fully developed and completed after the completion of 'Wing 1C' Building, therefore availability of few common amenities, services, facilities shall be dependent on the construction of all the said Building of the 'Wing 1C' in the said Property and may get ready such amenities and services after completion of the 'Wing 1C' Building in the said Property. It is agreed by the Purchaser that few amenities, facilities and infrastructures may not be ready and fully available at the date of offer of possession of the said Premises and the same may be completed upon construction of the 'Wing 1C' Building and/or complete development of the said Project. The Purchaser has confirmed that he/she/they are aware of the same and the Purchaser shall not raise any objection or make any claim/compensation from the Promoter on account of such inconvenience and/or non-availability, if any, due to such development/construction activities or incidental/related activities. Further, non-availability and/or partial availability of the all amenities, common facilities and infrastructures in the said Building shall not be a reason for non-payment or default in payment of the charges and outgoings as mentioned in this Agreement.

10.6 After receipt of possession of the said Premises, the Purchaser shall permit and shall be deemed to have granted a license to the Promoter and its surveyors, technicians and agents with or without workmen and others, including any work maintenance Agency at all reasonable times to enter into any part of the said Premises or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in the said Building and also for repairing of any part of the said Building. This shall also be for the purpose of repairing, maintaining, rebuilding, cleaning, strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the said Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Purchaser authorizes the Promoter and/or its agents to break open the doors/windows of the said Premises and enter into the said Premises to prevent any further damage to the said Premises, other flats and the said Building. In such a case, the Promoter and/or his agents shall not be liable for any criminal offence of theft or loss or inconvenience caused to the Purchaser on account of entry to the said Premises as aforesaid, as it would be done to avoid major destruction.



11) NATURE OF USE: The Purchaser shall use the said Premises or any part thereof or permit the same to be used only for purpose allowed by the Sanctioning Authority. The Purchaser shall use the residential Premises only for residence use. The Purchaser shall use the commercial unit only for legal and valid commercial use. The Purchaser shall use the Car parking space only for purpose of keeping or parking vehicle owned by the Purchaser. The Purchaser shall not use or allowed to be used the said Premises or any part thereof in any manner that may cause nuisance or annoyance to occupants or other flat owners.

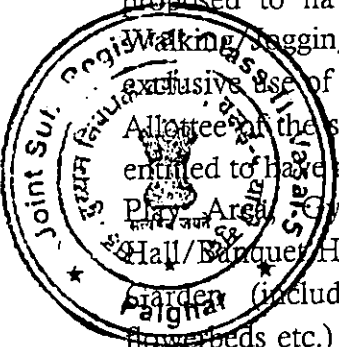
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The Purchaser hereby indemnifies the Promoter against any action, damages or loss caused on account of any misuse of the said Premises/common areas or any part thereof or parking area and the action, damages or loss caused on account of any misuse shall be at risk and responsibility of the Purchaser and any consequences arising therefrom shall be borne and reimbursed by the Purchaser alone. After handing over possession of the said Premises, in case the Purchaser intends to install or fix any device and furniture such as instruments, gadgets, fixture, electronic items, etc. to any wall, column, ceiling, floor of the said Premises or the said Building, then the Purchaser shall take written permission from the Promoter for installation or fixation of such devices. In case the Purchaser fixes or installs any such devices or furniture without permission of the Promoter and in consequence thereof any damage or defect is caused to the structure of the said Premises or the said Building/s, then the Purchaser shall be liable and responsible to repair and cure such damage, unauthorized work and defect in the said Premises/the said Building/s and the Purchaser shall indemnify and agrees to keep always saved, harmless and indemnified, the Promoter (i) from and against all actions, proceedings, claims, demands, costs, charges, loss, penalties and expenses whatsoever, which may be made against the Promoter or which the Promoter may suffer or incur as a result of any unauthorized changes or alteration in or causing any damage, defect in or to the said Premises and/or the said Building/s; and (ii) for all costs and expenses incurred by the Promoter for instituting any legal proceedings for recovery of such costs and charges and expenses incurred by it for rectification and restoration to the said Premises and/or the said Building. In case the Purchaser fixes or installs any such devices or furniture without permission of the Promoter and in consequence thereof any damage or defect is caused to the structure of the said Premises or the said Building then the defect liability of the Promoter shall shift on the Purchaser. The Purchaser agrees that the Purchaser shall indemnify and agrees to keep always saved, harmless and indemnified, the Promoter in this regard. The Promoter has proposed to have a common Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall for the exclusive use of the residents of the Wings '1B' and Wing '1C' Building (i.e. the Allottees of the shops and commercial units or their guests, patrons shall not be entitled to have an access to the said common amenities of Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall). The costs of repairs, maintenance of the Podium and of the Garden (including planting, branching, replanting of the trees/orchard/flowerbeds etc.) thereon as aforesaid would be the responsibility of the residents of the Wings '1B' and Wing '1C' Building (other than the Allottees of the Commercial Units of the Wing '1A' Building).



12) **FORMATION OF SOCIETY/ASSOCIATION:**

12.1 "Society" means the Co-Operative Society/Societies and/or the Association of Societies of flats purchasers of the said Building that may be formed by the Promoter under the provisions of the Society Act as applicable, in respect of the said Building Project known as "Shree Ram Nagar Complex", to be constructed and proposed to be constructed on the part and parcel of the said Property and in accordance with the provisions of this Agreement.

12.2 As per the Rule 9 (1) (i) of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) rules, 2017, the

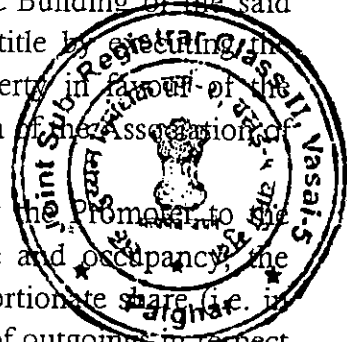
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Promoter shall submit an application for formation of Co-Operative Society/Societies and/or the Association of Societies of the said Project, to the Registrar of Registration of the Co-Operative Housing Society under the provisions of the Maharashtra Co-Operative Societies Act, 1960, within three months from the date of occupation Certificate of the Building 'Wing 1C' of the said Project of "Shree Ram Nagar Complex".

12.3 The Purchaser along with other Allottees in the Building 'Wing 1A', 'Wing 1B' and 'Wing 1C' shall join to form and register a Co-Operative Housing Society and/or Association of the Societies as determined by the Promoter (hereinafter referred to as the said "Society") to be known as "Shree Ram Nagar Complex Co-Op. Housing Society" or by such other name as the Promoter may decide. For the said purpose, the Purchaser shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of such Society and for becoming a member, including the bye-laws of the proposed Society. The Purchaser shall duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Society of the Purchaser. No objection shall be taken by the Purchaser with respect to the same. The changes or modifications, if any, are to be 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. The Promoter shall not be liable for any claims or penalties for delay in forming the Society, on account of any delay of the Purchaser and other Allottees in complying with the above.

12.4 The Promoter shall execute deed of Conveyance of the said Property, within three months of from the date of issuance of the Occupation Certificate of the 'Wing 1C' Building of the said Project or the formation of the Association of Societies, whichever is later. It is agreed between the Parties that within three months from the date of obtaining occupation/completion certificate of the 'Wing 1C' Building of the said Project, the Promoter shall transfer and vest the title by Deed of Conveyance in respect of the said Property in favour of the Association of Societies and in absence of formation of the Association of the Societies in favour of the Society.

12.5 Within 15 days after notice in writing is given by the Promoter to the Purchaser that the said Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoings in respect of the said Building, the said Property 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, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building/the said Property. Until the Society is formed and the structure of the said Building is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution calculated at the rate of Rs.7/- (Rupees Seven only) per square feet area to the extent of the said Premises, per month



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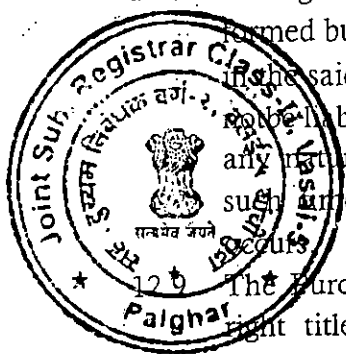
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towards the maintenance expenses and outgoings and applicable CAM Charges. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and the Promoter shall entitle to make necessary expenses out of the amounts of the contribution. It is agreed that if the balance amounts is therein the hands of the Promoter after deducting all expenses, the same shall remain with the Promoter until the transfer of the execution of Deed of Conveyance, which is to be executed in favour of the Society or the Association of the Societies as aforesaid. On such transfer of the Deed of Conveyance executed in favour of the Society or the Association of the Societies, the aforesaid deposits (less deduction and expenses) shall be paid over by the Promoter to the Society or the Association of the Societies, as the case may be.

12.6 Further, the Purchaser agrees that the Promoter shall have exclusive control and management in respect of all un-allotted Covered parking/Stilt Parking/Stack Parking and the Tower Parking areas of the said Project and the Promoter shall have exclusive right and authority to allot such parking areas of the said Building as per the choice of the Promoter. The flat purchaser/allottee who has been allotted Parking shall have exclusive control and management in respect of particular Covered parking/Stilt Parking/Stack Parking and the Tower Parking Space allotted in registered Agreements by the Promoter, till such period flat purchaser/allottee hold ownership of his premises in the said Project. The Purchaser agrees that the Purchaser and/or the subsequent transferee shall not take any objection or dispute in that regard with the Promoter or such transferee on account of allotment of such Parking areas.


12.7 Further, the Purchaser and the other flat purchasers of the said Building shall enter into/sign/execute such documents/writings, as may be required, containing covenant/s for payment of the expenses relating to the common areas/amenities and facilities which are situated on the said Building/the said Property.

12.8 It is agreed that in the event that the Society of the said Building is being formed but there is/are flats/villas/commercial units or any other premises in the said Building that are not sold by the Promoter, the Promoter shall be liable to pay maintenance charges, or any other charges/expenses of any nature whatsoever for the unsold flats or premises to the society, till such time that the sale of such unsold flats/ villas/commercial units



The Purchaser and the Society as and when formed shall not claim any right title and interest over the future FSI, DR, TDR or additional construction of any future FSI, DR or TDR and only the Promoter shall entitle to appropriate the entire sale proceeds thereof and the obligation of the Society to admit such purchasers of the flats comprised in the construction of the said Building as its member without charging any additional amount;

12.10 It is agreed by the Purchaser that the right of the Promoter, his agents, servants will have full and complete access, for egress and ingress on internal roads the said Property in future 24 X 7 for any reason whatsoever. The Promoter reserves to itself, the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the said Property and any common rights of ways to grant such rights to the Purchaser and/or users and buyers of flats/villas/units/building/s being constructed in future, at all times and

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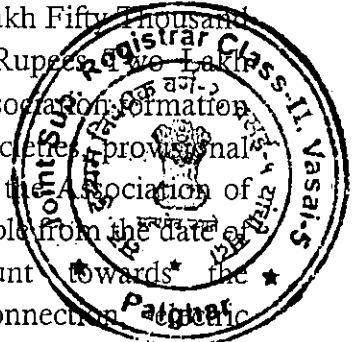


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the right of access in the said Property for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, transformer of power supply company etc. situated on the said Property and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Property and/or the adjacent property.


- 12.11 It is agreed by the Purchaser that the obligation of the Purchaser/the Society to pay the share of taxes in respect of all tax assessments, dues, cesses and outgoings, in respect of said Building/the said Property and/or any portion thereof;
- 12.12 The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Society and/or Association of Societies on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Building and/or the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, Government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Society and/or Association of Societies regarding occupation and use of the said Premises and shall pay outgoings in accordance with the terms of this Agreement.

- 13) **LIABILITY OF THE PURCHASER TO PAY AT THE TIME OF DELIVERY OF POSSESSION:** The Purchaser, shall on or before delivery of possession of the said Premises in addition to the Consideration amount, pay and keep deposited with the Promoter, non-refundable amount (i) from 1 BHK flat purchaser Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only), (ii) from 2 BHK flat purchaser Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only), (iii) from 3 BHK flat purchaser Rs.2,00,000/- (Rupees Two Lakh only), (iv) from residential villa purchaser Rs.2,50,000/- (Rupees Two Lakh Fifty thousand only), (v) from commercial unit purchaser Rs.2,00,000/- (Rupees Two Lakh only), towards share money, application entrance fee of the Association, formation and registration of the Society and/or the Association of Societies, provisional share of taxes and other charges and levies of the Society or the Association of Societies, monthly maintenance charges (for 6 months applicable from the date of offer date of possession), provisional Deposit amount towards the charges/expenses for procuring and using electricity connection, transformer, water Connections, deposit towards water (Bore well), infrastructure charges, generator charges, other connection charges, CAM Charges, infrastructure charges, etc. The above mentioned amounts are subject to service tax/GST and the Purchaser agrees and undertakes to pay all the above amounts/charges along-with Service Tax/GST thereupon as and when demanded by the Promoter. The said amounts are as per the prevailing rates/charges in effect which is always subject to change and the Purchaser is given understanding to that effect and the Purchaser is aware of the same, as such if the Promoter effects any change in such charges or amount in future, the Purchaser shall be bound by the same and he/she/they shall pay the same without fail.



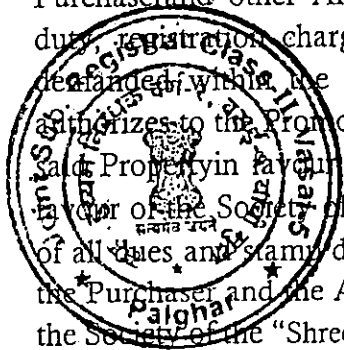


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- 14) **PAYMENT TOWARDS CERTAIN CHARGES:** The Purchaser shall pay to the Promoter a sum of Rs.7,000/- (Rupees Seven Thousand only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with legal guidance for formation of the Society and/or the Association of Societies and for preparing rules, regulations and bye-laws of the Society and/or the Association of Societies.
- 15) **LIABILITY OF THE PURCHASER TO PAY EXPENSES TOWARDS DEED OF TRANSFER OF THE SAID PROPERTY:** The Promoter, within three months from the receipt of the occupation certificate of the construction of the 'Wing 1C' Building or Formation of the Association of the Societies, whichever is later, the Promoter shall execute a transfer deed/Deed of conveyance of the said Property in favour of the Association of society as may be formed. However, in case the Purchaser fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Purchaser authorizes to the Promoter to withhold registration of the transfer deed/Deed of Conveyance of the said Property in favour of the Association of Societies till full and final settlement of all dues and stamp duty and registration charges to the Promoter is paid and deposited by the Purchaser.
- 16) **LIABILITY OF THE PURCHASER TO PAY EXPENSES TOWARDS DEED OF TRANSFER OF THE SAID PROPERTY OF THE PROJECT:** The Promoter agrees that within three months from the receipt of the Occupation Certificate of the 'Wing 1C' Building of the Project, the Promoter shall execute a conveyance deed of the said Property with proportionate indivisible share in the common areas, amenities and facilities to the Association of Societies or in absence thereof, in favour of the Society of "Shree Ram Nagar Complex" as may be formed, along-with right, title and interest of the Promoter in the said Property, however the Promoter shall have full control, right, title and interest over the unallotted and/or unsold Premises of the said Project. However, in case the Purchaser and other Allottees fails to deposit the payment towards the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Purchaser authorizes to the Promoter, to withhold registration of the conveyance deed of the said Property in favour of the Association of Societies or in absence thereof, in favour of the Society of "Shree Ram Nagar Complex", till full and final settlement of all dues and stamp duty and registration charges deposited to the Promoter by the Purchaser and the Association of Societies or in absence thereof, in favour of the Society of the "Shree Ram Nagar Complex".
- 17) **RIGHTS OF THE PROMOTER:**
- 17.1 It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the said Premises agreed to be sold by the Promoter to the Purchaser and all other flats, premises, structure, Car parking spaces of the said Building constructed by the Promoter shall be the sole and exclusive property of the Promoter and the Promoter shall be entitled to sell or deal with the same without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.
- 17.2 Subject to the provisions of the Act, the Promoter shall be at liberty and be entitled to amend and revise the lay-out plan of the said Property, the said Building plans, other Approvals.

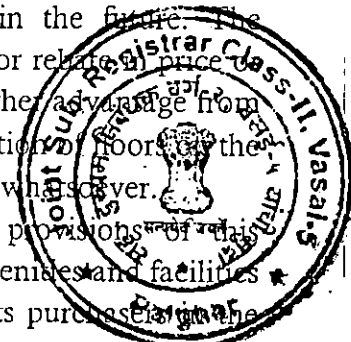


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- 17.3 The Purchaser hereby grants his/her/their irrevocable authority, permission and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell and/or allot or otherwise dispose off the flats, villas, shops, commercial units and other Premises of the said Building and to permit the same to be utilized by anyone for any purpose. The Promoter shall have the sole and absolute right and authority and shall be entitled to deal with and/or grant allotment of the car parking spaces forming part of the said Building and to permit the same to be utilized by anyone. The Promoter shall have the absolute right to deal with and dispose off the flats and allotment of the car parking spaces forming part of the said Building or appurtenant thereto including for any purpose and shall be entitled to obtain change of user thereof from the Sanctioning/Planning Authority, at the discretion of the Promoter.
- 17.4 It is hereby expressly agreed that the Promoter shall always be entitled to sell the flats, villas, units and other premises in the said Building for the purpose of using the same for residence, business or such other user as may be permitted by the Sanctioning Authorities and the purchasers thereof shall be entitled to use such premises purchased by them accordingly and similarly the Purchaser shall not object to the use of the flats, villas, units and other premises for the aforesaid purposes by the respective purchasers thereof.
- 17.5 It is specifically declared, disclosed and represented to the Purchaser by the Promoter that in case after the execution of this Agreement, if any further FSI is increased and permitted to be utilized on the said Property in view of sanction of the Government policy or in accordance with the applicable law, the same shall be utilized and consumed for the benefit of the Promoter alone. The Promoter shall entitle to utilize and consume any FSI, DR, TDR and all the benefits, potentials, yield, advantages etc. presently available and/or that may be available in the future. The Purchaser shall not be entitled to claim any damages or related price or compensation for usage of the amenities etc. or any other advantage from the Promoter on the ground of the additional construction of floors of the said Buildings in the said Property or any other ground whatsoever.
- 17.6 Notwithstanding anything contained in the other provisions of this Agreement, the Promoter will be providing various amenities and facilities in the said Building, which will be used by all the flats purchased in the said Property. The Promoter may enter into other related agreements with any management agency, other company as may be necessary for effective, full and efficient management of the infrastructure, recreational areas, common amenities and facilities of the said Building and/or the said Property. It is hereby clarified that any amenities and facilities provided in the said Project shall also be used by the other flats holder and villas holders in the said Property and the Purchaser hereby agrees and undertakes not to raise any dispute or objection in this regard.
- 17.7 It is hereby clarified that the Promoter shall not be responsible, accountable or liable in any manner whatsoever to any person including the Purchaser, the society for any act, deed, matter or thing committed or omitted to be done by such management agency and/or any such other agency, firm, corporate body, organization, association or any other person/s in due course of such maintenance, management, control and regulation of the said Property.



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17.8 In the event of the Society being formed and registered before the sale and disposal by the Promoter of all the flats/offices/villas/commercial units in the said Project, the power and authority of the society so formed or that of the Purchaser in respect of the sold flats and premises only. The Promoter shall have exclusive overall control and authority over the unsold flats/offices/villas/commercial units/other premises and unallotted Car parking spaces in the said Project and in respect of any of the matters concerning the said Building and the said Property, the construction and completion thereof and all the amenities pertaining to the same and in particular, further the Promoter shall have the absolute authority and control as regards the disposal of the unsold flats/offices/villas/commercial units/other premises thereof and allotment of unallotted car parking spaces thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold flats, premises in the said Building. In case the society is formed before the disposal by the Promoter of all the flats/offices/villas/commercial units/other premises, then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold flats/offices/villas/commercial units/other premises and as and when such premises are sold, the society shall admit such flats/offices/villas/commercial units/other premises purchaser as the member/s of the society without charging any premium or extra payment.


17.9 Till the entire development of the said Property is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the roads, open spaces, gardens, infrastructure facilities and/or any other common facilities or the amenities to be provided in the said Property and the Purchaser shall have no right or interest to interfere and disturb the enjoyment, use and control of the Promoter in this regard.



The Purchaser is aware that the said Property is a lay-out and that the Promoter shall entitle to all the benefit of FSI, DR, TDR under the Government policy and any such entitlements for the beneficial and optimum use and enjoyment of the same in such manner as the Promoter deems fit and in accordance with the provisions of the Act.

11 The Promoter shall be at liberty to sell, assign, transfer, mortgage, lease, grant license or otherwise deal with its right, title and interest in the unsold and unallotted flats/offices/villas/commercial units/other premises of the said Project, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the said Premises.

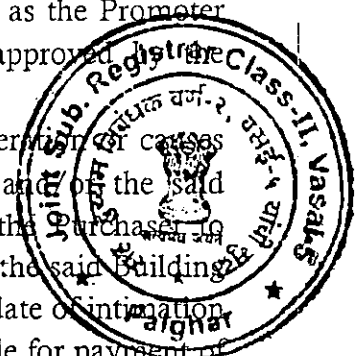
17.12 The express right, authority and entitlement of the Promoter to give and/or grant over, upon and/or in respect of the said Property and/or any construction thereon or any portion/s thereof, all rights, interests, benefits, privileges in favour of any person/s whatsoever, on such terms, conditions and provisions and as may be desired or deemed necessary by the Promoter in their sole and unfettered discretion and/or as may be required by any Government, Semi-Government, Local or Public body or authority. This right, authority and entitlement of the Promoter shall include, but without any limitation, the right to light and air, right to any other facilities, utilities and amenities on the said Property and/or any construction thereon and the right to give and/or grant or permit the use

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- and enjoyment of all or any of the areas, amenities and/or facilities of, provided in and/or relating to the said Property and/or any construction thereon.
- 17.13 In accordance with the provisions of the Act, the Promoter shall be entitled to make variations in the lay-out, amenities and specifications, re-locations, water, power, rain water harvesting system, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, pipelines, their dimension as the Promoter deems fit. In accordance with the provisions of the Act, the Promoter shall entitled to make variations in the said Property in respect of amenities and specifications, re-locations, water, power, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, pipelines, their dimension, etc.
- 17.14 In the event the Promoter has paid or is required to pay any amount by way of premium, betterment charges, development charges etc. to any Sanctioning Authority or other authority, the same shall be reimbursed by the Purchaser to the Promoter in proportion to the carpet area wherever applicable of the said Premises or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement. Provided however, it is hereby clarified that the Promoter shall enclose the requisite notification, order, rule, regulation, letter, notice published/issued in that behalf alongwith the demand letter which will be issued by the Promoter and the Purchaser shall be liable to pay such amounts to the Promoter, within 15 (fifteen) days of such demand being made by the Promoter.
- 17.15 In accordance with the provisions of the Act, the Promoter shall be entitled to make such changes in the said Buildingplans as the Promoter may from time to time determine and as may be approved by the Sanctioning Authorities.
- 17.16 If the Purchaser makes any unauthorized change or alteration or causes any unauthorized repairs in or to the said Premises and/or the said Building, the Promoter shall be entitled to call upon the Purchaser to rectify the same and to restore the said Premises and/or the said Building to its original condition within 30 (thirty) days from the date of intimation by the Promoter in that behalf. The Purchaser alone liable for payment of compensation and loss caused to any person arising from unauthorized change or alteration or causes any unauthorized repairs of the Purchaser. If the Purchaser does not rectify the breach within such period of 30 (thirty) days, the Promoter may carry out necessary rectification and restoration to the said Premises or the said Building (on behalf of the Purchaser) and all such costs, charges and expenses incurred by the Promoter shall be reimbursed by the Purchaser. If the Purchaser fails to reimburse to the Promoter any such costs and charges and expenses within 7 (seven) days of demand by the Promoter, the same would be deemed to be a charge on the said Premises of the Purchaser. The Purchaser hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Promoter (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Promoter or which the Promoter may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the said Premises or the said Building and; (ii) for all costs and expenses incurred by the Promoter for



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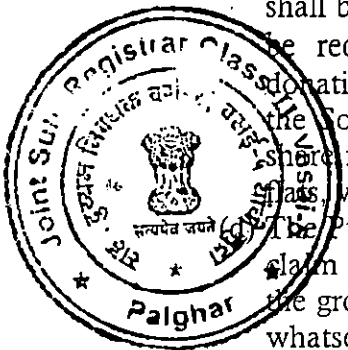
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instituting any legal proceedings for recovery of such costs and charges and expenses incurred by the Promoter for rectification and restoration to the said Premises and/or the said Building.

17.17 Un-sold and un-allotted Premises and areas :

- (a) It is agreed and understood between the Promoter and the Purchaser that after the formation of the Society, the Promoter shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold flats, villas, offices, premises, units, un-earmarked areas and un-allotted parking Spaces etc. in the said Project.
- (b) All unsold and/or un-allotted flats, villas, offices, premises, units, un-earmarked areas and un-allotted parking spaces etc. in the said Building and "Shree Ram Nagar Complex", including without limitation, covered car parking spaces and other spaces in the said Building and the said Property shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/or un-allotted flats, villas, offices, premises, units, un-earmarked areas and un-allotted parking Spaces and shall be entitled to enter upon the said Property and the said Building to enable it to complete any unfinished construction work and to provide amenities and facilities as the Promoter may deem necessary.
- (c) Even after formation of the Society, the Promoter developing the said Project, the Promoter shall continue to have a right to hold, let, sub-let, grant license, dispose of and/or otherwise deal with in any manner whatsoever the remaining unsold/un-allotted flats, villas, offices, premises, units, un-earmarked areas in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Promoter and the Promoter shall entitle to allot un-allotted parking Space to such persons. The buyers of such unsold/un-allotted flats/premises shall be accepted as members of the Society and such buyers shall not be required to pay any transfer fees, charges, premium and/or donation and/or compensation and/or cost in any form whatsoever to the Society or any other entity, save and except the membership fee, share money and entrance fee per member for such remaining unsold flats, villas, offices, premises, units, etc.
- The Purchaser and/or the Society or Association of Societies shall not claim any reduction in the sale consideration and/or any damage on the ground of inconvenience and/or nuisance or on any other ground whatsoever. Further, the Promoter shall not be liable to pay or contribute any amount on account of non-occupancy charges or for any other charges or fund provided for under the bye-laws, rules and regulations or resolutions of the Society or Association of Societies.



18) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER: The Promoter hereby represents and warrants to the Purchaser as follows:

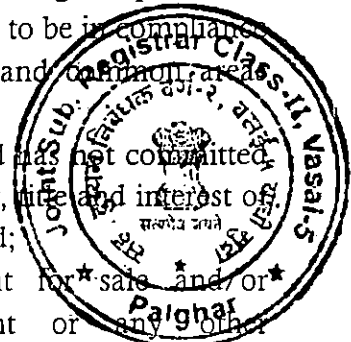
- (a) The Promoter has made full and true disclosure of the Title of the said Property and the said Building as well as encumbrances, if any, known to the Promoter in this Agreement as well as in the Title report of the advocate. The Promoter has also disclosed to the Purchaser nature of its right, title interest or right to construct the said Building, structures and also given inspection of all documents to the Purchaser as contemplated in the Act. The Purchaser having acquainted himself/herself/themselves with all facts and right of the Promoter and after satisfaction of the same has entered into this agreement.
- (b) The Promoter has started construction of the said Building in accordance with the plans, designs, specifications time to time approved by the concerned local authority. Further, the Promoter shall entitle to construct the said Project consisting of 'Wing 1A', 'Wing 1B' and 'Wing 1C', in accordance with the plans,

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designs, specifications time to time approved by the concerned local authority, with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them and for that the Purchaser herein has given his/her/their irrevocable consent, provided such variations or modifications do not adversely affect the said Premises of the Purchaser. It is agreed that the Purchaser shall not obstruct construction of the said Project as the permissions are obtained from the Planning Authority. It is agreed that the Purchaser shall not object or obstruct the construction of the said Project or any Building in the Project on the grounds of view change, change of access, air and light obstruction, etc. in the said Premises/the said Building.

- (c) The Promoter have clear and marketable title with respect to the said Building and the said Property and have the requisite rights to carry out development subject to sanctions, permissions and authorizations and also is in actual, physical and legal possession of the said Property of the said Building.
- (d) The Promoter has lawful rights and obtained requisite approvals from the competent Authorities to carry out development of the said Building and shall obtain requisite approvals and do necessary compliance from time to time to complete the construction and development of the said Building;
- (e) There are no encumbrances upon the said Property except those disclosed in the title report and this Agreement;
- (f) There are no litigations pending before any Court of law with respect to the said Property, save and except those disclosed in the title report and this Agreement;
- (g) All approvals, licenses, plans and permits issued by the competent authorities till date with respect to the said Building, the said Property are valid and subsisting and have been obtained by following due process of law. Further, all approvals, plans, licenses and permits to be issued by the competent authorities with respect to the said Building and the said Property are obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building and common area thereof;
- The Promoter has 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 Purchaser created herein, may prejudicially be affected;
 - The Promoter has not entered into any agreement for sale and/or confirmation deed and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Property except disclosed in this Agreement and the said Premises which will, in any manner, affect the rights of Purchaser under this Agreement;
 - The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Purchaser in the manner contemplated in this Agreement;
 - At the time of execution of the transfer deed of the said Property to the Society or the Association of the Societies, the Promoter shall handover lawful, vacant, peaceful, physical possession of the said Property after grant of occupation certificate of the 'Wing 1C' Building, subject to retaining of the right of Road Access of the Promoter;
 - The Promoter has duly paid and shall continue to pay and discharge undisputed Government 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 Building to the



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competent Authorities, till the date of the execution of transfer deed of the said Property;

vi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the said Property except those disclosed in the title report and this Agreement.

(h) The Promoter has obtained Project construction Finance from "Fullerton India Home Finance Company Limited" against the security of the development rights, all such Flats, villas and commercial units of the said Property, excluding the Flats/commercial units agreed to allot to the members of the said Societies by way of permanent alternate accommodation.

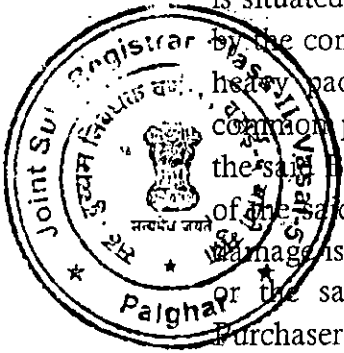
19) **REPRESENTATION OF THE PURCHASER:** The Purchaser himself with intention to bring all persons into whosoever hands the said Premises may come, hereby covenants with the Promoter as follows :-

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

(b) Not to store in the said Premises any goods which are of hazardous, combustible, explosive or dangerous nature or are so heavy as to damage the construction or structure of the said Building in which the said Premises is situated or storing of which goods, liquid, firecrackers, etc. 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, lifts, common areas/facilities or any other structure of the said Building in which the said Premises is situated, including entrances of the said Building in which the said Premises is situated and in case any damage is caused to the said Building in which the said Premises is situated or the said Premises on account of act, negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

(c) Not to carry out internal repairs to the said Premises without permission of the Promoter or the Society, as the case may be and the planning authority. The Purchaser shall maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the said Building in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority or the terms and conditions of this Agreement. In the event of the Purchaser committing any act, negligence or default in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building in



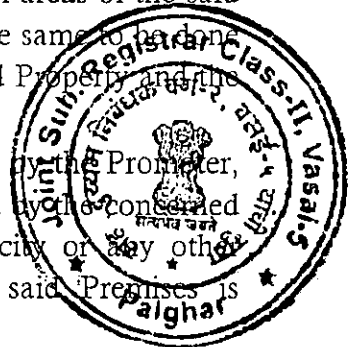
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which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Building in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter or the Society(as and when formed) and the planning authority.

- (e) Not to do or permit to be done any act or thing which may render void or voidable any insurance as and when obtained by the Society in respect of the said Building in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance(in case such insurance policy is obtained).
- (f) Not to allow to burn or burst or permit or to be permitted to burn and burst the firecrackers, patakhas, rockets, bombs and other types of firecrackers in the open areas, common areas, balconies, terrace, podium, balcony, internal roads or inside the said Building premises, the said Property or any part thereof to avoid fire, casualty, calamity, mishap or accident in the said Project. The Purchaser shall not burn or burst the firecrackers, patakhas, rockets, bombs and other types of firecrackers inside of the said Property.
- (g) Not to throw dirt, rubbish, rags, garbage, food grain, beans, cereals, foodstuff or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the said Building in which the said Premises is situated.
- (h) Smoking and consuming liquor or alcohol in common areas of the said Project/the said Building is strictly prohibited and restricted.
- (i) Not to spit in any corner of the said Building, lift or open areas of the said Building/the said Project or any part thereof or permit the same to be done to any person in the compound or any portion of the said Property and the said Building in which the said Premises is situated.
- (j) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit and other dues as demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the said Building in which the said Premises is situated.
- (k) To bear and pay all rents, rates, taxes, cesses, assessments, municipal/property taxes, water charges, charges for maintenance of garbage disposal system, rain water harvesting system, fire-fighting systems, generator set for common area, security charges, infrastructure maintenance, other agencies, and such other facilities that the Promoter maybe installed, operated, initiated and maintained under the guidelines prescribed under statutory authorities including any increase in local taxes, development or betterment charges, water charges, security, insurance premium (as and when such insurance policy is obtained) and such other levies, if any, which are and which may be imposed by the Sanctioning Authorities and/or government and/or other public authority on account of change of user of the said Premises or otherwise.
- (l) Bear and pay all service tax, works contract tax, MVAT, Goods & Service Tax (GST), LBT, Metro Cess/Surcharge, etc. and such other levies, if any, which may be imposed with respect to the said Premises and/or any activity whatsoever related to the said Premises by the Sanctioning Authorities



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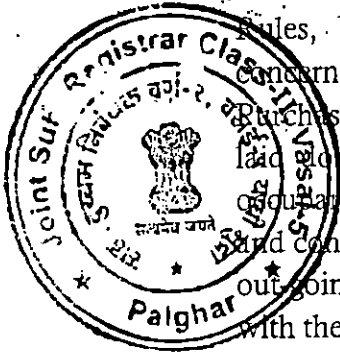
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and/or State/Central/Government and/or public authority from time to time;

- (m) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Purchaser for any purposes other than for purpose for which it is sold.
- (n) To bear and pay all the charges of registration, stamp duty and registration fees of the said Premises. So also, to bear and pay the contribution of the amount in proportionate of the area of the said Premises the charges of registration, stamp duty, registration fees and other miscellaneous charges for Deed of Conveyance/Transfer Deed of the said Property to be executed in favour of the Society or Association of Societies.
- (o) To install air-conditioning units only in the space/s designated for the said purpose in the said Premises. If the Purchaser desires to install air-conditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the said Premises, or be required to be affixed/installed outside the said Premises, then the Purchaser shall install/affix the same only after obtaining prior written permission from the Promoter and/or the society (as the case may be). The Purchaser shall strictly observe and comply with all the terms and conditions, which may be imposed by the Promoter and/or the society, as the case may be, in respect of the same;
- (p) The Purchaser shall observe and perform all the rules and regulations which the Society and/or Association of Societies may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Property and for the observance and performance of the said Building Rules, UDCPR, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society and/or Association of Societies regarding the occupancy and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings, monthly subscription fees and the contribution in accordance with the terms of this Agreement.
- (q) To permit the Promoter and its architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others including the representatives of the project management agency and its employees, at all reasonable times, to enter into and upon the said Premises or any part thereof, to view and examine the state and condition thereof and/or for the purpose of carrying out the service, repairs, upkeep, cleaning and maintenance of the said Building or any part thereof, including all drains, pipes, cables, wires, gutters and other fixtures, fittings, utilities, conveniences, amenities and facilities belonging, serving or appurtenant thereto, as also for the purpose of making, laying, installing and/or affixing additional, new and other fixtures, fittings, utilities, conveniences, amenities, facilities and services in, through, over or outside the said Premises for the benefit of the said Building. The Purchaser shall not obstruct or hinder the Promoter and/or the project management agency and/or their architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, in carrying out their



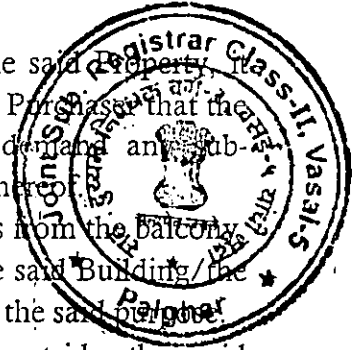
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दस्ता क्र. १६७५५/२०२३

- duties. The Purchaser shall rectify and make good all defects, and unauthorized changes within 15 (fifteen) days from the date of receipt of a written notice from the Promoter in that regard and in case of extreme emergency immediately on oral notice/intimation by the Promoter to the Purchaser;
- (r) The Purchaser shall not without the prior written consent of the Promoter let, sub-let, transfer, assign or part with the Purchaser's interest or benefit of this Agreement or part with the possession of the said Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained their prior consent in writing in that regard;
- (s) Till the conveyance deed of the said Property executed and registered in favour the Society and/or Association of Societies, to allow the Promoter, its surveyors and agents in the said Property at all reasonable time to enter into or upon the said Premises/the said Property, to view and examine the state and condition thereof;
- (t) Not to close/enclose or permit to be closed varandas, parking spaces, lobby, dry balcony, ducts, Patio or balconies of the said Premises/the said Building or change the external colour scheme, balcony railing or the pattern of the colour of the said Building;
- (u) Not to put any claim in respect of the open car parking space, open space of hoarding or terrace/balconies or the utility area/s;
- (v) Not to change the exterior elevation or the outlay of the said Building/the said Premises;
- (w) Not to demand partition of the Purchaser interest in the said Property, being expressly agreed, understood and confirmed by the Purchaser that the Purchaser's interest therein is impartible and not to demand any sub-division of the said Property or the Premises or any part thereof;
- (x) Not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Building/the said Premises, save and except in the areas designated for the said purpose;
- (y) Not to keep flower-vase/small plants/other things outside the said Building/the said Premises on the parapet or chajja or in the common area of the said Building.
- (z) To co-operate and render all assistance and facilities to the Promoter and to do and perform all acts, deeds, things and matters, as may be required by the Promoter from time to time and at all times hereafter, including to sign and execute and admit execution of all necessary writings/documents as may be required by the Promoter, within 7 (seven) days from receipt of the Promoter's intimation in respect thereof and to attend the Promoter office in this regard, for enforcing and putting into complete effect the terms, conditions and provisions of this Agreement and all related or incidental documents and writings and so as to enable the Promoter to carry out and complete the development of the said Building in the manner that may be desired and deemed fit and as envisaged by the Promoter in their sole and unfettered discretion, including as mentioned in this Agreement; and.
- (aa) The covenants of this Agreement shall be binding and operative even after the formation of the society.
- (bb) The Purchaser hereby agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from



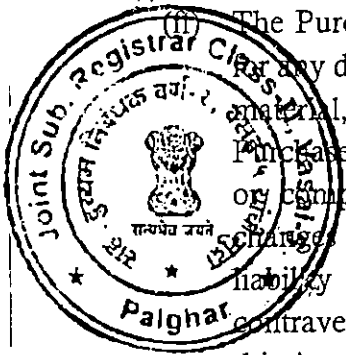
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time to time even after the Promoter has delivered possession of the said Premises to the Purchaser, so as to enable the Promoter to complete the said Project in the said Property.

- (cc) The Purchaser agrees and undertakes that the Promoter shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises by the concerned authorities due to non-payment by the Purchaser or any other flat holder or owner of their respective proportion of the taxes/outgoings payable to the concerned authorities on account of default in making such payments, however, the Purchaser shall indemnify the Promoter as far as the balance consideration amount and the Promoter shall have privilege and first right to recover the dues and balance consideration amount from the Purchaser.
- (dd) The Purchaser agrees and undertakes that the Promoter shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises by the concerned authorities/Banks due to non-payment by the Purchaser or any other unit holder or owner of their respective proportion of the taxes / outgoings payable to the concerned authorities/Banks on account of default in making such payments.
- (ee) The Purchaser is aware that tiles and natural stone are susceptible to staining and variations in shade and shall not make the Promoter be held liable in any manner whatsoever, for the same.




The Purchaser confirms that the Promoter shall not be liable and responsible for any defect liability in respect of any change done by the Purchaser to any material, fixture, fittings in the said Premises and/or the said Building. The Purchaser further confirms that the Purchaser shall not claim any damages or compensation from the Promoter on account of such unauthorized change done by the Purchaser. The Purchaser confirms that the defect liability of the Promoter shall come to an end, if the Purchaser infringes, contravenes or does not abide with the terms and conditions mentioned in this Agreement.

- (gg) The Purchaser confirms that the Promoter has given full, free and complete inspection of documents of title in respect of the said Property and the Purchaser confirms that he/she/they has/have entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificate issued by Shri. Yogesh P. Virarkar, the Advocate of the Promoter and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter to the said Property. The copy of the Title Certificate is hereto annexed and marked as Annexure "L".

20) **MAINTAINANCE OF SEPARATE ACCOUNT:** The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

21) **LOAN AGAINST THE SAID PREMISES:**

- a. It is hereby further expressly agreed that notwithstanding the Purchaser approaches/has approached any bank/financial institution or any other financier (hereinafter referred to as "the Financer") for availing of a loan in

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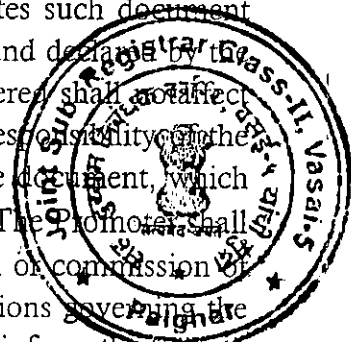


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order to enable the Purchaser to make payment of the Consideration amount or part thereof in respect of the said Premises to the Promoter and/or mortgaged/mortgages the said Premises with the Financer (which is to be subject to issuance by the Promoter of a no-objection letter in favour of the Financer) for repayment of the loan amount. It shall be the sole and entire responsibility of the Purchaser to ensure the timely payment of the Consideration amount or the part thereof and/or the amounts payable as per the schedule of payment mentioned in Clause 2 (c). Further, the Promoter shall not be liable or responsible for the repayment to the Financer of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the said Premises and payment of charges to the Financer shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts (including consideration amount, contribution, outgoings and maintenance charges, property tax and other taxes, any other payment mentioned in this Agreement) payable hereunder have not been paid, the Promoter shall have a lien and charge on the said Premises to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard. The Promoter shall have first and preferential right to recover the unpaid amounts in respect of the said Premises from the Purchaser.

- b. The Purchaser hereby expressly agrees that so long as the aforesaid loan remains unpaid/outstanding, the Purchaser, subject to the terms hereof, shall not sell, transfer, let out and/or deal with the said Premises in any manner whatsoever without obtaining the prior written permission of the Promoter and the Financer. In case the Purchaser makes or executes such document then that document shall become invalid. It is confirmed and declared by the Purchaser that such invalid document even though registered shall not affect and prejudice the rights of the Promoter. It shall be the responsibility of the Purchaser to inform such transferee about invalidity of the document, which may be executed without written consent of the Promoter. The Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Society about the lien/charge of such Financer and the Promoter shall not be liable or responsible for the same in any manner whatsoever.
- c. The Purchaser shall indemnify and keep indemnified the Promoter and its successors, transferee and assigns from and against all claims, costs, charges, expenses, damages, actions and losses which the Promoter and its successors and assigns may suffer or incur by reason of any action that the Financer may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the said Premises and any other terms and conditions of this Agreement. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the Promoter shall have first lien/charge on the said Premises towards all the claims, costs, charges, expenses and losses etc. of the Promoter and the Purchaser further undertakes to reimburse the same to the Promoter without any delay, default or demur.



22) **RESTRICTED RIGHT:** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said

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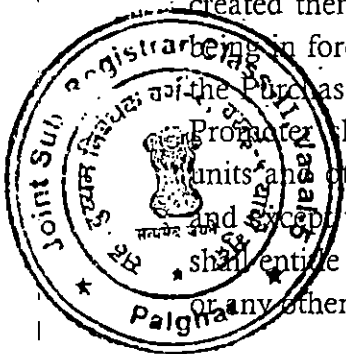
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Building/the said Property or any part thereof. The Purchaser shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her/them, and it is agreed that all open spaces, Car parking spaces, lobbies, staircases, terraces spaces, will remain the property of the Promoter, until the execution of Conveyance Deed/Transfer deed of the said Property in favour of the Society or the Association of Societies.

23) **COMMON AREAS/AMENITIES:** It is expressly agreed that the Purchaser of residential flat/villa shall be entitled to the other common areas/amenities of Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall will be for exclusive use of resident purchasers only for the said Building, subject to regular advance or monthly payment of maintenance charges as set out in this Agreement. It is clarified that the other common areas and facilities shall include such further areas, amenities and facilities as may be identified and earmarked by the Promoter only after completion of the development of the said Project. It is clarified that since the said Property is being constructed and developed as high rise Building, the common areas/amenities and facilities to be provided in the said Property, shall be provided by the Promoter after grant of Occupation certificate of the 'Wing 1C' Building. It is hereby agreed that the common areas/amenities and facilities and so identified and earmarked in the sanctioned Plan shall be completed at the end of completion of the 'Wing 1C' Building and after grant of occupation certificate of the 'Wing 1C' Building in the said Property.

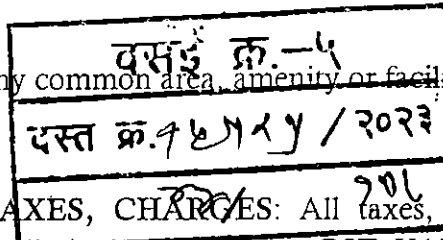
24) **THE PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the execution of this Agreement the Promoter shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser, who has taken or agreed to take the said Premises. However, the Promoter shall entitle to mortgage the unsold flats/villas/offices/commercial units and other premises to any financial institute, Bank, finance company, save and except the said Premises agreed to transfer to the Purchaser. The Promoter shall entitle to create charge on such unsold flats/villas/offices/commercial units or any other Premises by way of mortgage.



25) **INDEMNIFICATION BY THE PURCHASER:** The Purchaser shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his/her/their obligations contemplated under this Agreement; (c) damages to any property howsoever arising related to the use and/or occupation of the said Premises and directly or indirectly as a result of the negligence, refusal, unlawful and illegal act and/or omission of the Purchaser or his/her agents, servants, tenants, guests, invitees and/or any person or entity under his/her control; and (d) non-compliance with any of the restrictions by the Purchaser regarding the use and/or occupation of the said Premises; (e)

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encroachment by the Purchaser upon any common area, amenity or facility of the said Building/the said Property.



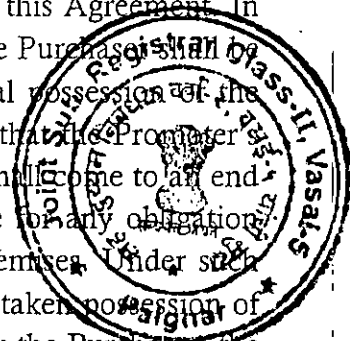
26) **LIABILITY OF PAYMENT OF TAXES, CHARGES:** All taxes, charges, levies present or future including but not limited to service tax, GST, VAT, Metro Cess/Surcharge, Stamp duty, registration Charges or any other impositions or levies of the Government, local authorities, (i) on account of this transaction or (ii) pro-rata on account of the entire development of the said Building/the said Property, or (iii) on the consideration amount and other amounts payable by the Purchaser to the Promoter, or (iv) otherwise shall be to the account of the Purchaser alone and the Promoter shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions, cess, charges, etc. shall be payable by the Purchaser, over and above the consideration amount of the said Premises and the Promoter's decision as regards the quantum of the same shall be final and binding on the Purchaser and the quantum shall be decided on the area of the said Premises.

27) **DATE OF OBTAINING OCCUPATION CERTIFICATE OF THE SAID BUILDING:** The Promoter declares that the Promoter shall obtain the occupation certificate of the said Building of the said Project known as "Shree Ram Nagar Complex" on or before 31.12.2026 from the Planning authority.

28) **DEFECT LIABILITY:**

(i) In the event the Purchaser fails to take possession of the said Premises within such period as mentioned in the offer of Possession letter, then the said Premises shall lie at the risk and cost of the Purchaser. The maintenance charges and the defect liability period shall commence from the date of such receipt of Offer letter as contemplated in Clause 10.2 of this Agreement. In addition to payment of interest for delayed payments, the Purchaser shall be liable to pay such charges till the Purchaser takes actual possession of the said Premises. The Purchaser agrees and acknowledges that the Promoter's obligation of delivering possession of the said Premises shall come to an end and the Promoter shall not be responsible and/or liable for any obligation towards the Purchaser for the possession of the said Premises. Under such circumstances it shall be deemed that the Purchaser has taken possession of the said Premises. During the period of the said delay by the Purchaser, the said Premises shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.

(ii) Additionally, the Promoter shall not be liable in case of (a) Structural defects caused or attributable to the Purchaser including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the said Premises other than for its intended purpose; (b) Structural defects caused by accidental breaking of fire, flood or any kind of explosion of gas cylinder etc.; (c) Structural defects induced by unauthorized work without obtaining written consent of the Promoter and anyhow by failure of waterproofing system in the said Premises on account of the Purchaser; (d) Structural defects occurring in the said Premises or the said Building that has undergone civil renovations; (e) In the event of any damage due to wear and tear of whatsoever nature is caused (save and except the defects as mentioned



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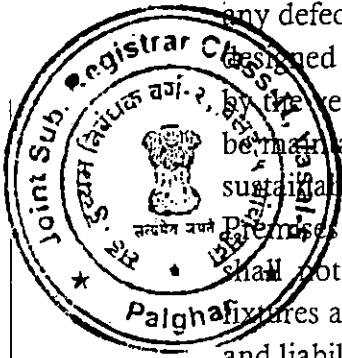
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hereinabove) after the date of receipt of offer letter as contemplated in Clause 10.2 of this Agreement, the Promoter shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser and the Purchaser alone shall be liable and responsible to rectify and reinstate the same at his/her/their own costs and expenses; (f) any willful act, negligence, omission, commission, refusal, abstain on part of the Purchaser against the provisions of this Agreement.

- (iii) The Purchaser shall not carry out any alterations of the whatsoever nature in the said Premises, the said Building, the said Property, which shall include but not limit to columns, beams, walls, RCC, etc. or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water and cracks to the construction. If any of such works are carried out by the Purchaser without the written consent of the Promoter the defect liability automatically shall become void and come to an end. It shall be the responsibility of the Purchaser to maintain the said Premises/the said Building and the Premises of the Said Property in a proper manner and to take all due care needed including but not limiting to the joints in the tiles in the said Premises are regularly filled with white cement/epoxy to prevent water seepage. Further, where the manufacturer warranty as shown by the Promoter to the Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said Premises, the said Building, the Said Property and if the annual maintenance contracts are not done/renewed by the Purchaser the Promoter shall not be responsible for any defects occurring due to the same. The said Building has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in the said Premises and the common amenities wherever applicable. The Promoter shall not be liable or responsible any defect to such items or equipment, fixtures and fittings, where the vendors/manufacturers have sole responsibility and liability of warranty.



- (iv) The Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the said Premises, the said Building, the Said Property includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 (twenty) degree Celsius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.
- (v) Barring the terms and conditions mentioned in the above Clause 28 (i), (ii), (iii) and (iv), if within a period of five years from the date of handing over the said Premises (whether possession is actually taken or not) to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the said Premises or the said Building in which the said Premises 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 at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act, however the defect liability would not be applicable to the Promoter, if the

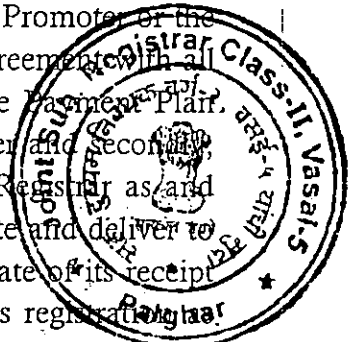
[Signature] P.V.V

[Signature] Ravitha

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Purchaserviolates the terms and conditions of this Agreement or the situation arises as contemplated in the terms and conditions mentioned in the Clause 28 (i), (ii), (iii), and (iv) above. Moreover, it is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser, it shall be necessary to appoint an expert (who shall be a nominated and recognized Government surveyor and Architect), who shall survey and assess the defects pointed out by the Purchaser and shall thereafter submit a report to state of the defects pointed out by the Purchaser in materials used, in the structure built of the said Premises, the said Building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement and in case if the Report of the expert confirms the bad workmanship or structural defect, then only the Purchaser shall entitle to get rectification of such structural defects from the Promoter. It is agreed that the Promoter and the Purchaser may jointly and mutually decide the compensation amount for such structural defects, and close forever the dispute of structural defects raised by the Purchaser. However, the Purchaser shall execute receipt of such compensation in favour of the Promoter and end forever the issue of structural defect in the said Premises. The Structural Defect liability cannot be attributed again and again even twice upon the Promoter and the structural defect liability shall not continue to subsequent transferee/purchaser of the said Premises, when such defect is already dealt with, decided, raised previously and/or satisfied/settled by the Promoter.

- 29) **BINDING EFFECT:** Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan, within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser after deduction of the amount from the Consideration amount, towards the liquidated damages as defined in Clause 7.6 of this Agreement.
- 30) **ENTIRE AGREEMENT:** This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether executed in writing or oral, if any, by and between the Parties in regard to the said Premises.
- 31) **RIGHT TO AMEND:** This Agreement can be modified by consent of both parties on execution of written document jointly signed by both the parties. All amendments or modifications to this Agreement shall be valid and effective only through a written instrument jointly agreed and jointly signed by both the Parties.



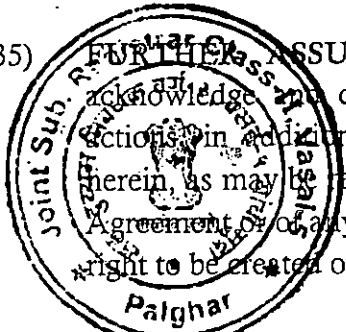
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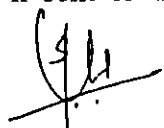
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- 32) **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Buildings shall equally be applicable to and enforceable against any subsequent transferee of the said Premises, in case of a transfer, as the said obligations go along with the said Premises for all intents and purposes. However, when any obligation or liability of the Promoter is saved in this Agreement for subsequent Purchaser, then this Clause shall not be applicable and in that event the obligations and liability of the Promoter shall not be applicable and enforceable.
- 33) **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable.
- 34) **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other flats purchasers in the said Building/the Said Property (as the case may be), the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the said Premises in the said Building/the Said Property (as the case may be).
- 35) **FURTHER ASSURANCES:** The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions in addition to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
- 36) **PLACE OF EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. The Parties declare that this Agreement shall be deemed to have been executed at Virar.
- 37) **PRESENTATION FOR REGISTRATION:** The Purchaser and/or the Promoter shall present this Agreement as well as the Transfer Deed of the structure of the said Building at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
- 38) **SERVICE OF NOTICES:** That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and



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notified Email ID/Under Certificate of Posting at their respective addresses specified below:

(a) Name & Address of the Purchaser:-Mrs. Kavitha Vishant Shetty

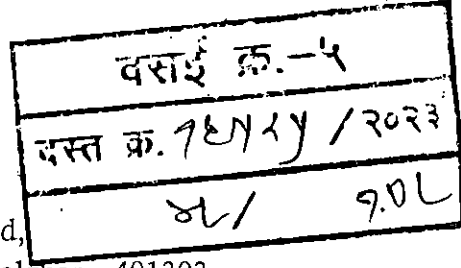
A-104, Shree Shyam Jyot CHS Ltd., Navghar Road,

Kasturi Park, Bhayandar (W), Tal & Dist. Palghar-401105

Email ID:kshetty2311@gmail.com

mobile Number: 9960851736

whatsApp mobile Number: 9960851736



(b) Name & Address of the Promoter :-

M/S. SUDHAM LIFESPACES LLP.,

Vartak House, Near Ram Mandir, Vartak Road,

Vartak Ward, Virar (West), Tal. Vasai, Dist. Palghar - 401303.

Email ID: sudhamlifespaces@gmail.com

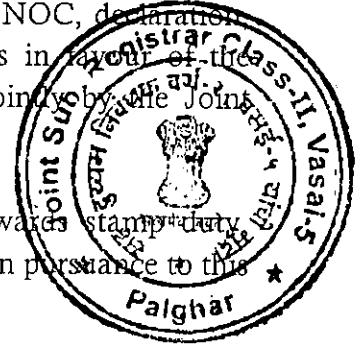
It shall be the duty of the Purchaser and the promoter to inform each other of any change in address and E-mail ID subsequent to the execution of this Agreement in the above address or E-mail by Registered Post failing which all communications and letters posted/mailed at the above address and Email ID shall be deemed to have been received by the promoter or the Purchaser, as the case may be.

39) **JOINT PURCHASERS:**In case there are Joint Purchasers purchasing the said Premises, all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her/them of the First Purchaser which shall for all intents and purposes to consider as properly served on all the Purchasers. Further it is clarified that any consent, NOC, declaration or writing given or executed by either of the Joint Purchasers in favour of the Promoter shall be presumed and deemed to be executed jointly by the Joint Purchasers.

40) **STAMP DUTY AND REGISTRATION:** The charges towards stamp duty, Registration, Metro Cess/Surcharge/GST and any other taxes in pursuance to this Agreement shall be borne by the Purchaser.

41) **WAIVER NOT A LIMITATION TO ENFORCE:** The Promoter may, in their sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Purchaser in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Purchaser that exercise of discretion by the Promoter in the case of any buyer/Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other buyers/Allottees. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

42) **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 Competent Authority contemplated as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.



[Handwritten signature]

P.V.V

[Handwritten signature]

वसई क्र.-५
दस्ता क्र. १६५१५ / २०२३

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

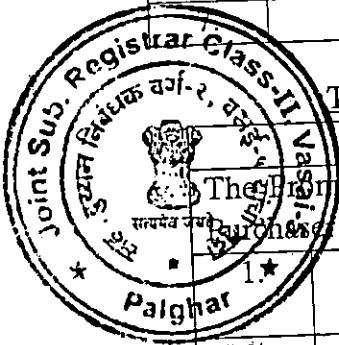
IN WITNESS WHEREOF THE PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESSES, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCELS OF the Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, area 652.10 square meters, (2) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meters, (3) Survey No.302, Plot No.3, area 652.10 square meters, area 391.31 square meters, (4) Survey No.302, Plot No.4, area 392.98 square meters, (5) Survey No.302, Plot No.5, area 561.13 square meters, (6) Survey No.302, Hissa No.1/1/A, area 337.17 square meters, (7) Survey No.302, Hissa No.1/1/B, area 400.75 square meters,(8) Survey No.302, Hissa No.1/2/1, area 675.00 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within jurisdiction of the Sub-Registrar Vasai and within the local limits of the Vasai Virar City Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

The Description of the said Premises agreed to be allotted to the Purchaser		
1.	Flat/Villa/Shop/Unit	Residential Flat
2.	Number of the said Premises	B-603
3.	Floor of the said Premises	Sixth Floor
4.	RERA Area in sq. feet/sq. meter of the said Premises	34 Square meters(Rera Carpet)
5.	Wing of the said Premises	Residential "1C"
6.	Building Name of the said Premises	Shree Ram Heights
	Name of the Project	Shree Ram Nagar Complex



THE THIRD SCHEDULE ABOVE REFERRED TO

The Allotment of the Car Parking Space:		
The Promoter has agreed to allot the following Car Parking Space to the Purchaser on compliance of the terms and conditions of this Agreement.		
1.	Tower Parking/Stilt/ Garage/Open Parking	
2.	Parking No.	
3.	For Car/two wheeler	

Annexure "A-1" to "A-8"

(The authenticated copies of the Extract-7 of the said Property)

Annexure "B-1" to "B-2"

(The authenticated copies of NA Permissions issued by the Collector Thane)

Annexure "C-1" to "C-3"

(The authenticated copies of letters issued by Dy.Registrar of Co Op. Societies)

Annexure "D-1" to "D-2"

(The authenticated copies of NA Permissions issued by the Addl. Tahasildar Vasai)

Annexure "E"

P.V.V

वसई क्र.-५

दस्त क्र. १६५५५ / २०२३

Annexure "F" ५० / १०८

(The authenticated copy of the Commencement Certificate issued by the VCMC)

(The Authenticated copy of the sanctioned Building plan of the said Building)

Annexure "G"

(The authenticated copy of registration certificate issued by the RERA Authority)

Annexure "H"

(The Authenticated copy of the drawing and specifications of sanctioned Floor Plan approved by the Authority in respect of the said Premises)

Annexure "I"

(The copy of the Floor Plan of the said Premises marked and shown in hatched lines)

Annexure "J"

(The specification of common fixtures, fittings and amenities for the said Premises)

Annexure "K"

(The details of common facilities and amenities to be provided in the said Building available to the Purchaser)

Annexure "L"

(The Title Certificate issued by Shri. Yogesh P. Virarkar, Advocate of the Promoter)

SEALED, SIGNED & DELIVERED)

By the within named "THE PROMOTER")

M/S. SUDHAM LIFESPACES LLP.)

through its Partners)

(1) Mr. Pushkaraj Vikas Vartak)

Pushkaraj Vartak



(2) Mr. Mrugen Sunil Chorghe)

Mrugen Sunil Chorghe



in the presence of Witnesses)

1. *[Signature]*)

2. *[Signature]*)

SEALED, SIGNED & DELIVERED)

By the within named "THE PURCHASERS")

Mrs. Kavitha Vishant Shetty)

Kavitha

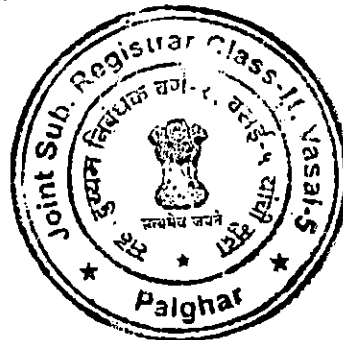


in the presence of Witnesses)

1. *[Signature]*)

2. *[Signature]*)

RECEIPT



RECEIVED WITH THANKS OF AND FROM the Purchasers above named the sum of Rs.1,05,000/- (Rupees One Lakh Five Thousand only) by following mode on execution of this agreement towards Advance payment of the said Premises.

Cheque/RTGS No.	Date	Amount	Drawn on
UPI 325331038430	10.9.2023	Rs.5,000/-	Axis Bank
074877	24.10.2023	Rs.1,00,000/-	Axis Bank
Total Amount		Rs.1,05,000/-	

We say received.

M/S.SUDHAM LIFESPACES LLP.
through its Partners

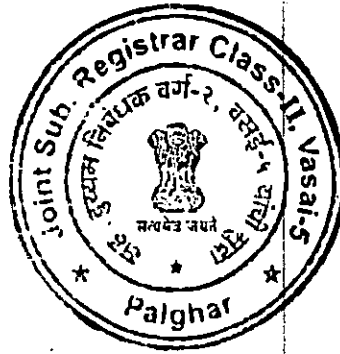
Pushkaraj Vartak

(1) Mr. Pushkaraj Vikas Vartak

(Signature)

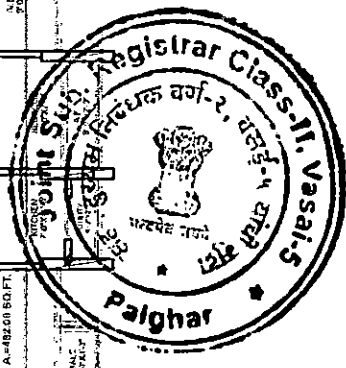
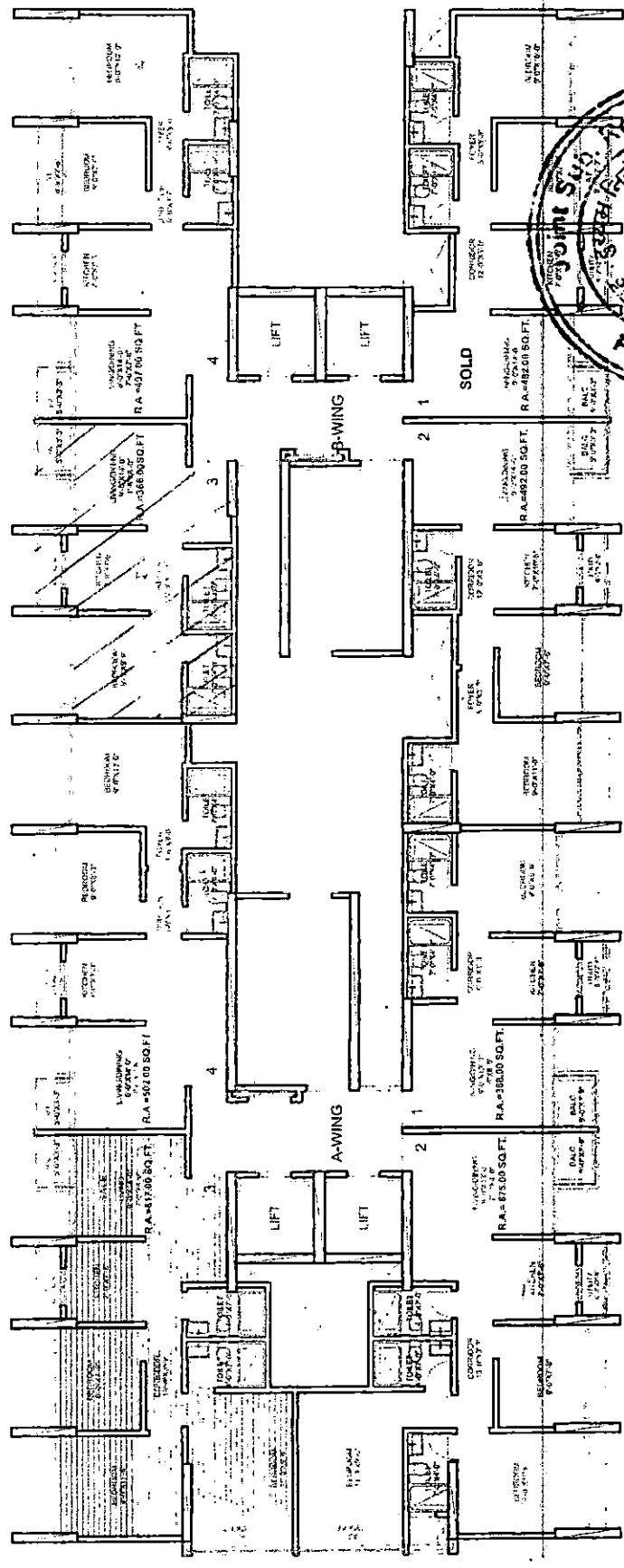
(2) Mr. Mrugen Sunil Chorghe
(The Promoter)

वसाई क्र.-५
वस्तु क्र. १८५५ / २०२३
७९ / ७०८



वसाई क्र.-५
 दस्त क्र.१६५५५/२०२३
 ५५/१ १.०८

6TH FLOOR PLAN

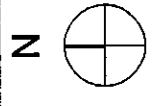


Turkayya

GF

Shrinika

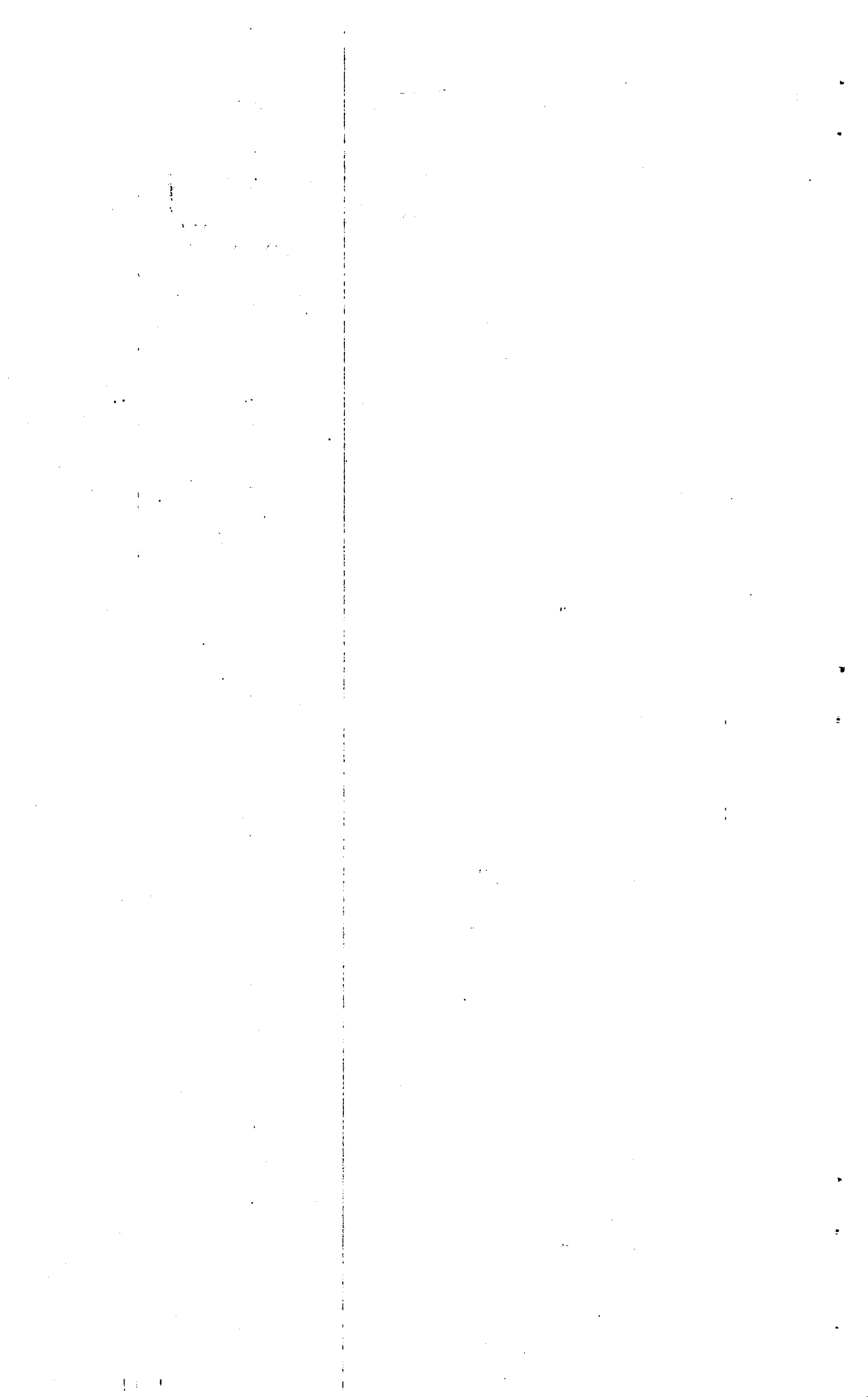
DEVELOPER



SUDHAM LIFE SPACES LLP

PROJECT

SHRI RAM NAGAR HEIGHTS



772480

07-09-2023

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Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक: सह दु.नि. वसई 2

दस्त क्रमांक: 7724/2022

नोदणी:

Regn:63m

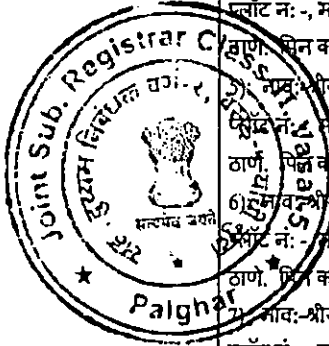
गावाचे नाव: विरार

वसई क्र. 4

दस्त क्रमांक 7724/2022

73/ 90L

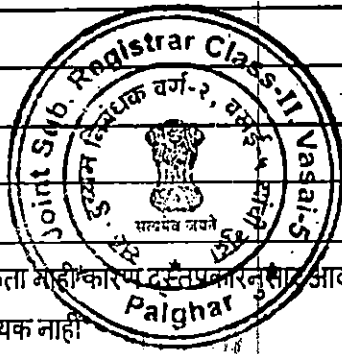
(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	137673000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो फी पट्टेदार ते नमूद करावे)	148500300
(4) भू-मापन,पॉटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन: , इतर माहिती: , इतर माहिती: गांव मौजे विरार,सर्व्हे नं. 302 हि. नं. 1/1,प्लॉट नं. 1,क्षेत्र 652.10 चौ. मी.,सर्व्हे नं. 302 हि. नं. 1/1 प्लॉट नं. 2,क्षेत्र 627.87 चौ. मी. सर्व्हे नं. 302,प्लॉट नं. 3 क्षेत्र 391.31 चौ. मी. सर्व्हे नं. 302 प्लॉट नं. 4,क्षेत्र 392.98 चौ. मी. सर्व्हे नं. 302 प्लॉट नं. 5 क्षेत्र 561.13 चौ. मी. सर्व्हे नं. 302 हि. नं. 1/1/अ क्षेत्र 337.17 चौ. मी. सर्व्हे नं. 302 हि. नं. 1/1/ब,क्षेत्र 400.75 चौ. मी. अशी एकूण क्षेत्र 3363.31 चौ. मी. हि जमीन मिळकत,संदर्भ विकसनकरारनामा कलेक्टर ऑफ स्टॅम्प पालघर एडीजे केस नं 177/2022,दिनांक 08/04/2022,जावक क्रं 3643/2022,दिनांक 13/04/2022 अन्वये मुद्रांक शुल्क रक्कम रुपये 7425600 अदा((Survey Number : 302 ;)
(5) क्षेत्रफळ	3363.31 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे अध्यक्ष हेमंत काशिनाथ राजत - - वय:-73 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 2): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सचिव विनय शिवाजी खुळे - - वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 3): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे खजिनदार राजाराम शंकर भोसले - - वय:-63 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 4): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद उल्का जयवंत वैद्य - - वय:-61 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 5): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद संगिता सुनिल जाधव - - वय:-54 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 6): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद रविंद्र गणपत पाटील - - वय:-68 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 7): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद हेमंत काशिनाथ राजत - - वय:-73 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 8): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद मनोजकुमार गंगाधर नरियनपिल्ली - - वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 9): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद अनुराधा बाळारामरेड्डी सनप्या रेड्डी - - वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 10): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद प्रल्हाद सखाराम आंब्रे - - वय:-72 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 11): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद प्रकाश नाना धानमेहेर - - वय:-67 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R 12): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद शशिकला प्रकाश धानमेहेर - - वय:-64 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R

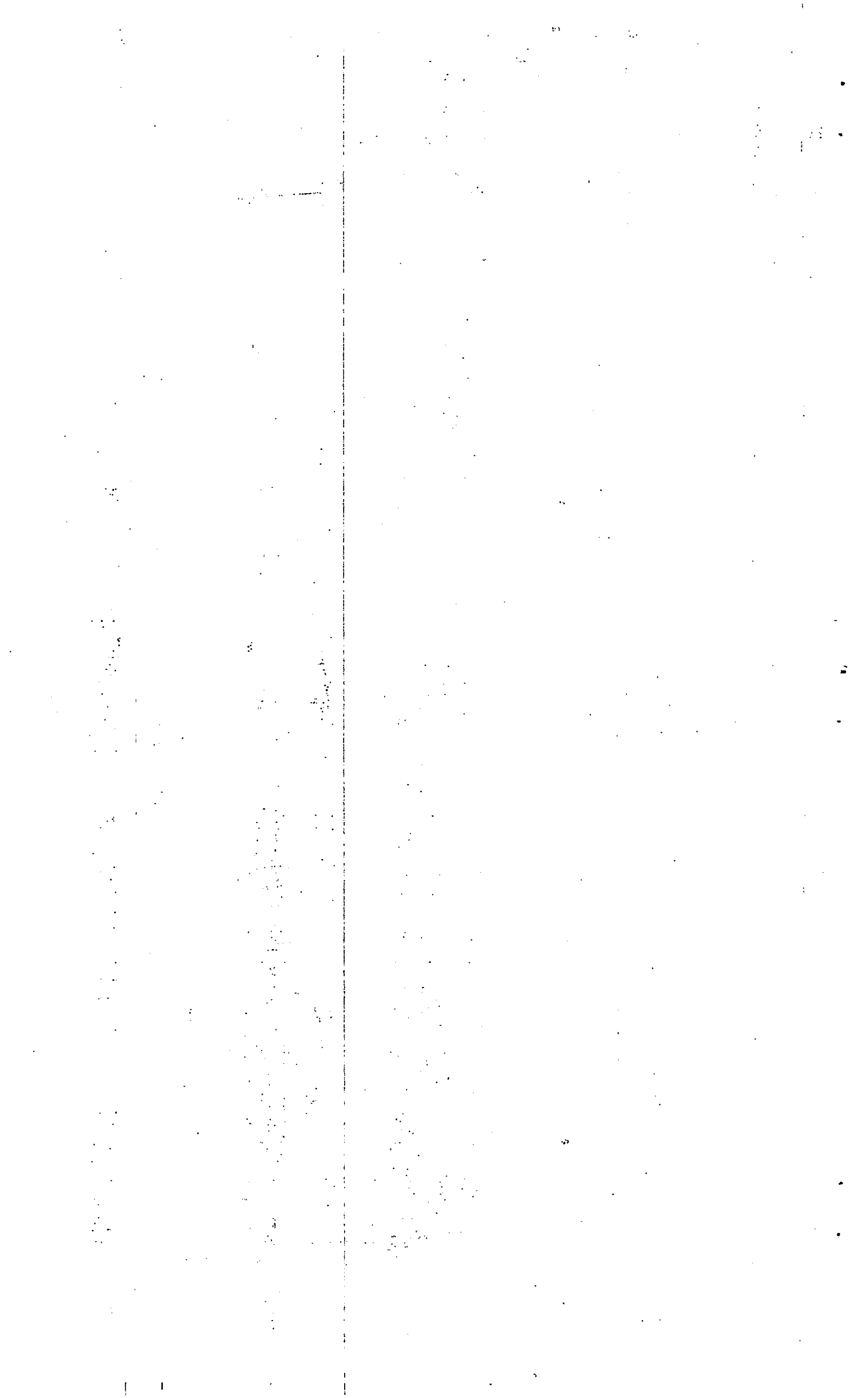


- 78): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद अभिरुक्ता मनाजकुमार
उपाध्यक्ष -- वय:-25 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक
नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-
- 79): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद प्रसाद प्रसाद वियः-58 पत्ता:-प्लॉट नं:-
- माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन
कोड:-401303 पॅन नं:-
- 80): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद जगन बंडू मसुडे वय:-65 पत्ता:-प्लॉट नं:-
माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन
कोड:-401303 पॅन नं:-
- 81): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद उषा पंढरिनाथ सावंत -- वय:-81 पत्ता:-प्लॉट
नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे.
पिन कोड:-401303 पॅन नं:-
- 82): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद मनिषा सगुण सावंत -- वय:-57 पत्ता:-प्लॉट
नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे.
पिन कोड:-401303 पॅन नं:-
- 83): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद सगुण पंढरिनाथ सावंत -- वय:-57 पत्ता:-
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र,
ठाणे. पिन कोड:-401303 पॅन नं:-
- 84): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद निखिल शशिकांत जोशी -- वय:-36 पत्ता:-
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र,
ठाणे. पिन कोड:-401303 पॅन नं:-
- 85): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद माया शशिकांत जोशी -- वय:-60 पत्ता:-प्लॉट
नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे.
पिन कोड:-401303 पॅन नं:-
- 86): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद शशिकांत वसंत जोशी -- वय:-65 पत्ता:-प्लॉट
नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे.
पिन कोड:-401303 पॅन नं:-
- 87): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद शशिकला शंकर पन्हाळकर -- वय:-64 पत्ता:-
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र,
ठाणे. पिन कोड:-401303 पॅन नं:-
- 88): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद विद्या मंहेन शिंदे -- वय:-58 पत्ता:-प्लॉट नं:-
- माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन
कोड:-401303 पॅन नं:-
- 89): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद रतनबेन दिनेश परमार -- वय:-71 पत्ता:-
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र,
ठाणे. पिन कोड:-401303 पॅन नं:-

दस्ता क्र. 9 & 7 & 1 / 30/23
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(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जे. सुधाम लाईफस्पेसेस एल. एल. पी तर्फे भागीदार पुष्पराज विकास वर्तक -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वर्तक हाऊस, राम मंदीर जवळ, विरार प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFSS042D
(9) दस्तऐवज करून दिल्याचा दिनांक	05/05/2022
(10)दस्त नोंदणी केल्याचा दिनांक	01/06/2022
(11)अनुक्रमांक,खंड व पृष्ठ	7724/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7425600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000.
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





1572780

सूची क्र.2

दुय्यम निबंधक: सह दु.नि. वसई 2

07-09-2023

दस्त क्रमांक: 15727/2022

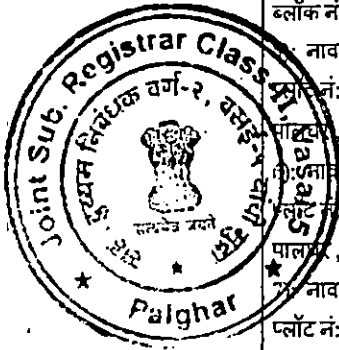
Note:-Generated Through eSearch
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concern SRO office.

नोदणी:

Regn:63m.

गावाचे नाव: विरार

(1)विलेखाचा प्रकार	विकसनकरारनामा	वसई क्र.-५
(2)मोबदला	32367000	दस्त क्र.15727/2022
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27253400	५८/ ७०८
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे विरार,सर्व्हे नं 302,हिस्सा नं 1/2/1,क्षेत्र 675.00 चौ मी हि जमीन मिळकत व यावर असलेली राधेय को-ऑप हौसिंग सोसायटी हि इमारत या मिळकतीचा विकसनकरारनामा संदर्भ कलेक्टर ऑफ स्टॅम्प पालघर एडीजे केस नं 436/2022,दिनांक 25/08/2022,जावक क्रं 8982/2022 दिनांक 30/08/2022 अन्वये मुद्रांक शुल्क रक्कम 1618400 रुपये वसुल((Survey Number : सर्व्हे नं 302,हिस्सा नं 1/2/1 ;))	
(5) क्षेत्रफळ	675.00 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात अरोल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे अध्यक्ष किशोर लक्ष्मण गालाडकर -- वय:-60 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-</p> <p>2): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सचिव कमळाकर भास्कर वैद्य -- वय:-76 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>3): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे खजिनदार सूर्यकांत रघुनाथ गावडे -- वय:-58 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>4): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद वर्षा शशिधर वैद्य -- वय:-54 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>5): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद सूर्यकांत रघुनाथ गावडे -- वय:-58 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>6): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद कमळाकर भास्कर वैद्य -- वय:-76 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>7): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद करुणा कमळाकर वैद्य -- वय:-41 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>8): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद हेमंत नरेंद्र फिर्तने -- वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>9): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद शिला हेमंत फिर्तने -- वय:-51 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>10): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद नंदाबाई भगवान पोहकर -- वय:-41 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>11): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद भगवान महादजी पोहकर -- वय:-44 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p> <p>12): नाव:-राधेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद शोभा दत्तात्रेय पाटील -- वय:-70 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधेय सोसायटी,श्रीरामनगर,अण्णासाहेब वर्तक रोड,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AADAR6446H</p>	



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

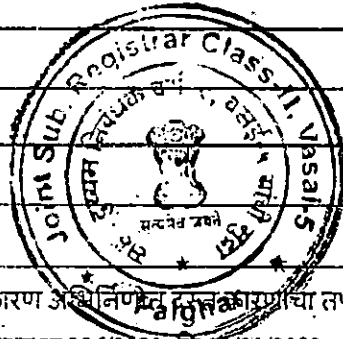
दस्त क्रमांक : 2220/2023

नोंदणी :

Regn:63m.

गावाचे नाव विवर

(1)विलेखाचा प्रकार	पुरवणी करारनामा	दस्त क्र. - 2
(2)मोबदला	0	दस्त क्र. 7724/2022 / 2023
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की नसतदार ते नमुद करावे)	14835200	40 / 501
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: इतर माहिती: गाव जोडे विरार, सर्व्हे नं 302, हिस्ता नं 1/1, 1/1/अ, 1/1/ब, प्लॉट नं 1 ते 5, एकुण क्षेत्र 3363.31 चौ.मी. हि जमीन भिळकत व यावर असलेली श्री राम नगर को-ऑप हॉसिंग सोसायटी हि इमारत संदर्भ विकसन करारनामा वसई क्रं 2, दस्त क्रं 7724/2022 दिनांक 01/06/2022 संदर्भ कलेक्टर ऑफ स्टॅम्प पालघर इन्व्हीएन नं 704/2022, दिनांक 07/12/2022, जावक क्रं 386/2022 दिनांक 12/01/2023 अन्वये मुद्रांक शुल्क रक्कम 1174000 रुपये वसुल या अनुषंगाने सदरील पुरवणी करारनामा ((Survey Number : सर्व्हे नं 302 ;))	
(5) क्षेत्रफळ	3363.31 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्रीकांत अमृत भट तर्फे: गुगु दिलीप अनंत भट -- वय:- 62 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदिर जवळ, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- ACHPB5375IN 2): नाव:- प्रविण जयराम भैरे -- वय:- 67 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदिर जवळ, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- AAFPB1693K 3): नाव:- मेघरुद्र मिलिंद दातार -- वय:- 34 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदिर जवळ, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- BAPPD3668H 4): नाव:- संदीप विनायक बरकरे -- वय:- 44 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदिर जवळ, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- ALSPK4216B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. सुधाम लाईफ स्पॅरोस एल.एल.पी. तर्फे भागीदार पुष्कराज विकास वर्तक -- वय:- 39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वसई हाऊस, राम मंदिर जवळ, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- AEPFS5042D	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2220/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1174000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णित दस्तकाराच्या तपशील अभिनिर्णीत दस्त 704/2022 दि 7/12/2022 जावक क्र 386/2023, दि 12/01/2023	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

वसई क्र.-५
दस्त क्र. ७८५२५ / २०२३
६० / ७०८

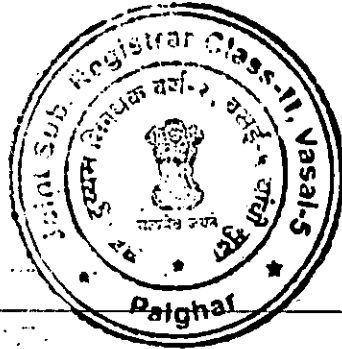
This registration is granted under section 5 of the Act to the following project under project registration number :
P99000048744

Project: Shree Ram Nagar Complex , Plot Bearing / CTS / Survey / Final Plot No.: S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S No. 302/Plot No. 4, S. No. 302/ Plot No. 5 & S. No. 302/1/2/1 at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

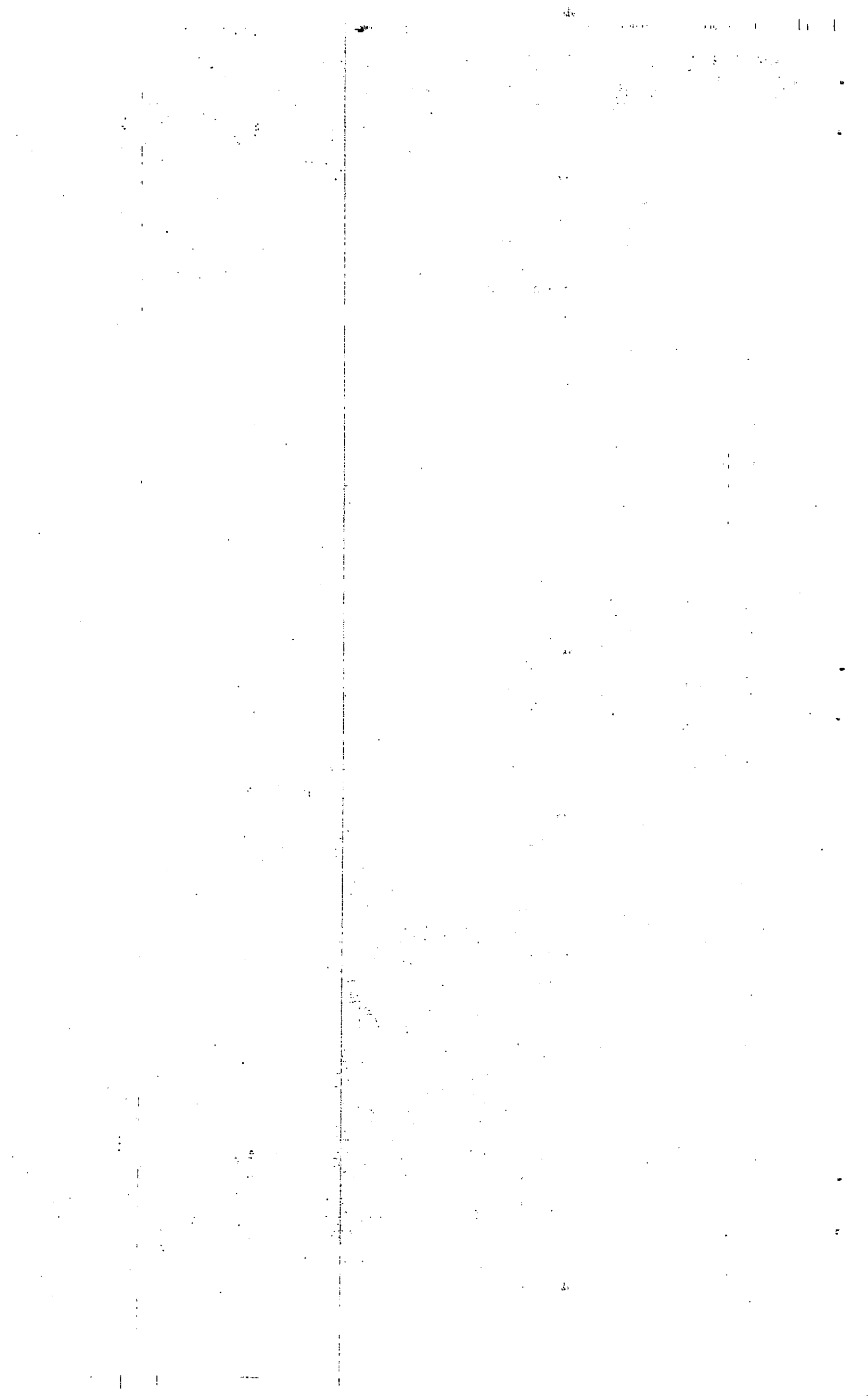
1. Sudham Lifespaces Llp having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401303.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter 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 17/01/2023 and ending with 31/12/2026 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
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:17-01-2023 11:18:39

Dated: 17/01/2023
Place: Mumbai



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



वसाई क्र.-५

दस्त क्र. १६१५ / २०२३

६९ / ७८

70116801

YOGESH P. VIRARKAR

(B.A., LL.M.)

A D V O C A T E

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

O.W.No.VRR-SLS-2/22.

FORMAT-A
(Circular No.28/2021)

Date : 26/9/2022.

To,
MahaRERA,
Bandra, Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to following Non Agricultural lands:

The following Non Agricultural Lands situated at Revenue village Virar, Tal. Vasai, Dist. Palghar :					
Sl.No	Survey No.	Hissa No.	Plot No.	Area Square meter	Name of the Owners/Occupant as per revenue Record of Village Form 7 Extract
(1)	302	1/1/A	-	337-17	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(2)	302	1/1/B	-	400-75	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(3)	302	1/1	1	652-10	Shriram Nagar Co-Operative Housing Society Ltd.
(4)	302	1/1	2	627-87	Shriram Nagar Co-Operative Housing Society Ltd.
(5)	302	-	3	391-31	Kaunteya Co-Operative Housing Society Ltd.
(6)	302	-	4	558-13	Shriram Nagar Co-Operative Housing Society Ltd.
(7)	302	-	5	558-13	Shriram Nagar Co-Operative Housing Society Ltd.
(8)	302	1/2/1	-	675	Kaunteya Co-Operative Housing Society Ltd.



वसई क्र.-५
दस्त क्र.१२५५५ / २०२३
२- ६१ / १०८

(herein after collectively referred to "the said Lands")

(1) I have taken search and investigated title of the said Land on request of Mr. Pushkaraj Vikas Vartak (the Partner of M/s. Sudham Life Spaces LLP.) and perused following documents i.e. :

- (i) Description of the Land: Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5, (8) Survey No.302, Hissa No.1/2/1 of revenue village Virar, Tal. Vasai, Dist. Palghar (Old Thane).
- (ii) Extract 7 dated 30.8.2022 issued by the Talathi Virar, Tal. Vasai, Dist. Palghar of the said Land and Pikhani Extracts of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5.
- (iii) Extract 7 dated 22.9.2022 issued by the Talathi Virar, Tal. Vasai, Dist. Palghar of the said Land and Pikhani Extracts of the land bearing Survey No.302, Hissa No.1/2/1.
- (iv) Entries of registered Documents found on Search are obtained vide Receipt (for more than 30 years) from year 1952 to 26/9/2022 from the office of the Sub-Registrar at Vasai vide Receipt No.17927 dated 26/9/2022 issued by the Sub Registrar Vasai-2 (GRN : MH008262042202223E).
- (v) Mutation Entry No.2749, Mutation Entry No.2946, Mutation Entry No.3081, Mutation Entry No.3181, Mutation Entry No.3792, Mutation Entry No.4592, Mutation Entry No.4823, Mutation Entry No.4824, Mutation Entry No.4825, Mutation Entry No.8094, Mutation Entry No.10454, Mutation Entry No.12587, Mutation Entry No.12621, Mutation Entry No.12626, Mutation Entry No.12668, Mutation Entry No.13203, Mutation Entry No.13334, Mutation Entry No.13418, Mutation Entry No.13532, Mutation Entry No.14092, Mutation Entry No.14107.
- (vi) Mutation Entry No.1845, Mutation Entry No.1855, Mutation Entry No.2042, Mutation Entry No.2686, Mutation Entry No.3239, Mutation Entry No.3772,



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दस्त क्र.१६१५५/२०२३

६३ / ११८

- Mutation Entry No.4622, Mutation Entry No.4828, Mutation Entry No.11997, Mutation Entry No.12621, Mutation Entry No.12731, Mutation Entry No.13203, Mutation Entry No.13944, Mutation Entry No.14092, Mutation Entry No.14114.
- (vii) Paper notice published in Marathi Newspaper "Vrutttamanas" dated 15.12.2021 and Paper Notice published in English Newspaper "Free Press Journal" dated 15.12.2021 in respect of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5.
- (viii) Paper notice published in Marathi Newspaper "Vrutttamanas" dated 19.8.2022 and Paper Notice published in English Newspaper "Free Press Journal" dated 19.8.2022 in respect of land bearing Survey No.302, Hissa No.1/2/1.
- (ix) Zone Confirmation Certificate issued by the Vasai Virar City Municipal Corporation vide No.VVCMC/TP/ZC/1062/1986/2021-22 dated 29/12/2021 in respect of Survey No.302 of village Virar.
- (x) Certificate dated 12.2.2022 issued by the Talathi Virar.
- (xi) Non Agricultural Permission issued by the Collector, Thane vide No.REV/DESK/2/NAP/IV/SR/650 dated 17/6/1982.
- (xii) Non Agricultural Permission issued by the Collector, Thane vide No.REV/DESK-2/NAP-4/SR-524 dated 23/4/1982.
- (xiii) Lay-Out permission issued by the Collector, Thane vide No.REV/DESK-1/T-IX/NAP/SR/244/117 dated 26/11/1985.
- (xiv) Letter issued by the Tahasildar & Executive Magistrate Vasai bearing No.REV/DESK-1/T-1/LAND/7595/SR-845/2022 dated 30.8.2022 in respect of payment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966.
- (xv) Letter issued by the Tahasildar & Executive Magistrate Vasai bearing No.REV/DESK-1/T-1/LAND/882/SR-862/2022 dated 8.9.2022 in respect of payment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966.
- (xvi) Certificate issued by M/s. Megha Urbanscapes (Architect) dated 16/8/2022.



पत्र क्र.-५
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२५/ १०८

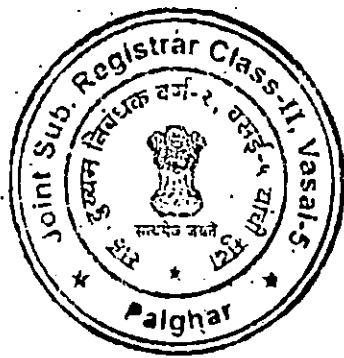
- (xvii) Notarized Declaration cum Undertaking dated 16/9/2022 issued by the M/s. Sudham Life Spaces LLP. through its Partner Shri. Pushkaraj Vikas Vartak.
- (xviii) Notarized Declaration cum Undertaking dated 16/9/2022 issued by the M/s. Sudham Life Spaces LLP. through its Partner Shri. Pushkaraj Vikas Vartak.
- (xix) Registered Re-Development Agreement dated 5/5/2022, registered on 1/6/2022 vide Document No.VSI-2-7724/2022, executed by Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. in respect of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 in favour of M/s. Sudham Life Spaces LLP.
- (xx) Registered Re-Development Agreement dated 14/9/2022 registered vide Document No.VSI-2-15727/2022, executed by Radheya Co-Operative Housing Society Ltd. in respect of land bearing Survey No.302, Hissa No.1/2/1 in favour of M/s. Sudham Life Spaces LLP.

(2) On perusal of the above mentioned documents, all other relevant documents relating to title of the said Lands, search entries, my Search Report & Title Certificate dated 26/9/2022, I am of opinion that subject to all above said facts mentioned in the Search Report & Title Certificate dated 26/9/2022, the title of (A) the Owners Societies namely "Shriram Nagar Co-Operative Housing Society Limited & Kaunteya Co-Operative Housing Society Limited" in respect of the lands bearing (i) Survey No.302, Hissa No.1/1/A, (ii) Survey No.302, Hissa No.1/1/B, (B) the Owner Society namely "Shriram Nagar Co-Operative Housing Society Limited" in respect of the lands bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, (ii) Survey No.302, Hissa No.1/1, Plot No.2, (iii) Survey No.302, Plot No.4, (iv) Survey No.302, Plot No.5, (C) the Owner Society namely "Kaunteya Co-Operative Housing Society Limited" in respect of the land bearing Survey No.302, Plot No.3 & (D) the Owner Society namely "Radheya Co-Operative Housing Society Limited" in respect of the land bearing Survey No.302, Hissa No.1/2/1, appears to be clear, marketable, without any encumbrances and free from reasonable doubts.



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- (3) The said Owners Societies namely (i) Shriram Nagar Co-Operative Housing Society Limited, (ii) Kaunteya Co-Operative Housing Society Limited, (iii) Radheya Co-Operative Housing Society Limited have granted Development rights by separate registered Redevelopment Agreements in favour of M/s. Sudham Life Spaces LLP. through its Partner Shri. Pushkaraj Vikas Vartak.
- (4) Qualifying comments/Remarks: The record kept with the sub Registrar for inspection of search found torn and in ruinous condition. The Books for the years 2001 to 2021 are not perfectly ready and they are found mixed and not properly maintained and arranged and some of them found not yet ready for inspection. Due to such ruinous and torn record kept and maintained with the Office of the Sub Registrar Vasai, an entry in record of Index in respect of the registered document may be omitted or overlooked. Further, as per the Zone Confirmation Statement, a part of the Survey No.302 is affected by reservation of 20 meters DP Road in the Development Plan sanctioned for the Vasai Virar Municipal Corporation and the land comes under Residential Zone Area (R-Zone).
- (5) The Report reflecting the flow of the title of the Owners Societies, subject to the Development rights granted in favour of M/s. Sudham Life Spaces LLP. through its Partner Shri. Pushkaraj Vikas Vartak, under the said Deed of Redevelopment Agreements in respect of the said Lands is enclosed herewith as "Annexure-A".



(YOGESH P. VIRARKAR)

Advocate.

YOGESH P. VIRARKAR
B.A., LL.M.

ADVOCATE

A/303, Vedant Tower, 1st, National English School,
Kargil Nagar, Vasai (E), Dist: Palghar.



वर्ग क्र.-५
दस्त क्र.१६१५ / २०२३
६६ / २०८

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YOGESH P. VIRARKAR
(B.A., LL.M.)
ADVOCATE

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

File:VRR-SLS-1/2022

FORMAT-A
(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

(1) 7/12 Extracts as on date of Application for Registration :-

The following Non Agricultural Lands situated at Revenue village Virar, Tal. Vasai, Dist. Palghar :

Sl.No	Survey No.	Hissa No.	Plot No.	Area Square meter	Name of the Owners/Occupant as per revenue Record of Village Form 7 Extract
(1)	302	1/1/A	-	337-17	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(2)	302	1/1/B	-	400-75	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(3)	302	1/1	1	652-10	Shriram Nagar Co-Operative Housing Society Ltd.
(4)	302	1/1	2	627-87	Shriram Nagar Co-Operative Housing Society Ltd.
(5)	302	-	3	691-34	Kaunteya Co-Operative Housing Society Ltd.
(6)	302	-	4	302-98	Shriram Nagar Co-Operative Housing Society Ltd.
(7)	302	-	5	651-13	Shriram Nagar Co-Operative Housing Society Ltd.
(8)	302	1/2/1	-	675	Radheya Co-Operative Housing Society Ltd.



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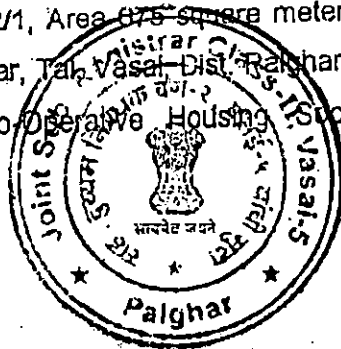
(2) 7/12 Extracts as on date of Application for Registration:

(A) Extract 7 dated 30.8.2022 in respect of the Land bearing (i) Survey No.302, Hissa No.1/1/A, Area 337-17 square meters, Assessment Rs.249-50 Paise, (ii) Survey No.302, Hissa No.1/1/B, Area 400-75 square meters, Assessment Rs.74-00 Paise, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd. are appearing as the owner/occupant column in the Village Form 7 Extract of lands bearing Survey No.302, Hissa No.1/1/A & Survey No.302, Hissa No.1/1/B.

(B) Extract 7 dated 30.8.2022 in respect of the Land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, Area 632-10 square meters, Assessment Rs.482-56 Paise, (ii) Survey No.302, Hissa No.1/1, Plot No.2, Area 627-87 square meters, (iii) Survey No.302, Plot No.4, Area 392-98 square meters, Assessment Rs.72.71 Paise, (iv) Survey No.302, Plot No.5, Area 561-13 square meters, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Shriram Nagar Co-Operative Housing Society Ltd. is appearing as the owner/occupant column in the Village Form 7 Extract of land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, (ii) Survey No.302, Hissa No.1/1, Plot No.2, (iii) Survey No.302, Plot No.4, (iv) Survey No.302, Plot No.5.

(C) Extract 7 dated 22.9.2022 in respect of the Land bearing Survey No.302, Plot No.3, Area 391.31 square meters, Assessment Rs.72.53 Paise, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Kaunteya Co-Operative Housing Society Ltd. is appearing as the owner/occupant column in the Village Form 7 Extract of land bearing Survey No.302, Plot No.3.

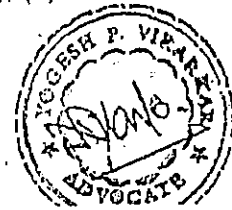
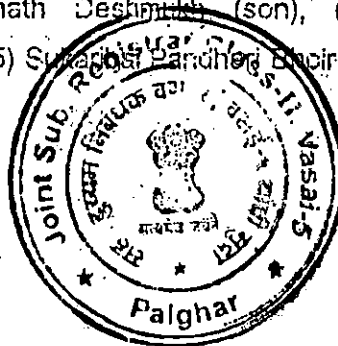
(D) Extract 7 dated 22.9.2022 in respect of the Land bearing Survey No.302, Hissa No.1/2/1, Area 675 square meters, Assessment Rs.499-50 Paise, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Radheya Co-Operative Housing Society Ltd. is appearing as the



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- 3 - ए / १०८

owner/occupant column in the Village Form. 7 Extract of land bearing Survey No.302, Hissa No.1/2/1.

- (3) Mutation entries Applicable to the Lands mentioned in Para 2 (A), (B) & (C) above:
- (a) **Mutation Entry No.2749:** Jagannath Nana Deshmukh was cultivating land bearing Survey No.302, Hissa No.1/1 of Kaashinath Govind Raut, therefore his name was recorded as simple tenant to the said land and accordingly an entry to that effect was recorded on 7/12 extract.
- (b) **Mutation Entry No.2946:** By an order No.811/1959 dated 2.1.1960, the land bearing Survey No.302, Hissa No.1/1 was purchased by the tenant Jagannath Nana Deshmukh for Rs.500/- under Section 32 of the Bombay Tenancy & Agricultural Lands Act and the said price money was to be paid in five installments. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (c) **Mutation Entry No.3081:** This Mutation Entry is in respect of land bearing Survey No.69/A/7, 11 & 355, therefore it is not applicable to the said Land under reference.
- (d) **Mutation Entry No.3181:** A Tenancy Certificate dated 21.2.1964 was issued under Section 32 M of the Bombay Tenancy & Agricultural Lands Act, in respect of the land bearing Survey No.302, Hissa No.1/1 for Rs.546.54 Paise in the name of Jagannath Nana Deshmukh and name of the said Tenant was recorded as owner thereof. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (e) **Mutation Entry No.3772:** As per the orders of the Special District Inspector of Land Records (Dashman) Thane effect of the Dashman was given under the Indian Coins Act, 1955 and Maharashtra Weight and Measurement Act, 1958 to the land records of the revenue village and accordingly an entry to that effect is recorded on 7/12 extract.
- (f) **Mutation Entry No.4592:** Jagannath Nana Deshmukh expired leaving behind him his legal heirs and representatives i.e. (1) Ramesh Jagannath Deshmukh (son), (2) Chandrakant Jagannath Deshmukh (son), (3) Prabhakar Jagannath Deshmukh (son), (4) Gangadhar Jagannath Deshmukh (son), (5) Sumanbai Parichha Deshmukh (daughter), (6) Subhadrabai



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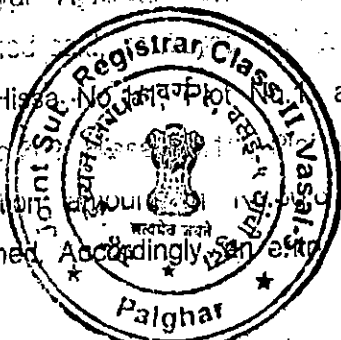
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Jagannath Deshmukh (wife) were recorded in the record of rights of the land bearing Survey No.302, Hissa No.1/1 and accordingly an entry to that effect was recorded on 7/12 extract.

(g) **Mutation Entry No.4823:** By a Deed of Conveyance dated 23.6.1982 executed by (1) Ramesh Jagannath Deshmukh, (2) Chandrakant Jagannath Deshmukh, (3) Prabhakar Jagannath Deshmukh, (4) Gangadhar Jagannath Deshmukh, (5) Sukaribai Pandharinath Bhoir, (6) Subhadrabai Jagannath Deshmukh No.6 for herself and mother as the natural guardian of minors No.3 & 4 (the Owners) in favour of (1) Mahesh Kalyanji Shah, (2) Kalyanji Virji Shah, (3) Chimanbhai Mulajibhai Mehta, (4) Jasavantrai Mulajibhai Mehta, (5) Laxminarayan Prabhudayal Agrawal, (6) Premavati Prabhudayal Agrawal (the Purchasers) and thereby the Owners abovenamed sold, conveyed and transferred the land bearing (i) Survey No.302, Hissa No.1/1, area 337.11 square meters and (ii) Survey No.302, Hissa No.1/1, area 400.69 square meters for consideration amount of Rs.4412.75 Paise in favour of the Purchasers abovenamed. Accordingly, an entry to that effect was recorded on 7/12 extract.

(h) **Mutation Entry No.4824:** By a Deed of Conveyance dated 23.6.1982 executed by (1) Ramesh Jagannath Deshmukh, (2) Chandrakant Jagannath Deshmukh, (3) Prabhakar Jagannath Deshmukh, (4) Gangadhar Jagannath Deshmukh, (5) Sukaribai Pandharinath Bhoir, (6) Subhadrabai Jagannath Deshmukh No.6 for herself and mother as the natural guardian of minors No.3 & 4 (the Owners) in favour of (1) Kalyanji Virji Shah, (2) Chimanbhai Mulajibhai Mehta, (3) Laxminarayan Prabhudayal Agrawal (the Purchasers) and thereby the Owners abovenamed sold, conveyed and transferred the land bearing (i) Survey No.302, Hissa No.1/1, area 651.99 square meters and (ii) Survey No.302, Hissa No.1/1, area 627.87 square meters for consideration amount of Rs.4412.75 Paise in favour of the Purchasers abovenamed. Accordingly, an entry to that effect was recorded on 7/12 extract.

(i) **Mutation Entry No.4825:** By a Deed of Conveyance dated 23.6.1982 executed by (1) Ramesh Jagannath Deshmukh, (2) Chandrakant

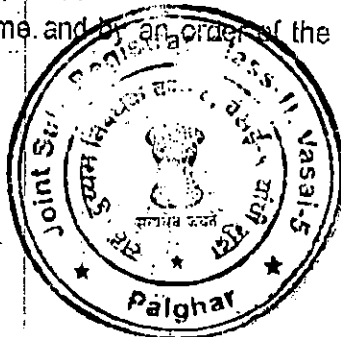


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Jagannath Deshmukh, (3) Prabhakar Jagannath Deshmukh, (4) Gangadhar Jagannath Deshmukh, (5) Sukaribai Pandharinath Bhoir, (6) Subhadrabai Jagannath Deshmukh No.6 for herself and mother as the natural guardian of minors No.3 & 4 (the Owners) in favour of (1) Jasavantrai Mulajibhai Mehta, (2) Mahesh Kalyanji Shah, (3) Premiavati Prabhudaya Agrawal (the Purchasers) and thereby the Owners abovenamed sold, conveyed and transferred the land bearing (i) Survey No.302, Hissa No.1/1, Plot No.3, area 391.248 square meters, (ii) Survey No.302, Hissa No.1/1, Plot No.4, area 392.92 square meters, and (iii) Survey No.302, Hissa No.1/1, Plot No.5, area 561.39 square meters for consideration amount of Rs.32,162/- in favour of the Purchasers abovenamed. Accordingly, an entry to that effect was recorded on 7/12 extract.

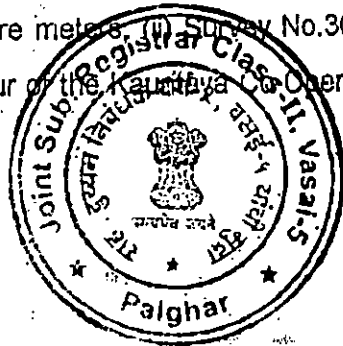
- (j) Mutation Entry No.8694: This Mutation Entry is in respect of land bearing Survey No.67, 70, 103, 243, 244, 248, 296, 304, 306, therefore, it is not applicable to the said Land.
- (k) Mutation Entry No.10434: The Lands mentioned in this Mutation Entry are not properly recorded as to Hissa Numbers thereof. However, it is necessary to give proper numbers for recording entries in Computer, therefore, in pursuance to Circular No.Computer/CR /D/5/S1-2003 dated 11.8.2003 issued by the Settlement Commissioner and an order No.RTS/ Record of Right/SR-3740 dated 9.6.2003 of the Tahasildar Vasai, the entries are made in revenue record. Accordingly, an entry was recorded on 7/12 extract.
- (l) Mutation Entry No.12587: As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Farfar Scheme and by an order of the Tahasildar Vasai dated 9.2.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (m) Mutation Entry No.12621: As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Farfar Scheme and by an order of the Tahasildar Vasai dated 24.2.2017,



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the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.

- (n) **Mutation Entry No.12626:** As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 9.3.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (o) **Mutation Entry No.12668:** As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 25.7.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (p) **Mutation Entry No.13203:** Dhirajlal Muljibhai Mehta expired intestate on 27.12.2016 leaving behind him his legal heirs (1) Surakha Dhirajlal Mehta (wife), (2) Rakesh Dhirajlal Mehta (son), (3) Hemali Dhirajlal Mehta (daughter), (4) Chetan Dhirajlal Mehta (son) and an entry was recorded on 7/12 extract.
- (q) **Mutation Entry No.13334:** As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 3.1.2020, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (r) **Mutation Entry No.13418:** By a Deed of Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020 in respect of the land bearing Survey No.302, Plot No.4 executed by (1) Jasvantrai Mulji Mehta, (2) Premvati Prabhudayal Agrawal, (3) Mahesh Kalyanji Shah sold and transferred land bearing (i) Survey No.302, Plot No.4 area 1000 square meters, (ii) Survey No.302, Plot No.4 area 2000 square meters, (iii) Survey No.302, Plot No.4 area 3000 square meters in favour of Shriram Nagar Co-Operative Housing Society Ltd, and (i) Survey No.302, Plot No.4 area 2000 square meters, (ii) Survey No.302, Plot No.4 area 3000 square meters in favour of the Kautava Co-Operative Housing Society Ltd. Accordingly, an



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entry was entered vide dated 12.1.2021. However, a Remark appears in Remark Column, that the said Mutation Entry is not Certified currently, as the Documents are not fulfilled.

- (s) Mutation Entry No.13532: By a Deed of Deemed Conveyance dated 8.10.2020 registered vide Document No.VSI-2-8969/2020 executed under an order No.DDR/THANE/MOFA/S-11(3)/2863/2015 dated 10.6.2015 issued by the Competent Authority & District Deputy Registrar Co-Operative Societies in respect of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 on behalf of the Owners of the said Lands and thereby the Lands bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, (2) Survey No.302, Hissa No.1/1, Plot No.2, (3) Survey No.302, Plot No.4, (4) Survey No.302, Plot No.5 were transferred in favour of the Shriram Nagar Co-Operative Housing Society Ltd. and Survey No.302, Plot No.3 was transferred in favour of Kaunteya Co-Operative Housing Society Ltd. and the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B were transferred jointly in favour of the Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (t) Mutation Entry No.14032: In pursuance of Akarfid and order and letter issued by the Deputy Superintendent Land Records Vasai bearing No. Bhumapan/Mauje-Virar/A.Ta.Po.Hi.No.Ra.No.9113/2022, O.No.4479 dated 15/7/2022 and letter issued by the Tahasildar Vasai vide No.Mahasul/Kaksh-1/Te-1/Hakkanond/KAVI/788/2022 dated 8/8/2022, the revenue and land record in respect of (i) Survey No.302, Hissa No.1/1, (ii) Survey No.302, Hissa No.1/2/1, (iii) Survey No.302, Hissa No.1/2/2, (iv) Survey No.302, Hissa No.1/2/3, are rectified and changed. As per the said Akarfid, the old record is closed and new 7/12 extracts are prepared in accordance of the same. Accordingly, new 7/12 Extracts i.e. (1) Survey No.302, Hissa No.1/2/1, area 675 square meter was prepared in the name of Radhaya Co-Operative Housing Society, (2) Survey No.302, Hissa



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No.1/2/2, land area 528-18 square meter of DP Road was prepared in the name of Vasai Virar City Municipal Corporation, (3) Survey No.302, Hissa No.1/2/3, land area 896-13 square meter, was prepared in the name of (1) Surekha Dhirajlal Mehta, (2) Chandrakant Kalyanji Shah, (3) Rakesh Dhirajlal Mehta, (4) Sudharani Laxminarayan Agrawal, (5) Hemali Dhirajlal Mehta, (6) Surekha Dhirajlal Mehta and in that respect the old 7/12 extract is changed, corrected and rectified. Accordingly, an entry to that effect is recorded on 7/12 extract.

(u) **Mutation Entry No.14107:** In pursuance of the letter bearing No.REV/DESK-1/T-1/LAND/7595/SR-845/2022 dated 30.8.2022, issued by the

Land Revenue Code, 1966 in respect of land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, area 652.10 square meter, (ii) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meter, (iii) Survey No.302, Hissa No.1/1, Plot No.3, area 391.31 square meter, (iv) Survey No.302, Hissa No.1/1, Plot No.4, area 392.98 square meter, (v) Survey No.302, Hissa No.1/1, Plot No.5, area 561.13 square meter, (vi) Survey No.302, Hissa No.1/1/A, area 337.17 square meter, (vii) Survey No.302, Hissa No.1/1/B, area 400.75 square meter, of village Virar, Tal. Vasai, the payment of Non Agricultural Assessment of Rs.7466/- paid under Challan No.MH007092791 dated 30.8.2022 and conversion tax of Rs.37,330/- paid under Challan No.MH007092925 dated 30.8.2022 for the purpose of residential and commercial use. Accordingly, an entry to that effect is recorded on 7/12 extract.

(v) **Mutation Entry No.1177, 2177, 2206, 4146:** Talathi Saja Virar has issued Certificate dated 30.8.2022 stating that the Mutation Entry No.1177, 2177, 2206, 4146 are in torn condition, therefore, certified copies thereof cannot be issued.

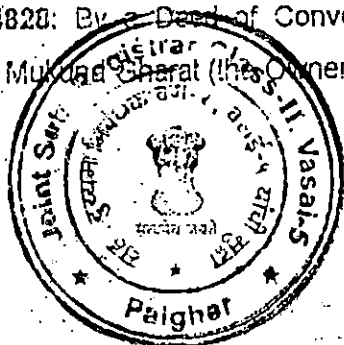
(4) Mutation entries Applicable to the Land mentioned in Para 2 (D) above:

(a) **Mutation Entry No.1345:** Chunilal Kahandas purchased the land bearing Survey No.302, Hissa No.1/2, 2 and other several properties from Sheth Mangaldas Ramdas for consideration of Rs.22,000/- and accordingly an entry to that effect was recorded on 7/12 extract.



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- (b) **Mutation Entry No.1855:** On 7.10.1948, Vithu Govind Patil purchased the land bearing Survey No.302, Hissa No.1, 2 from Chunilal Kahandas for consideration of Rs.1,999/- and accordingly an entry to that effect was recorded on 7/12 extract.
- (c) **Mutation Entry No.2042:** As per section 3 (A) (1) & (3) of the Bombay Tenancy & Agricultural Lands Act, Narayan Budhya is protected tenant of Chunilal Kahandas to the land bearing Survey No.302, Hissa No.1/2 and accordingly an entry to that effect was recorded on 7/12 extract.
- (d) **Mutation Entry No.2686:** Name of Tenant Narayan Budhya Deshmukh is recorded as protected tenant to land bearing Survey No.302; Hissa No.1/2, but he is expired, his wife Namibai Narayan Deshmukh was cultivating the land, therefore name of wife Namibai Narayan Deshmukh was recorded as protected tenant to the said Land. Accordingly, an entry was recorded on 7/12 extract.
- (e) **Mutation Entry No.3299:** A Tenancy Certificate dated 6.3.1965, under Section 32 M of the Bombay Tenancy & Agricultural Lands Act, was issued in respect of the land bearing Survey No.302, Hissa No.1/2 for Rs.622.50 Paise in the name of Namubai Narayan Deshmukh and name of Tenant was recorded as owner thereof. Accordingly, an entry was recorded on 7/12 extract.
- (f) **Mutation Entry No.3772:** As per the orders of the Special District Inspector of Land Records (Dashman) Thane effect of the Dashman was given under the Indian Coins Act, 1955 and Maharashtra Weight and Measurement Act, 1958 to the land records of the revenue village and accordingly an entry to that effect is recorded on 7/12 extract.
- (g) **Mutation Entry No.4622:** Namubai Narayan Deshmukh expired on 13.1.1981, leaving behind her only legal heir and representative i.e. Thamibai Mukund Gharat (daughter) was recorded in the record of rights of the land bearing Survey No.302, Hissa No.1/2. The said deceased executed will in favour of Thamibai Mukund Gharat and accordingly an entry was recorded on 7/12 extract.
- (h) **Mutation Entry No.4820:** By a Deed of Conveyance dated 23.6.1982 executed by Thamibai Mukund Gharat (the Owner) in favour of (1) Dhirajlal

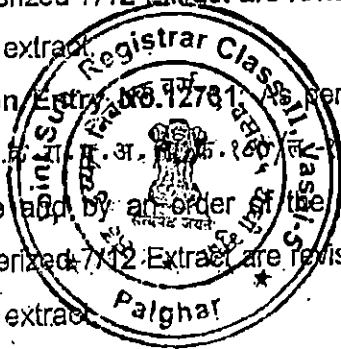


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Muljibhai Mehta, (2) Chandrakant Kalyanji Shah, (3) Sudharani Laxminarayan Agrawal (the Purchasers) and thereby the Owner abovenamed sold, conveyed and transferred the land bearing Survey No.302, Hissa No.1/2, Plot No.1 & 2, area 2099 square meters for consideration amount of Rs.40,000/- in favour of the Purchasers above named. Accordingly, an entry was recorded on 7/12 extract.

- (i) **Mutation Entry No.11997:** By a Deed of Gift dated 16.3.2013 registered vide Document No.VSI-2-2467/2013, executed by (1) Dhirajlal Muljibhai Mehta, (2) Chandrakant Kalyanji Shah, (3) Sudharani Laxminarayan Agrawal through their power of attorney holder (i) Milind Jadhavrav Pawar, (ii) Ajay Benilal Sanghavi (the Donors) in favour of the Vasai Virar City Municipal Corporation (the Donee) and thereby the Donors above named assigned, gifted and transferred the land area 528-18 square meters out of land bearing Survey No.302, Hissa No.1/2, total area 2099 square meters in favour of the Donee above named. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (j) **Mutation Entry No.12621:** As per directions of the Government Circular vide No.क.रा.पू.अ./प.क.१८०/त-२ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 24.2.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (k) **Mutation Entry No.12781:** As per directions of the Government Circular vide No.क.रा.पू.अ./प.क.१८०/त-२ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 23.7.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (l) **Mutation Entry No.13203:** Dhirajlal Muljibhai Mehta expired intestate on 27.12.2016 leaving behind him his legal heirs (1) Surekha Dhirajlal Mehta (wife), (2) Rakesh Dhirajlal Mehta (son), (3) Hemali Dhirajlal Mehta (daughter), (4) Chetan Dhirajlal Mehta (son) and an entry was recorded on 7/12 extract.
- (m) **Mutation Entry No.13944:** By a Deed of Conveyance dated 4.3.2022 registered vide Document No.VSI-3-3720/2022 (with an order of Deemed



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Conveyance

No.DDR/PALGHAR/B/1/MOFA/DEEMEDCONVEYANCE/253/ 2019 dated 24.5.2019), executed by (1) Chetan Dhirajlal Mehta, (2) Chandrakant Kalyanji Shah, (3) Rakesh Dhirajlal Mehta, (4) Sudharani Laxminarayan Agrawal, (5) Surekha Dhirajlal Mehta, (6) Hemali Dhirajlal Mehta, through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare, and M/s. Ram Construction through its Partners (1) Dattatray M. Chaudhari, (2) Harishchandra Anant Patil through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare sold and transferred land bearing Survey No.302, Hissa No.1/2, area 675 square meters in favour of Radheya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract.

- (n) **Mutation Entry No.14992:** In pursuance of Akarfod and order and letter issued by the Deputy Superintendent Land Records Vasai bearing No. Bhumapan/Mauje-Virar/A.Ta.Po.Hi.Mo.Ra.No.9113/2022, O.No.4479 dated 15/7/2022 and letter issued by the Tahasildar Vasai vide No.Mahasul/Kaksh-1/Te-1/Hakkanond/KAVI/768/2022 dated 8/8/2022, the revenue and land record in respect of (i) Survey No.302, Hissa No.1/1, (ii) Survey No.302, Hissa No.1/2/1, (iii) Survey No.302, Hissa No.1/2/2, (iv) Survey No.302, Hissa No.1/2/3, are rectified and changed. As per the said Akarfod, the old record is closed and new 7/12 extracts are prepared in accordance of the same. Accordingly, new 7/12 Extracts i.e. (1) Survey No.302, Hissa No.1/2/1, land area 675 square meter was prepared in the name of Radheya Co-Operative Housing Society, (2) Survey No.302, Hissa No.1/2/2, land area 528-18 square meter of DP Road was prepared in the name of Vasai Virar City Municipal Corporation, (3) Survey No.302, Hissa No.1/2/3, land area 896-13 square meter, was prepared in the name of (1) Surekha Dhirajlal Mehta, (2) Chandrakant Kalyanji Shah, (3) Rakesh Dhirajlal Mehta, (4) Sudharani Laxminarayan Agrawal, (5) Hemali Dhirajlal Mehta, (6) Surekha Dhirajlal Mehta and in that respect the old 7/12 extract

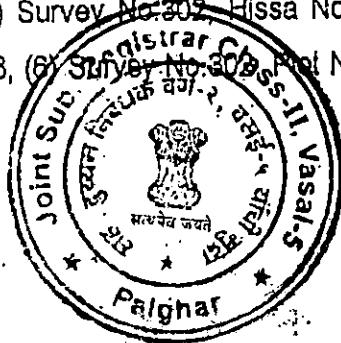


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is changed, corrected and rectified. Accordingly, an entry to that effect is recorded on 7/12 extract.

- (o) **Mutation Entry No.14114:** In pursuance of the letter bearing No.REV/DESK-1/T-1/LAND/8892/SR-862/2022 dated 8.9.2022 issued by the Tahasildar Vasai, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 in respect of land bearing Survey No.302, Hissa No.1/2/1, area 675 square meter, of village Virar, Tal. Vasai, the payment of Non Agricultural Assessment of Rs.1,498/- paid under Challan No.MH007502428 dated 8.9.2022 and conversion tax of Rs.7,490/- paid under Challan No.MH007502525 dated 8.9.2022 for the purpose of residential and commercial use. Accordingly, an entry to that effect is recorded on 7/12 extract.
- (p) **Mutation Entry No.1177, 2177, 2206, 4146:** Talathi Saja Virar has issued Certificate dated 10.2.2022 stating that the Mutation Entry No.1177, 2177, 2206, 4146 are in torn condition, therefore, certified copies thereof cannot be issued.
- (5) There is a 'Note' on the Village Form 7 Extract of the said Lands that the area of the said Land is converted into Non Agricultural use, therefore Village Form 12 is not necessary.
- (6) A Search report for more than 70 years from 1952 to 26.9.2022 taken from Sub Registrar office at Vasai vide Receipt No.17927 dated 26/9/2022 issued by the Sub Registrar Vasai-2 (GRN : MH008262043202223E).
- (7) Any other relevant title:
- (i) As per the documents of Village Form 7 extracts of the said Lands are Class-1 (Bhogavatdar Varg-1).
- (ii) By a Deed of Deemed Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020, executed under an order No.DDR/Thane/MOFA/S-11(3)/2863/2015 dated 10.6.2015 issued by the Competent Authority & District Deputy Registrar Co-Operative Societies in respect of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 in



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- favour of Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. (the Owners) of the said Lands and thereby the Lands bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, (2) Survey No.302, Hissa No.1/1, Plot No.2, (3) Survey No.302, Plot No.4, (4) Survey No.302, Plot No.5 were transferred in favour of the Shriram Nagar Co-Operative Housing Society Ltd. and the land bearing Survey No.302, Plot No.3 was transferred in favour of Kaunteya Co-Operative Housing Society Ltd. and the lands bearing (1) Survey No.302; Hissa No.1/1/A, (2) Survey No.302, Hissa No 1/1/B were transferred jointly in favour of the Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd.
- (iii) By a Deed of Deemed Conveyance dated 4/3/2022, registered vide Document No.VSI-3-3720/2022, executed under an order under No.DDR /Palghar/B/1/MOFA/DEEMEDCONVEYANCE/253/2019 dated 24.5.2019 issued by the Competent Authority & District Deputy Registrar Co-Operative Societies in respect of the land bearing Survey No.302, Hissa No.1/2/1, Area 675 square meters, Assessment Rs.499-50 Paise in favour of Radheya Co-Operative Housing Society Ltd. and thereby the Land bearing Survey No.302, Hissa No.1/2/1 was transferred in favour of the Radheya Co-Operative Housing Society Ltd.
- (iv) The Owners (the Societies i.e. Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 have executed registered Re-Development Agreement dated: 5/5/2022 registered on 1/6/2022, registered vide Document No.VSI-2-7724/2022 in favour of M/s. Sucham Life Spaces LLP. in respect of the said Lands mentioned in the Re-Development Agreement.
- (v) The Owners (the Society i.e. Radheya Co-Operative Housing Society Ltd.) of land bearing Survey No.302, Hissa No.1/2/1 has executed registered Re-Development Agreement dated: 14/9/2022, registered vide



वसई क्र.-५
दस्त क्र.१६५१५ / २०२३
६९ / १०८

-14-

Document No.VSI-2-15727/2022 in favour of M/s. Sudham Life Spaces LLP. in respect of the said Land mentioned in the Re-Development Agreement.

(vi) Litigation if any – No Litigation found.

Date : 26.9.2022.

Place : Virar.

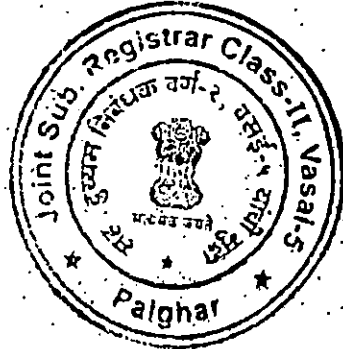


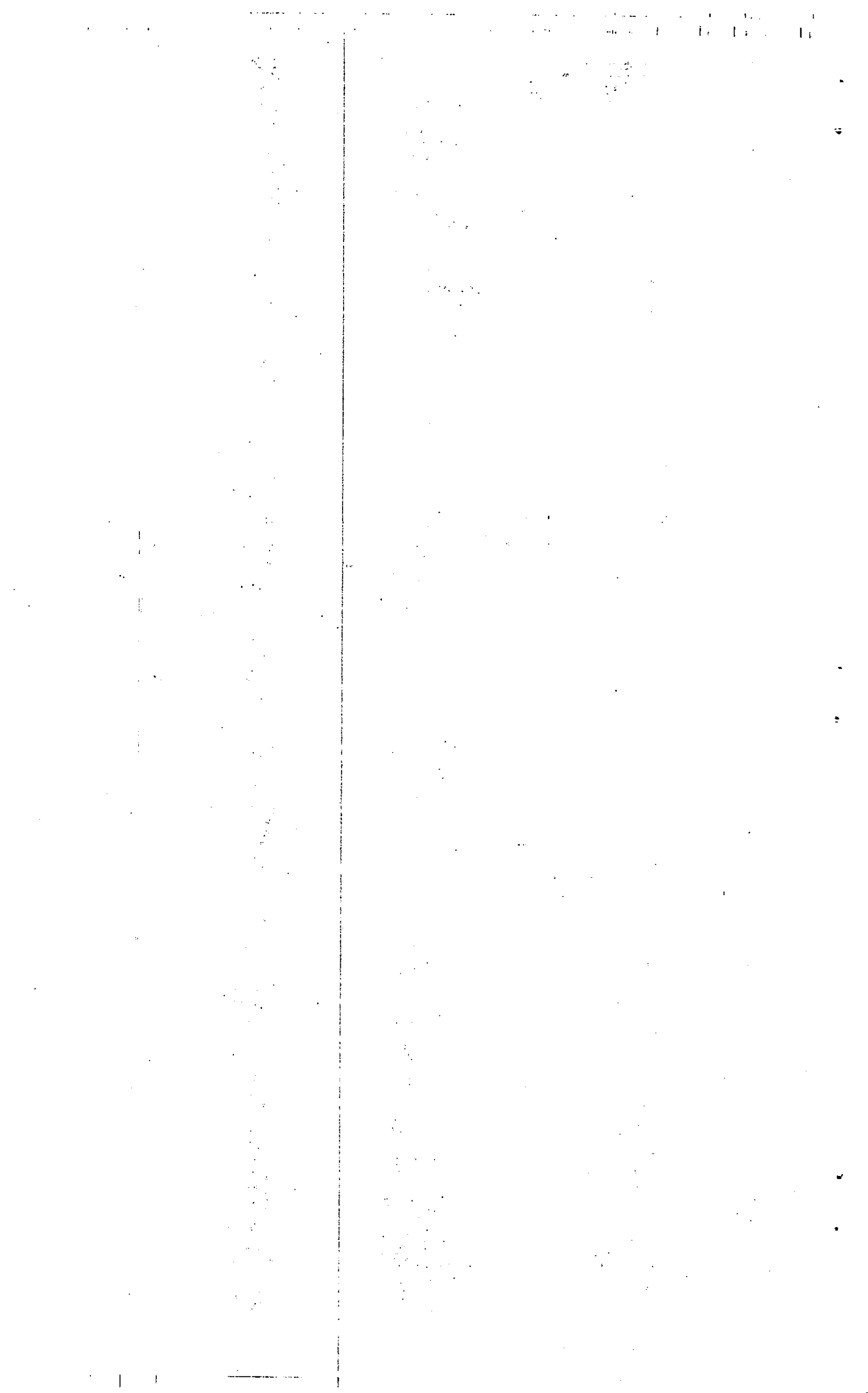
Yogesh P. Virarkar
(YOGESH P. VIRARKAR)
Advocate.

YOGESH P. VIRARKAR
B.A., LL.M.

ADVOCATE

A/303, Vadangi Tower, Opp. National English School,
Kargil Nagar, Virar (E), Tal: Vasai, Dist: Palghar.





वसई क्र.-५

दस्त क्र. १६५५७ / २०२३

महवाल दिनांक : 30/08/2022

१० / ७०८

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन पट्टण अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधित केवले) नियम, १९७१ पाठोद नियम ३,५,८,अणि ७]

गाव :- वितार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/पु.क्र./5

शेताचे स्थानिक नाव :

भू-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक अक्षयिक क्षेत्र क्षेत्र सती आकारणी	अतर.चौ.मी 5.61.13 0.00'	1313	5.61.13			(13532) (13532) (13532) 0 (13532)	कुळाचे नाव व खंड इतर अधिकार अक्षयिक पत्रक पा.नहसिलदारा साहय वोटई यांचकडील पत्र क्र.पहमूल/क/१/११/जमिनदावा/कवि-७५-९५/एएआ ८२५/२०२२ दि. ३०/०८/२०२२ अन्वये रिकवाना व जमिनव्य कारणासाठी चिन्तनी प्रयोजनाचे. (14107) इतर अधिकार : नाही. सदका क्रमांक : 14107 व दिनांक : 30/08/2022
	11203	श्री राय नगर कॉ.अंप.हो. लो.नि.	5.61.13				

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन पट्टण अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधित केवले) नियम, १९७१ पाठोद नियम २९]

गाव :- वितार (944195)

तालुका :- वसई

जिल्हा :- पालघर

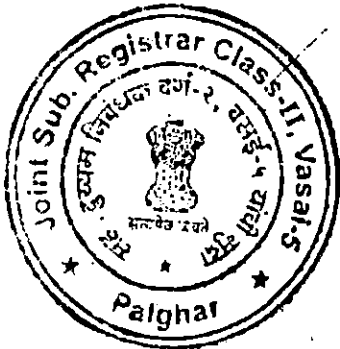
भूमापन क्रमांक व उपविभाग : 302/पु.क्र./5

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्र									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा		
			मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र							
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी			

सूचना :- सदाचे क्षेत्र अक्षयिक क्षेत्रामध्ये रुपांतरित झाले. असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 30/08/2022
सार्कितिक क्रमांक :- 272100084211600000820221465

(नाम) :- [Signature]
[Signature]
[Signature]
[Signature]
[Signature]



बराई क्र.-५

दस्ता क्र. १६५५५ / २०२२

९ / १०८

अहवाल दिनांक : 30/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिभार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिभार अभिलेख आणि नोंदवही (गटा क्रमांक व सुविधातीत ठेवणे) नियम, १९७१ च्यातील नियम ३,५,६ आणि ७]

गाव :- विरार (944195)

तालुका :- वरगई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/भु.क्र./4

भू-भाषणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादारचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	बुज, शेंड व इतर अधिकार
क्षेत्राचे एकक	आर.घं.मी					(13532)	कृताचे शेंड व शेंड
अकृषक क्षेत्र						(13532)	
जल शेंडी	3,92.98					(13532)	इतर अधिकार
आकारणी	72.71					(13532)	अकृषक नावा
		11203 श्री राम नग्न को.गोप.हं. सो.लि.	3,92.98	72.71		(13532)	श्री.महाशिवलदा तांदेव घराई यांचेकडील पत्र क्र.महाशिव/क/१/११/जमिनयाच/कापि-७५५/एलअर ८५५/१०२१ दि. ३०/०८/२०२१ अन्वये रजिस्ट्रार व याचिपत्र बाराभासराठी विनवती प्रयोजनार्थ. (14107)
इतर कायदा क्र. (4825) (10464) (12568) (13418)							शेताचा आणि भूभाषण दिनांक :

गाव नमुना नं. (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिभार अभिलेख आणि नोंदवही (गटा क्रमांक व सुविधातीत ठेवणे) नियम, १९७१ च्यातील नियम २१]

गाव :- विरार (944195)

तालुका :- वरगई

जिल्हा :- पालघर

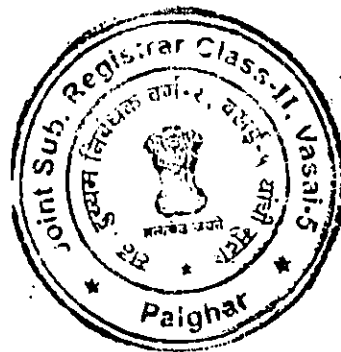
भूमापन क्रमांक व उपविभाग : 302/भु.क्र./4

वर्ष	हंगाम	खारा क्रमांक	पिकांसाठी क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेता		
			मिश्र पिकांखालील क्षेत्र			निर्मळ पिकांखालील क्षेत्र			स्वरूप	क्षेत्र				
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी	आर.घं.मी

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रामध्ये गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी मी दिनांक १५/०८/२०२२ रोजी निदेशित."
 दिनांक :- 30/08/2022
 अधिकारी क्रमांक :- 272108254211606030820221464

(नाम - श्री. वि. सावंत)
 जिल्हा अधिकाऱ्याचे कार्यालय, पालघर
 तालुका कार्यालय, वरगई
 तालुका कार्यालय, विरार क्र.-१
 ता. बराई, जि. पालघर



वसई क्र.-५

दस्त क्र. १६५५५ / २०२२

/ १०८

अहवाल दिनांक : 30/08/2022

महाराष्ट्र शासन

गाव नमुना सत (अर्थिक अभिलेख पत्रक)

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधितोव ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७ |

गाव :- विसर (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/मु.क्र./3

भू-धारणा पध्दती : भोगवटादार वर्ग -1		शेताचे स्थानिक नाव				कुळ, खंड व इतर अधिका
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख. फे.फा.	
क्षेत्राचे एकक	आर.चौ.पौ	1243	3.01.34	33.53	(13532)	कुळाचे भाग व खंड
अकृषक क्षेत्र					(13532)	
पिन शेती	3.91:31				(13532)	इतर अधिका
आकारणी	72.53					अकृषक भाग
			0.00.00	0		पा.तहसिलदार महेश वाई यांचेकडील पत्र क्र. महसूल/क/ट/१/अभिमापन/कवि-५०९५/एएआर ८४५/२०२२ दि. ३०/०८/२०२२ अन्वये संदर्भात व याचिन्तव कारणासाठी दिवसेंदी प्रयोजनार्थ. (14107)
		11204	3.91.31	72.53	(13532)	शान्तिनगर प्रकल्प : नाही.
						शेवटचा फेरफार क्रमांक : 14107 व दिनांक : 30/08/2022
						समा आणि भूमापन विन्ह :

गाव नमुना बाण (पिकाची नोंदवही)

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधितोव ठेवणे) नियम, १९७१ यातील नियम २१ |

गाव :- विसर (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/मु.क्र./3

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेता			
मिश्र पिकाखालील क्षेत्र					तिर्भळ पिकाखालील क्षेत्र										
वर्ष	हंगाम	खाता क्रमांक	पट्टक पिके व प्रत्येकाखालील क्षेत्र			पट्टक पिके व प्रत्येकाखालील क्षेत्र			स्वरूप	क्षेत्र					
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. चौ.पौ			आर. चौ.पौ				आर. चौ.पौ			आर. चौ.पौ		

सूचना :- संदर्भ क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

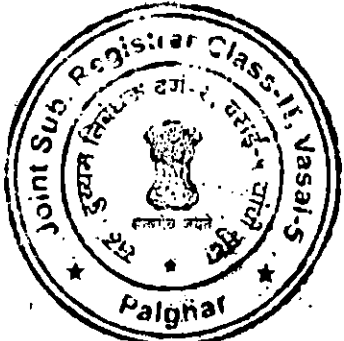
"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."
दिनांक :- 30/08/2022
सांकेतिक क्रमांक :- 272100084211600000820221463

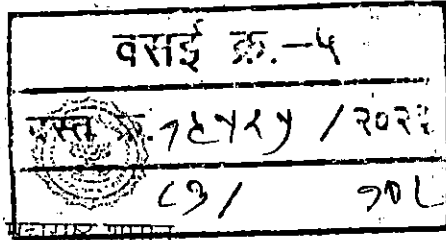
(नाव)
जिल्हा अभियंता, विसर, पालघर

जिल्हा अभियंता, विसर, पालघर

जिल्हा अभियंता, विसर, पालघर

जिल्हा अभियंता, विसर, पालघर





प्रदत्त दिनांक : 30/08/2022

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन मसुदा अधिकार अभिलेख आणि नोंदवही (नगर कावे व (सुविधतीत क्षेत्रे) नियम, १९०१ यातील नियम ३,५,६ आणि ७]

गाव :- बिरार (944195)

तालुका :-

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/1/भू.क्र./2

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, रॉड व इतर अधिकार
क्षेत्राचे एकक	आय.घो.मो	11203	विश्वनाथन वसुदेव	6.27.87		(13532)	कुळाचे नाव व रॉड
अक्षयक	क्षेत्र		विश्वनाथन वसुदेव			(13532)	
दिन तेंती	6.27.87		विश्वनाथन वसुदेव			(13532)	इतर अधिकार
आकारणी	0.00		विश्वनाथन वसुदेव	0.00,000	0		अर्जाचे नाव
		11203 श्री तप - गज को. ऑप.टी. सो.लि.		6.27.87		(13532)	श्री. तपसवळकर साहेब यशवंत यांचेकडील पत्र क्र. महाराष्ट्र/फ/११/जमिनधारक/कावि-७५९५/एसआर ८४५/२०२२ दि. २०/०८/२०२२ अन्वये गिन्यास व कायदेशीर फाट्यासाठी किचनगो प्रयोजनार्थ, (14107)
							प्रत्येक पत्रकार : 14107
							शेताचा फेल्डार क्रमांक : 14107 व दिनांक : 30/08/2022
							सीमा आणि भूवापर किर्त :

गाव नमुना चार (पिकांची नोंदवही)

[महाराष्ट्र जमीन मसुदा अधिकार अभिलेख आणि नोंदवही (नगर कावे व (सुविधतीत क्षेत्रे) नियम, १९०१ यातील नियम ११]

गाव :- बिरार (944195)

तालुका :-

जिल्हा :- पालघर

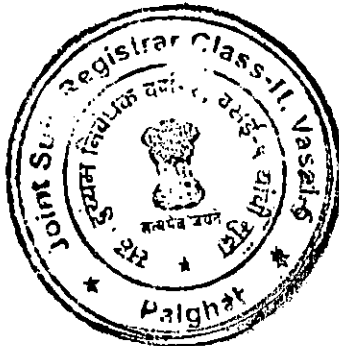
भूमापन क्रमांक व उपविभाग : 302/1/1/भू.क्र./2

			पिकावरील शेताचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन		शेरा		
			मिश्र पिकाखालील क्षेत्र			निभेळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आय. घो. मो		आय. घो. मो		आय. घो. मो		आय. घो. मो		आय. घो. मो		आय. घो. मो		

सूचना :- सदरचे क्षेत्र अक्षयक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतिसादी फी म्हणून ₹५/- रुपये मिळाले."
दिनांक :- 30/08/2022
सांकेतिक क्रमांक :- 27210008/211600000820221462

श्री. वसई, जि. पालघर



वसई क्र.-५
दस्त क्र. १६५५५ / २०२३
७०८

अहवाल दिनांक : 30/08/2022

महाराष्ट्र शासन

गाव नमुना वार (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९६० (नव्या कायद्याचा सुविधेतील ठेवणे) नियम, १९७१ च्या नियम १५६ आणि ७]
गाव :- वार (944195) तालुका :- वसई जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/1/भु.क्र./1

भू-धारणा पध्दती : भोगवटारदार वर्ग -1		रोताचे स्थानिक नाव :				कुळ, खंड व इतर अधिकार
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटारदारचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.
क्षेत्राचे एकक	आर.पो.सो	1459	कल्याणपती-विठ्ठल-अदर	6.52.10	482.56	(13532)
अकृषक	धन		विठ्ठलपती-मुळशी-पेठदा			(13532)
दिन रोती	6.52.10		कल्याणपती-अदर-अदर			(13532)
आकारणी	482.56		सायईक क्षेत्र	0.000.00	0	
		11203	श्री राम नगर को.ओप.को. सो.लि.	6.52.10	482.56	(13532)

नूतन पत्र क्र. (4824) (12587) (13334)

गाव नमुना वार (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९६० आणि नोंदवही (नव्या कायद्याचा सुविधेतील ठेवणे) नियम, १९७१ च्या नियम १९६]
गाव :- वार (944195) तालुका :- वसई जिल्हा :- पालघर

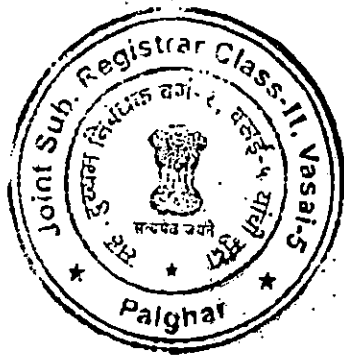
भूमापन क्रमांक व उपविभाग : 302/1/1/भु.क्र./1

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
			मिश्र पिकाखालील क्षेत्र			निर्भेज पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हेगाव	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. पो.सो		अदर. पो.सो		आर. पो.सो	अदर. पो.सो					आर. पो.सो		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी की म्हणून १/५- छाप मिळाले."
दिनांक :- 30/08/2022
सांकेतिक क्रमांक :- 272100084211600000820221461

(नाव :- प. सु. प्रभु)
श्री. विठ्ठलराव शिंदे, सायई
जिल्हा सहायक निर्यात क्र.-१
ज. वसई, जि. पालघर



वसई क्र.-५
दस्त क्र. १४५५ / २०२३
०६ / १०८

अहवाल दिनांक : 30/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकांश अभिलेख पत्रक)

पहारापूर जमीन पट्टा अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७९ च्या नियम ३,५,६ आणि ७]

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/1/अ

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक	आर.चौ.पो	1807	कल्याणजी-विजय-मधु			(13532)	पुढाचे नाव व खंड
अकृषक	क्षेत्र		विजयमहाल-पुढाजी-मधु			(13532)	
विन रीती	3.37.17		विजयमहाल-पुढाजी-मधु			(13532)	इतर अधिकार
आकारणी	249.50		विजयमहाल-पुढाजी-मधु			(13532)	इतर
			विजयमहाल-पुढाजी-मधु			(13532)	राज्य (सागाईक) (13532)
			विजयमहाल-पुढाजी-मधु			(13532)	अवृत्त वारस
			विजयमहाल-पुढाजी-मधु			(13532)	मा.महामिस्तर यादव यादव यांचेकडील पत्र
			सागाईक क्षेत्र	0.00.00			क्र.महामिस्तर/क/दि/१/जमिनवाचक/कासि-२५९५/एमआर ८२४/२०२२
			कासिप को.आ.प.हो. सा.लि.	3.37.17	249.50	(13532)	दि. ३०/०८/२०२२ अन्वये दिवाळी व वाणिज्य कारणासाठी
			श्री तय नगर को.आ.प.हो. सा.लि.			(13532)	विनरिती प्रयोजनाध. (14107)
							प्रमाणित प्रमाण : नाही.
							शेताचा पट्टा क्रमांक : 14107 व दिनांक : 30/08/2022
							सामाजिक भूमापन विन्दा :
							दुसरे फारम क्र. (22116)(4823)(12626)

गाव नमुना बारा (पिकांची नोंदवही)

पहारापूर जमीन पट्टा अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७९ च्या नियम २९]

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/1/अ

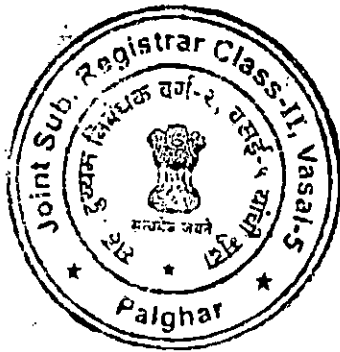
वर्ष	हंगाम	खाता क्रमांक	पिकाखालील नोंदवही तपशील						लागवटीसाठी उपलब्ध नसलेली जमीन	जल सिंचन (व) राशन	शेता					
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र										
			पट्टा पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
							आर. चौ.पो	आर. चौ.पो		आर. चौ.पो	आर. चौ.पो		आर. चौ.पो			

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले. असल्याने या क्षेत्रामध्ये गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रयोगाची फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 30/08/2022

सांकेतिक क्रमांक :- 272100084211600000820221459



अख्यत दिनांक : 22/09/2022



महाराष्ट्र शासन

गाव नमुना घाट (- निगर अधिलेख पत्रक)

[महाराष्ट्र ग्रामीण महसूल अधिकाऱ्यांच्या अधिन येणाऱ्या गावांमध्ये (गाव नमुने व मुद्रापत्रक देणे) नियम, १९७१ च्या तरतुदीनुसार]

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/2/1

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

राताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फ.पा.	कुळ, खंड व इतर आधिकाऱ्या
क्षेत्राचे एकक आ.पो.मी अर्बुद चौर मी अव.मी	11473	राधा कान्हाजी व सौ. वि.	6.75.00	499.50		(14092)	पुढाचे नाव व पद इतर अधिकाऱ्या अर्बुद वगैरे का. महाराष्ट्र शासन शासकीय अधिलेखन विभाग का. महाराष्ट्र शासन शासकीय अधिलेखन विभाग - ८८२/१११/१११ दि. ०८/०९/२०२२ अन्वये महाराष्ट्र शासकीय अधिलेखन विभागात नियमित प्रशासनाचे, (14114) पंजीयन क्रमांक : १४११४ मेवटका फारम क्रमांक : 14114 व दिनांक : 21/09/2022

पराई क्र. - १
दस्त क्र. १५५५५ / २०२२
७० / १०८

गाव नमुना घाट (- निगर अधिलेख पत्रक)

[महाराष्ट्र ग्रामीण महसूल अधिकाऱ्यांच्या अधिन येणाऱ्या गावांमध्ये (गाव नमुने व मुद्रापत्रक देणे) नियम, १९७१ च्या तरतुदीनुसार]

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/2/1

वर्ष	हंगाम	खता क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	गटा				
			पिकाखालील क्षेत्र			निर्पेक्ष पिकाखालील क्षेत्र								
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी	आ. पो.मी

सूचना :- सदरचे क्षेत्र अधिकाऱ्यांच्या अधिन येणाऱ्या गावांमध्ये (गाव नमुने व मुद्रापत्रक देणे) नियम, १९७१ च्या तरतुदीनुसार

"का. प्रशासित जमीनसाठी की १४११४ - वरचे विभागे"
दिनांक :- 22/09/2022
सांख्यिक क्रमांक :- 272196084211600000920221309

सावळ
निगर अधिलेखन विभाग
पालघर जिल्हा
वसई तालुका



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय (महसूल शाखा)

किल्लाबंद दर रोड, मालोडे-वसई गाव, ता.वसई, जि.पालघर, पिन ४०१२०१.
दुरध्वनी क्र. (०२५०) २३२२००७

क्र.महसूल/क.१/टे.१/जमिनबाब/कावि ७५९५/एसआर २५५/२०२२

दिनांक ३०/०८/२०२२

प्रति,
श्री.रामनगर को.ऑ.हौ.सो.लि.व.कौतेय को.ऑ.हौ.सो.लि
रा.विरार ता.वसई जि.पालघर

वसई क्र.-५

दस्ता क्र. १६५५/२०२३

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	जमिनीचे नंबर	एकुण क्षेत्र (आर.चौ.मी)	पेकी आकारणी करावयाचे क्षेत्र (आर.चौ.मी)
विरार	३०२/१/१/भु.क्र./१	६.५२.१	६.५२.१
	३०२/१/१/भु.क्र./२	६.२७.८७	६.२७.८७
	३०२/१/१/भु.क्र./३	३.९२.३१	३.९२.३१
	३०२/१/१/भु.क्र./४	३.९२.९८	३.९२.९८
	३०२/१/१/भु.क्र./५	५.६२.१३	५.६२.१३
	३०२/१/१/अ	३.३७.१७	३.३७.१७
	३०२/१/१/ब	४.००.७५	४.००.७५
	एकुण	३३.६३.३१	३३.६३.३१

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७

३. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब/कावि.१३७०/२०१८

दिनांक १२/०८/२०१८

४. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब,क.ड/कावि.१३८८/२०१८

दिनांक २६/१२/२०१८

५. शासन परिपत्रक क्रमांक एनएपी.२०२१/प्र.क्र.११८/ज.१अ दि.१३/०४/२२



महाशय,

आपण या कार्यालयात दिनांक ०१/०८/२०२२ रोजी अर्ज दाखल करून उपरोक्त विषयात नमूद जमिनीस महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ब मधील तरतुदीनुसार रहिवास व वाणिज्य कारणासाठी बिनशेती आकारणी व रुपांतरित कर भरणा करून घेणेबाबत विनंती केलेली आहे.

प्रकरणातील कागदपत्रे तपासता, वसई विरार शहर महानगरपालिका यांनी जा.क्र.वविशम ११८१/२०२२-२३ दिनांक १७/०८/२०२२ व जा.क्र.वविशम/नर.११८२/२०२२-२३ दिनांक १७/०८/२०२२ अन्वये संबंधितांना बिनशेती आकारणी व रुपांतरण कर भरणा करून घेणेबाबत कळविले आहे. तसेच मा.जिल्हाधिकारी पालघर यांचेकडून दिनांक १४/१२/२०१८ रोजीचे पत्रान्वये प्राप्त झालेल्या यार्दात उक्त जमिनीचा मूळ नमूद असलेनुसार सदरच्या जमिनी वसई विरार शहर महानगरपालिकेच्या विकास आराखड्यात समाविष्ट असल्याचे दिसून येते.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मध्ये विषद केलेल्या तरतुदीनुसार मंजूर व प्रारूप आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकुषिक आकारणी निश्चित करणेची आहे. तसेच

अंतिम विकास योजना/प्रारूप तसेच अंतिम प्रादेशिक योजना किंवा प्रारूप, विकास योजनेत समाविष्ट असलेल्या जमिनींना अकृषिक सारा व रुपांतरित कर भरणा करून घेणेबाबत महाराष्ट्र शासन महसूल व वनविभाग यांचेकडील शासन परिपत्रक्र. क्रमांक एनएपी/२०२१/प्र.क्र.११८/ज.१अ दिनांक १३/०४/२०२२ मध्ये कलम ४२ ब नुसार कार्यवाही करणेबाबत निर्देश दिले आहेत.

त्यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व बिनशेती आकारणी रक्कम शासनजमा करावयाची आहे.

तसेच आपले विनंती अर्जानुसार आपणाकडून महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मधील तरतुदीनुसार केवळ रुपांतरण कर व बिनशेती आकारणी रक्कम वसूल करणेत येत आहे त्यामुळे आपणास जागेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापुढी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पूर्वपरवानगी घेणे बंधनकारक राहिल.

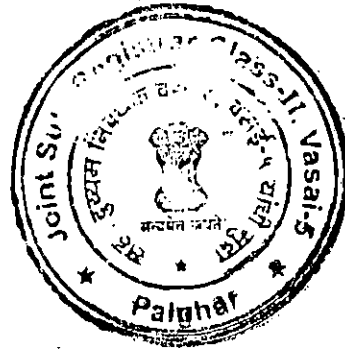
गावाचे नाव	स.नं/ हि.नं	क्षेत्र (आर. चौ.मी)	गावचा बिनशेती दर रुपै	बिनशेती आकारणीचे स्वरूप		बिनशेती आकारणी र.रु	कलम ४७ अ अन्वये रुपांतरित कर आकारणी स्वरूप (५ पट)	रुपांतरित कर र.रु
				(३ पट)				
विरार	विषयात नमुद स.नं हि.नं	३३.६६.३१	X ०.७४	X ३	= ७४६६/-	X ५	= ३७३३०/-	

सदरची बिनशेती आकारणी व रुपांतरित कर शासनजमा केवळी चलने तलाठी विरार यांचेकडे जमा करण्यात यावीत.

वसई क्र.-५
दस्त क्र. ६१५५ / २०२३
८८ / १०८

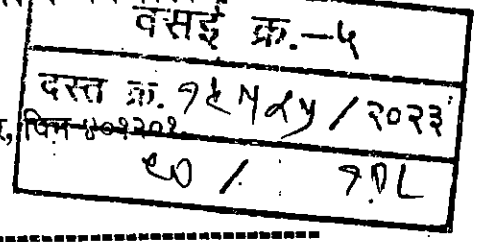


[Signature]
तहसिलदार वसई



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय
(महसूल शाखा)

किल्लाबंदर रोड, मालोंडे-वसई गाव, ता.वसई, जि.पालघर, पिन-४०१२०१
दुरध्वनी क्र (०२५०) २३२२००७



क्र.महसूल/क १/टे १/जमिनबाब/कावि८८२/एसआर८६२/२०२२
प्रति,
सधेय को ऑप हौ.सो.लि.
रा.विरार ता.वसई जि.पालघर

दिनांक ०८/०९/२०२२

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	स.नं/हि.नं	एकुण क्षेत्र (आर.चौ.मी)	पैकी आकारणी करावयाचे क्षेत्र (आर.चौ.मी)
विरार	३०२/१/२/१	६.७५.००	६.७५.००

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७
मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७

३. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब/कावि.१३७०/२०१८

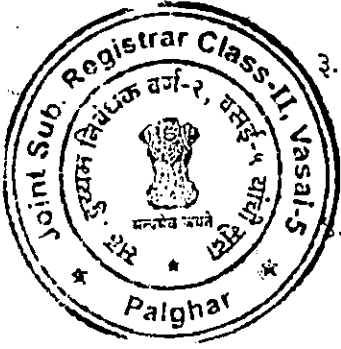
दिनांक १४/१२/२०१८

४. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब,क,ड/कावि.१३८८/२०१८

दिनांक २४/१२/२०१८

५. शासन परिपत्रक क्रमांक एनएपी.२०२१/प्र.क्र.११८/ज.१अ दि.१३/०४/२२



महोशय,

आपण या कार्यालयात दिनांक ०१/०९/२०२२ रोजी अर्ज दाखल करून उपरोक्त विषयात नमुद जमिनीस महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ब मधील तरतुदीनुसार रहिवास व वाणिज्य कारणासाठी बिनशेती आकारणी व रुपांतरीत कर भरणा करून घेणेबाबत विनंती केलेली आहे.

प्रकरणातील कागदपत्रे तपासता, वसई विरार शहर महानगरपालिका यांनी संबंधितांना जा.क्र.व.वि.श.म/नर/११८१/२०२२-२३ दिनांक १७/०८/२०२२ अन्वये विकास परवानगीसाठी बिनशेती आकारणी व रुपांतरण कर भरणा करून घेणेबाबत कळविले आहे तसेच मा.जिल्हाधिकारी पालघर यांचेकडील दिनांक १४/१२/२०१८ रोजीचे पत्रासोबत वसई विरार शहर महानगरपालिकेकडून प्राप्त झालेल्या यादीत उक्त जमिनीचा स.नं नमुद असलेनुसार सदरची जमिन वसई विरार शहर महानगरपालिकेच्या विकास आराखड्यात समाविष्ट असल्याची दिसून येते.

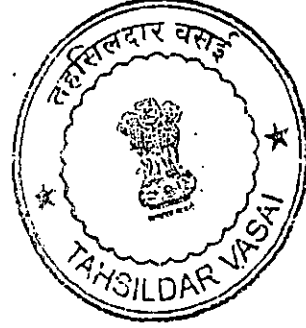
महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मध्ये विषद केलेल्या तरतुदीनुसार मंजूर व प्रारूप आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे. तसेच अंतिम विकास योजना/प्रारूप तसेच अंतिम प्रादेशिक योजना किंवा प्रारूप विकास योजनेत समाविष्ट असलेल्या जमिनींना अकृषिक सारा व रुपांतरीत कर भरणा करून घेणेबाबत महाराष्ट्र शासन महसूल व वनविभाग यांचेकडील शासन परिपत्रक क्रमांक एनएपी/२०२१/प्र.क्र.११८/ज.१अ दिनांक १३/०४/२०२२ मध्ये कलम ४२ ब नुसार कार्यवाही करणेबाबत निर्देश दिले आहेत.

त्यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व बिनशेती आकारणी रक्कम शासनजमा करावयाची आहे.

तसेच आपले विनंती अर्जानुसार आपणाकडून महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब मधील तरतुदीनुसार केवळ रूपांतरण कर व बिनशेती आकारणीचे स्विकार घ्यावेत असे सदरची जमिन ही पूर्वीची बिनशेती असल्याने सदरचे आदेश कायम ठेवण्यात येत आहे. तथापि आपणास जागेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची धुर्धवचानगी घेणे बंधनकारक राहिल.

गावाचे नाव	स.नं/ हि.नं	क्षेत्र (चौ.मी)	गावचा बिनशेती दर रु.पै	बिनशेती आकारणीचे स्वरूप (३ पट)	बिनशेती आकारणी र.रु	कलम ४७ अ अन्वये रूपांतरीत कर आकारणी स्वरूप (५ पट)	रूपांतरीत कर र.रु
विरार	३०२/१/२/१	६७५-००	X ०.७४	X ३	= १४९८/-	X ५	= ७४९०/-

सदरची बिनशेती आकारणी व रूपांतरीत कर शासनजमा केलेली चलने तलाठी विरार यांचेकडे जमा करण्यात यावीत.



[Signature]
तहसिलदार वसई



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



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

जावक क्र. : व.वि.शा.म.
दिनांक :

वसई क्र.-५
दस्त क्र. १८५५५ / २०२३
२५ / १०

Dated 21/10/2022

VVCMC/TP/CC/NP-6675/327/2022-23

To,
1. M/s. Sudham LifeSpaces LLP Through
Partner Mr. Pushkaraj V. Vartak (POAHolder)
C/o. Mr. Vikas Narsinha Vartak, Vartak
House, Ram Mandir Road, Vartak ward,
Vartak Road, Virar (W),
Tal: Vasal, DIST: PALGHAR.

2. M/s. Megha Urbanscapes
Office: 102, Padmaraj CHS, 100 Feet Road,
Diwanman, Vasal (W),
Tal: Vasal, Dist: Palghar.

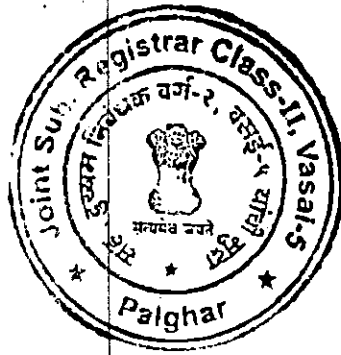
Assesment Order

SUB -- Commencement Certificate for proposed Residential Cum- Commercial Building under Clause 7.6.1. for Redevelopment of Multi-Dwelling Buildings of CHS & Apartments, on land bearing S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S. No. 302/ Plot No. 4, S. No. 302/ Plot No. 5, & S. No. 302/1/2/1, of Village: Virar, Taluka Vasal, Dist Palghar.

Ref -- 1) Your Architect's letter dated 29/06/2022

Sir / Madam,
Find enclosed Assesment order Issued herewith as per Sec 124(E) of MR & TP Act 1966.

1 Name of Assessee owner / P.A. Holder	:	M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA Holder)
2 Location	:	Virar
3 Land use (Predominant)	:	Residential cum Commercial bldg.
4 Gross plot area (As per 7/12)	:	4038.31 Sqm.
5 Gross plot area (as per measurement sheet)	:	4123.69 Sqm.
6 Area under 20.00 mt wide DP road	:	39.20 Sqm.
7 Balance plot area	:	3999.11 Sqm.
8 Net plot area	:	3999.11 Sqm.
9 Existing approved BUA as per clause, 7.6.1	:	3416.89 Sqm.
10 Incentive FSI @15 sq.mt. per tenement	:	1335.00 Sqm.
11 Additional FSI	:	24.80 Sqm.
12 Add. TDR from DRC no: 211 (17400/1560*2942.13)	:	3281.61 Sqm.
13 Add. Premlum FSI by payment of charges	:	2019.16 Sqm.
14 Entitlement of FSI	:	10077.76 Sqm.
15 Ancillary area FSI upto 60% or 80% with payment of charges	:	6648.07 Sqm.
16 Total Entitlement of proposal	:	16725.53 Sqm.
17 Total proposed P-line Area	:	16723.72 Sqm.
18 Number of Buildings	:	1
19 Area for Assessment	:	
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows	:	
Weighted Average of Open land value as per ASR 2022-23	:	= Rs. 15,900.00
a) On Plot/Land area	:	
Residential	:	2194.49 Sq.m. x 79.5 Rs. 15,900.00 x 0.50% x 1 = Rs. 174,461.96
Commercial	:	1804.82 Sq.m. x 159 Rs. 15,900.00 x 0.50% x 2 = Rs. 286,966.38
DR/TDR Area	:	3281.61 Sq.m. x 79.5 Rs. 15,900.00 x 0.50% x 1 = Rs. 260,888.00
b) On P-line	:	
Residential	:	11311.09 Sq.m. x 318 Rs. 15,900.00 x 2.00% x 1 = Rs. 3,596,926.62
Commercial	:	5414.05 Sq.m. x 636 Rs. 15,900.00 x 2.00% x 2 = Rs. 3,443,335.80
Total Development Charges	:	Rs. 7,762,578.75
20 Less : Development Charges Paid Vide	:	
a) Receipt No.57893 dated 21/10/2022	:	= Rs. 776,290.00
21 Balance development charges to be paid	:	= Rs. 776,290.00
22 Date of Assessment	:	= / /2022



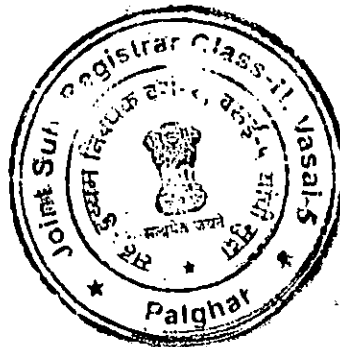
वसई क्र. - ५
दस्ता क्र. १७५५५ / २०२३
२३ / १०

VVCMC/TP/CC/VP-6675/327/2022-23

Dated 21/10/2022

23 Premium Components					
a) BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR	6648.08 Sq.m. x	1590.00	(Rs. 15,900.00 x	10% x	1] = Rs. 10,570,447.20
a) BUA on payment of Premium FSI @ area at the rate of 35% as per UDCPR	2019.16 Sq.m. x	5565.00	Rs. 15,900.00 x	35% x	1] = Rs. 11,236,625.40
					= Rs. 21,807,072.60
Less : Premium Components charges Paid Vide					= Rs. 5,000,000.00
a) Receipt No.57894 dated 21/10/2022					= Rs. 5,000,000.00
24 Balance Premium Charges to be paid					= Rs. 16,807,072.60
25 Labour Charges					= Rs. 4,452,336.09
a) On Construction Area : 16725.53 Sq.m. x 25620.00 x 1%					= Rs. 4,452,336.09
26 Less : Labour Charges Paid Vide					= Rs. 445,240.00
a) Receipt No.57895 dated 21/10/2022					= Rs. 476,000.00
27 Balance Labour CESS Charges to be paid					= Rs. 3,976,336.09
28 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:					

SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges (In Rs.)	Amount for Premium Charges (In Rs.)	Amount for Labour Cess Charges (In Rs.)	Due Date of Payment	Interest (In Rs.)
	Rs. 6,986,280.75	Rs. 16,807,072.60	Rs. 3,976,336.09	At the time of C.C. / R.D.P.	At the time of OCC with Interest @ 18% per annum For Development & 24% per annum for Labour Cess Charges & 8.5% per annum (for Premium)



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

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०७
ई-मेल : vasaiVirarCorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

21/10/2022

WCMC/TP/CC/VP-6675/328/2022-23
To,

1. M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA Holder) C/o. Mr. Vikas Narsinha Vartak, Vartak House, Ram Mandir Road, Vartak ward, Vartak Road, Virar (W), Tal: Vasai, DIST: PALGHAR.
2. M/s. Megha Urbanscapes Office: 102, Padmaraj CHS, 100 Feet Road, Diwanman, Vasai (W), Tal: Vasai, Dist: Palghar.

वसई क्र.-५
दस्त क्र. १६७५५ / २०२३
em / १५८

Sub: Commencement Certificate for proposed Residential Cum- Commercial Building under Clause 7.6.1. for Redevelopment of Multi-Dwelling Buildings of CHS & Apartments, on land bearing S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S. No. 302/ Plot No. 4, S. No. 302/ Plot No. 5, & S. No. 302/1/2/1, of Village: Virar, Taluka Vasai, Dist Palghar.

Ref :

1. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No:MAHSUL/K-1/T1/JAMINBAB-1/KAVI-7595/SR-845/2022, dtd. 30/08/2022.
2. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No:MAHSUL/K-1/T1/JAMINBAB-1/KAVI-6892/SR-862/2022, dtd. 08/09/2022.
3. TILR M.R. No. 6875/2022, dtd. 19/09/2022 for measurement.
4. TILR M.R. No. 9113/2022, dtd. 19/09/2022 for measurement.
5. Your Architect letter dated 29/08/2022.

Sir/ Madam,

The Development Plan of Vasai Virar City Municipal Corporation sanctioned by Government of Maharashtra vide Notification no. TPS-1205/548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5th EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009. 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 19/09/2009. 1 EP was approved vide notification no. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SFC 37 (1AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning Authority/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. WCMC/TP/CC/VP-6675/328 dated 21/10/2022 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA)
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वसई क्र.-५
दस्त क्र. १८५५५ / २०२३
२५ / १०८

VVCMC/TP/CC/VP-6675/ 328/2022-23

21 / 10 / 2022

		Holder)
2	Location	Virar
3	Land use (Predominant)	Residential cum Commercial building.
4	Gross plot area (As per 7/12)	4038.31 sq.mt
5	Gross plot area (as per measurement sheet)	4123.69 sq.mt
7	Area under 20.00 mt wide DP road	39.20 sq.mt
8	Balance plot area	3999.11 sq.mt
9	Net plot area	3999.11 sq.mt
10	Existing approved BUA as per clause 7.6.1 of UDCPR	3416.89 sq.mt
11	Incentive FSI @15 sq.mt. per tenement	1335.00 sq.mt
12	Additional FSI	24.80 sq.mt
13	Add. TDR from DRC no. 211 (17400/1560*2942.13)	3281.61 sq.mt
14	Add. Premium FSI by payment of charges	2019.16 sq.mt
15	Entitlement of FSI	10077.46 sq.mt
16	Ancillary area FSI upto 60% or 80% with payment of charges	6648.07 sq.mt
17	Total Entitlement of proposal	16725.53 sq.mt
18	Total proposed P-line Area	16723.72 sq.mt
19	Number of Buildings	1
20	Number of Wings	3

The details of the building is given below:

Sr. No	Predominant Use	Number of wings	No. of Floors	No. of flats/ Villas/ Units/ Commercial/ Cafe Restaurant/ Shops	Built Up Area (P-line Area) (In sq. mt.)
1.	Commercial	1A	Gr+2 nd	16 Shops, 115 Commercial Units, 8 Commercial/Cafe/ Restaurant Units	5414.45
2.	Villas	1B	4 th +5 th	10 Villas	1183.45
3.	Residential	1C	St+Gr+22 nd	158 Flats	10125.82

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition on road without permission of VVCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

तसई क्र. ५

दस्त क्र. १४५५ / २०२३

९८/१०८

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

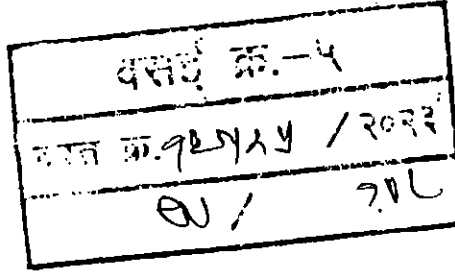
जाहग क्र. : व.वि.श.म.

दिनांक :

VVCMQ/TP/CC/VP-6675/328/2022-23

21/10/2022

- 4) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 6) You shall construct cupboard if any, as per UDCPR Regulation.
- 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Corvell's system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) 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.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth Completion Certificate.
- 12) 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.
- 13) You shall provide flush tanks in all W.C/Tollets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc. as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.



VVCMC/TP/CC/MP-6675/328/2022-23

21 / 10 / 2022

- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 19) The responsibility of obtaining any other statutory approvals as per other acts shall be with the applicant.
- 20) 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.
- 21) 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.
- 22) 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
- 23) 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 Vasal Virar Sub region affecting for your layout.
- 24) 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.
- 25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
- 26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 27) You shall provide Grey water recycling plant for said layout, if applicable.
- 28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 29) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

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. : व.वि.शा.म.

दिनांक

वसई क्र.-५
दस्त क्र. ७६५५५ / २०२३
५ / १०

21 / 10 / 2022

VVCMC/TP/CC/VP-6675/328/2022-23

30) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.

31) You shall be Submit Fire NOC within 3 months.

32) You shall be Submit Tree NOC within 3 months.

33) You have submitted consent of more than 90% of tenement holders of the society under redevelopment. Consent of remaining tenement holders shall be submitted before PCC.

34) An Affidavit is submitted by you stating "I say that the Internal Road and Garden mentioned in the other rights of 7/12 extract belong only to Shri Ram Nagar CHSL and Kaunteya CHSL and the said Internal road and Garden are part of the said land belonging to the said Shri Ram Nagar CHSL and Kaunteya CHSL. I say that the entire layout including Garden and internal road of the said land is under Redevelopment and the said societies have transferred, assigned and allowed the development rights under the Re-development Agreement executed and registered by the said Shri Ram Nagar CHSL and Kaunteya CHSL in favour of M/s Sudham Life spaces LLP."

35) You shall submit Joint measurement/TILR Survey within 3 months, without obtaining TILR survey the construction cannot be started at site.

36) You shall be responsible for any litigation that may arise in future pertaining to society/flat owners/ compensation and suitable action shall be taken by VVCMC if the verdict goes against the case.

37) You shall demolish the existing structure before Commencement of work at site.

38) If any legal matter arises at any Civil/Criminal Courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.

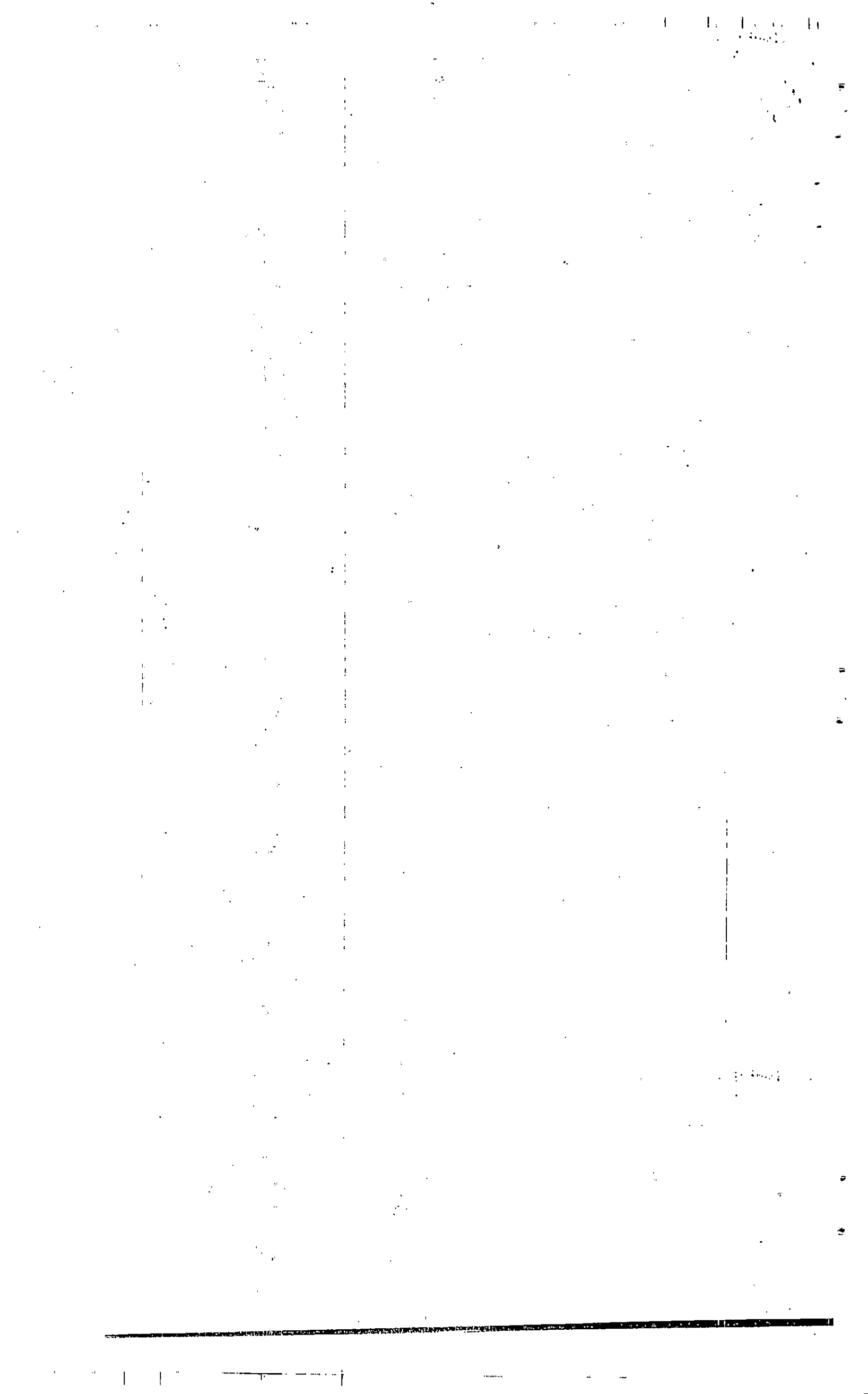


Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

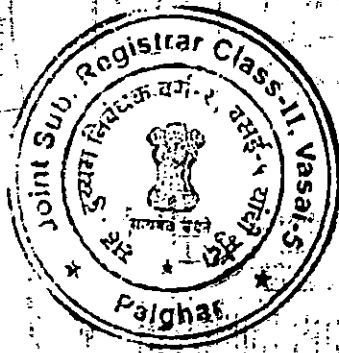
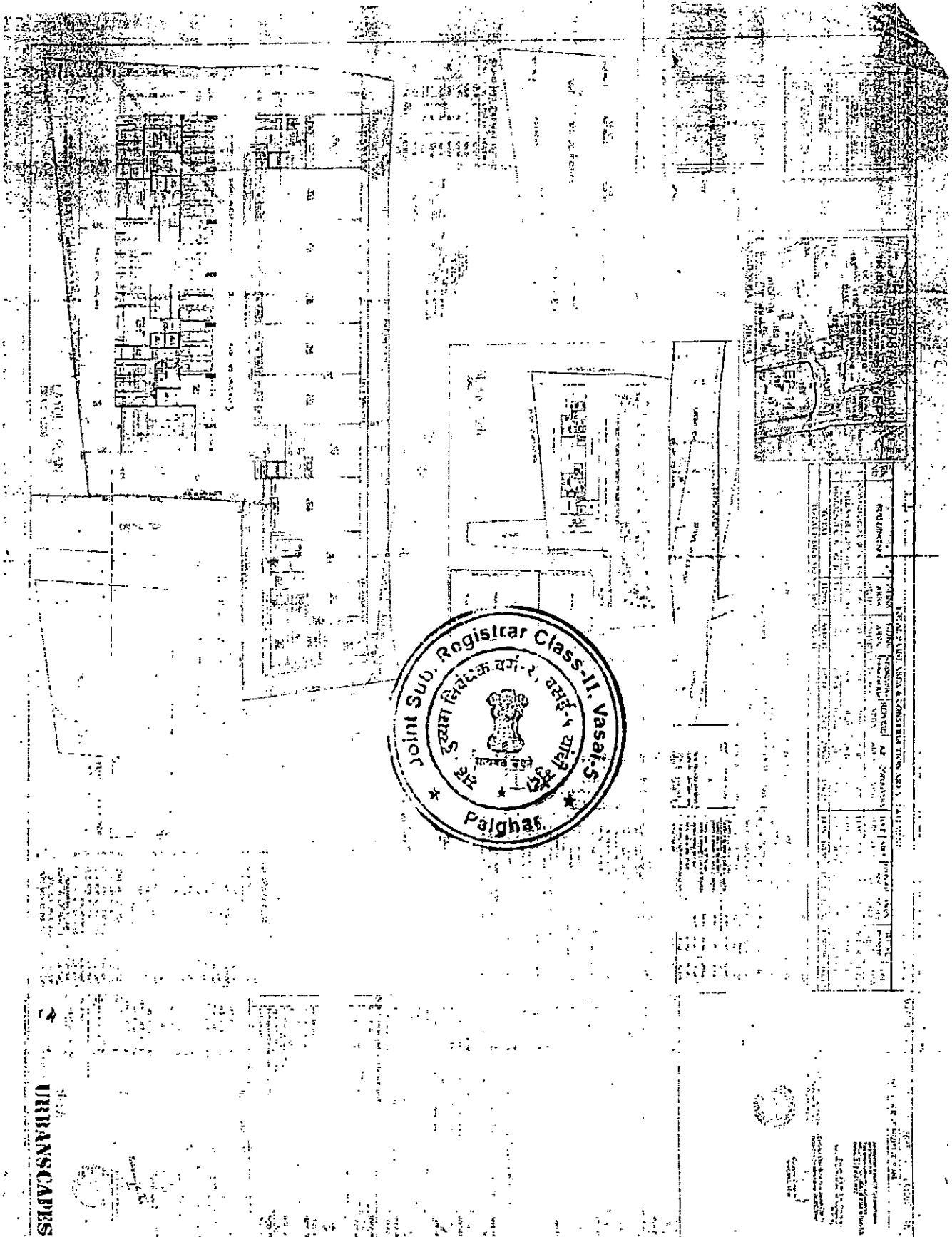
Encl.: a/a.

c.c. to:

1. Asst. Commissioner, UCD,
Vasai- Virar city Municipal Corporation
Ward office
2. The Taluka Inspector of land Records (TILR)
Opp. Tahsildar office, Vasai (W), Tal: Vasai,
DIST: PALGHAR

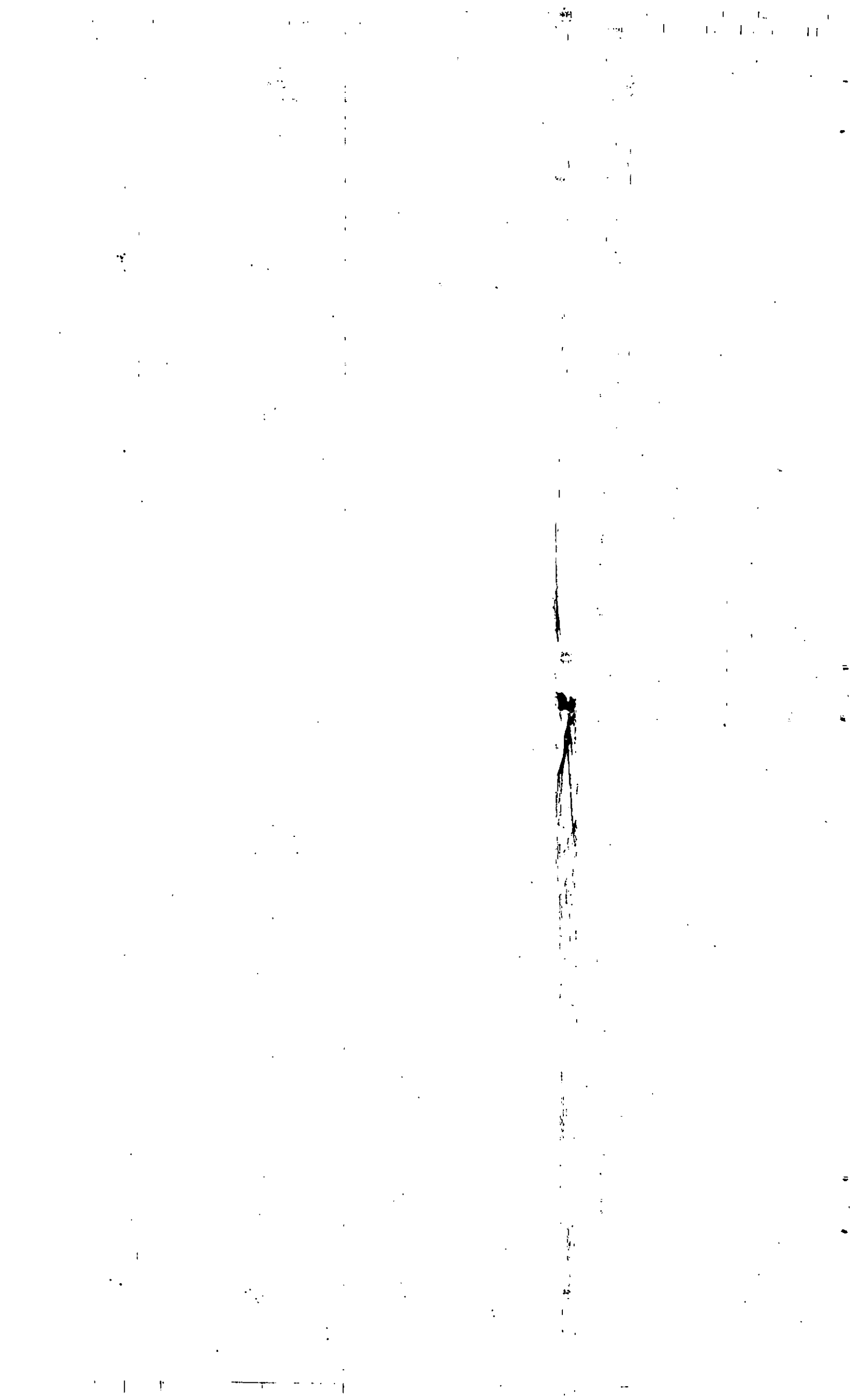


वसई क्र.-५
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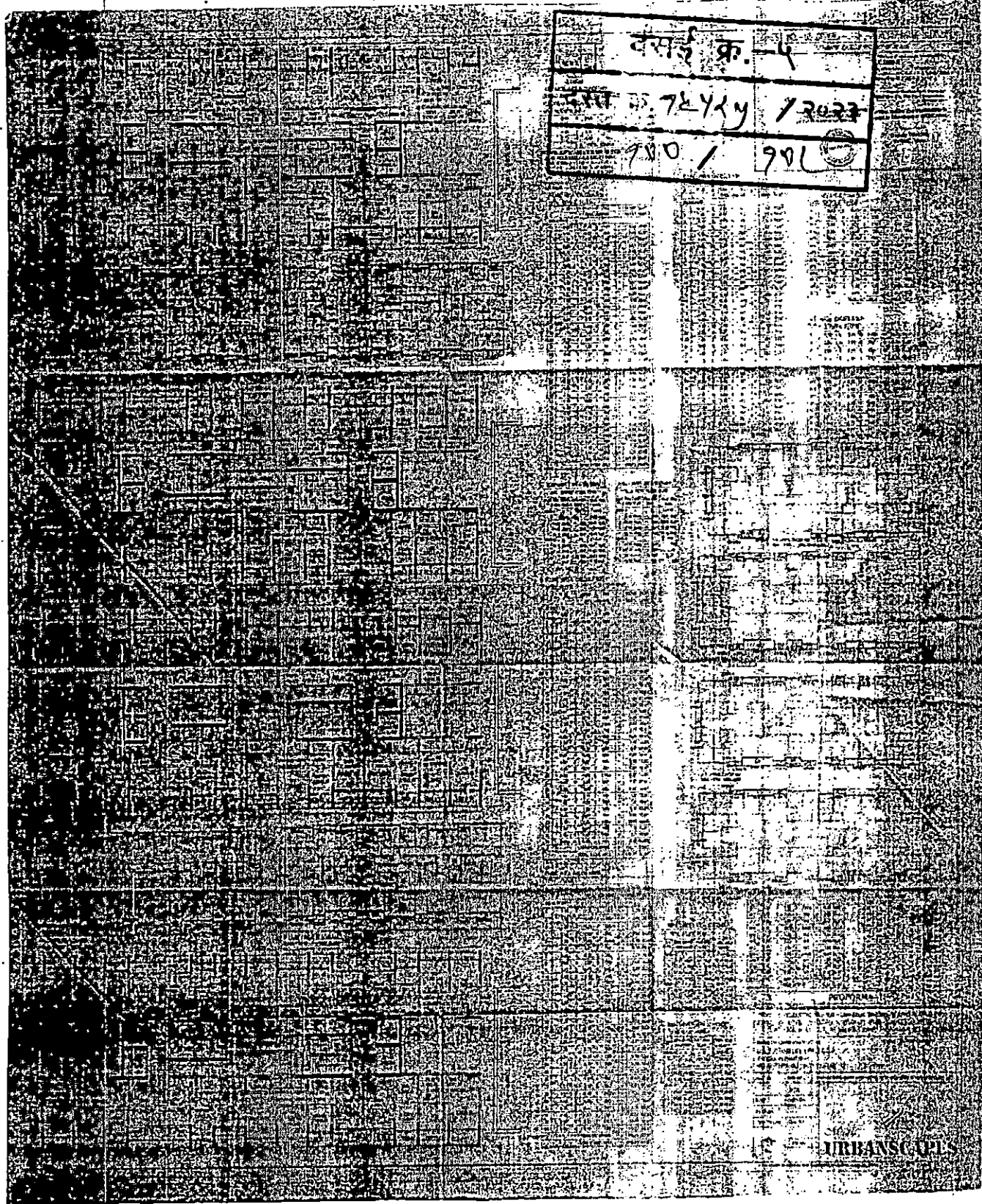


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URBANSAPERS



दस्तावेज क्र. ५
दस्तावेज क्र. 7244 / 2023
780 / 90



PROJECT NO. 05 OF 09 RESIDENTIAL BLDG. NO.

STAGE OF DATE OF RECEIPT OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED IN This Office Letter No. VVCMC/CC/ BP-11/VF-6675/328/2022-23 Dated 21/10/2022

Deputy Director Town Planning
Viral Virar City Municipal Corporation
Virar (E)

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OR LAWF

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



Deputy Director
VVCMC, Virar

दस्तावेज नं. - 4
दस्तावेज नं. 78717 / 2022
709 / 702

AREA CALCULATION WITH REAR FLOOR

1	230	X	0.75	X	180	=	31.50	SQ.M	
2	150	X	1.00	X	180	=	27.00	SQ.M	
3	245	X	0.75	X	210	=	38.93	SQ.M	
4	55	X	1.00	X	180	=	9.90	SQ.M	
5	115	X	0.45	X	180	=	9.34	SQ.M	
6	040	X	0.75	X	180	=	6.75	SQ.M	
7	100	X	0.50	X	180	=	9.00	SQ.M	
8	040	X	0.75	X	180	=	6.75	SQ.M	
9	040	X	0.75	X	180	=	6.75	SQ.M	
10	230	X	1.00	X	180	=	41.40	SQ.M	
11	015	X	0.75	X	180	=	2.03	SQ.M	
12	230	X	1.00	X	180	=	41.40	SQ.M	
13	230	X	0.75	X	180	=	31.50	SQ.M	
TOTAL GAT AREA							170	22.45	SQ.M

AREA CALCULATION WITH FRONT FLOOR

1	230	X	0.75	X	180	=	31.50	SQ.M
2	150	X	1.00	X	180	=	27.00	SQ.M



SHEET NO: -01 OF 09

V.P. NO: -6675

LAYOUT PLAN

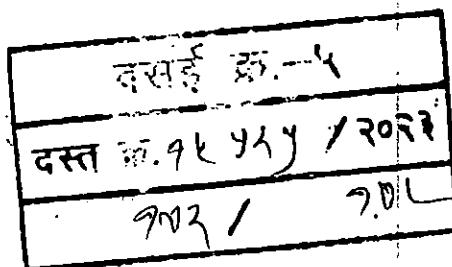
STAMP OF DATE OF RECEIPT OF PLANS

APPROVED SUBJECT TO CONDITIONS
MENTIONED IN

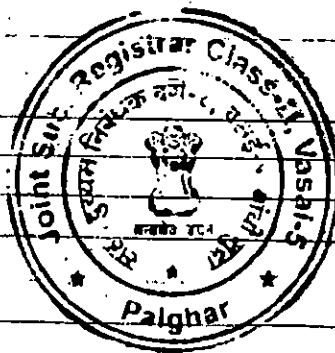
This Office Letter No. VVCMC/0001

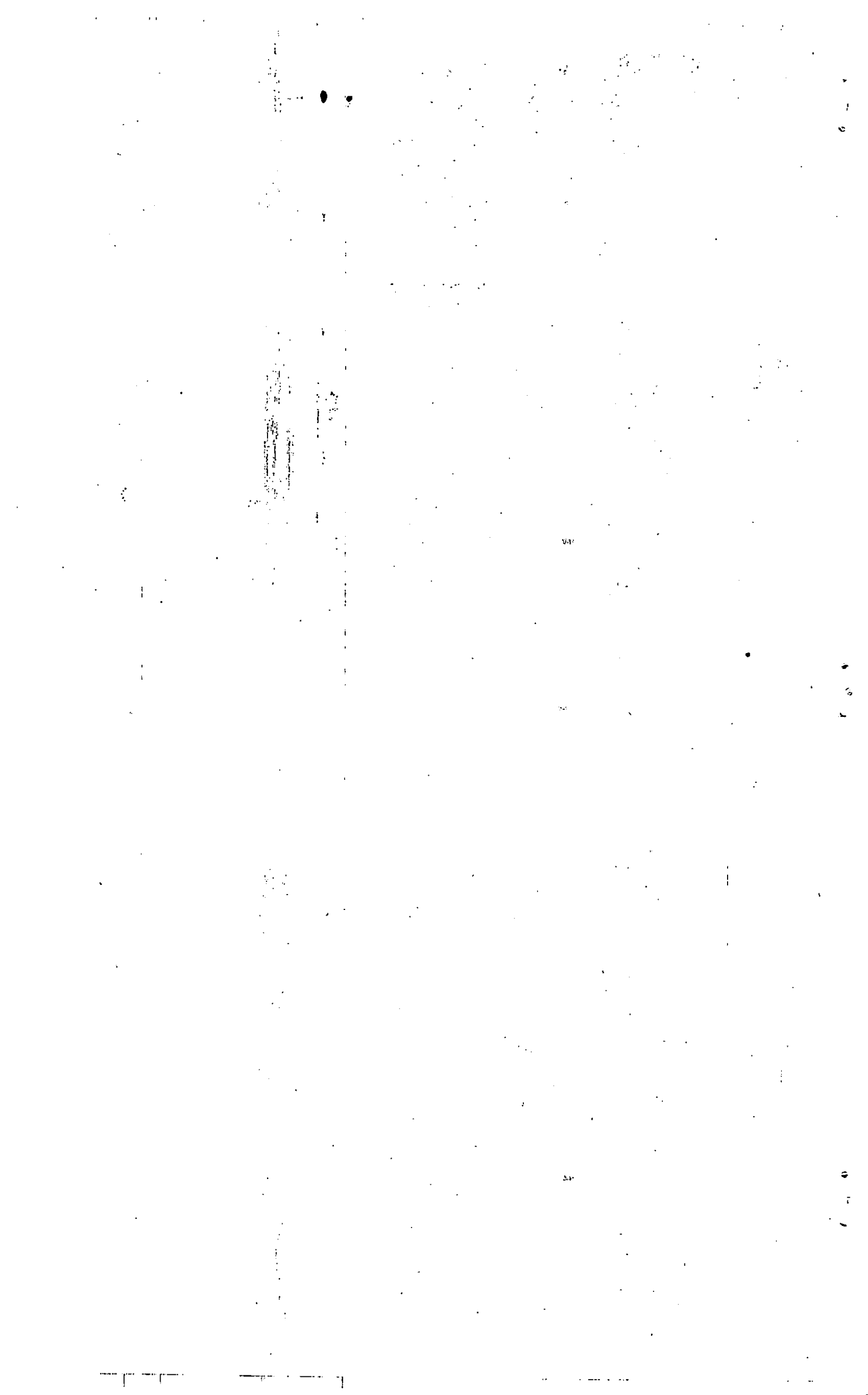
BP. NP. 6675.1.32A/2022-23

Dated: 21/10/2022

Deputy Director Town Planning
Vasai Virar City Municipal Corporation
- Virar (E)THIS PLAN SHALL NOT BE CONSIDERED
/ S. PROOF OF OWNERSHIP FOR ANY
DISPUTES IN ANY COURT ON LAW. Certified that the above permission is
Issued by Commissioner VVCMC, Virar.Deputy Director
VVCMC, Virar.

Sl. No.	DESCRIPTION	Total (Sq. mt)
1	Area Of Plot (Minimum Area Of a, b, c To Be Considered)	4038.31
	(a) As Per Ownership Document (772.4 to 1.000.0)	4038.31
	(b) As Per Measurement of Sheet	4123.69
	(c) As Per Site	4123.69
2	Decks Area For	
	(a) Existing Road	0.00
	(b) 20.00M Wide T.P. Road Area	39.20
	Total Decks Area (a+b)	39.20
3	Balance Area Of Plot (1-2)	3999.11
4	Area of Space for Amenities	
	(a) Per Area 1	0.00
	(b) As per minimum 20.00M Area	
	(c) Minimum 10% per plot	
5	Net Plot Area (1-4) (a)	3999.11
6	Recreational Open Space (All Applicants)	
	(a) Recreational Open Space	0.00
	(b) Not provided	
7	Inter-tram Road Area	
8	Public Area (All Applicants)	







भारत सरकार
Government of India

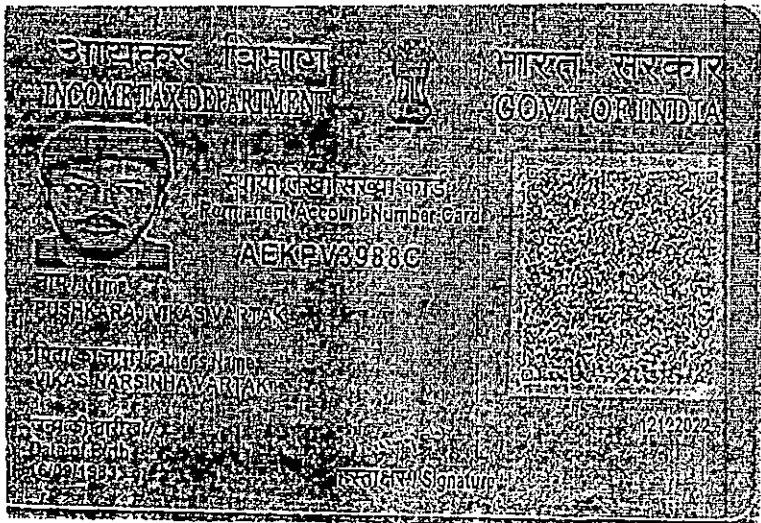
पुष्कराज विनास वर्तक
Pushkaraj Vinas Vartak
जन्म तिथि/DOB: 16/09/1992
पुंराज/ MALE

वसई क्र.-५
दस्त क्र.१६५५ / २०२३
१०३ / १०८

4348 0546 2741
VID : 9113 7352 7311 8373

प्रमाणित आधार, माझी ओळख

P.V.V



भारत सरकार
GOVERNMENT OF INDIA

पुंराज सुनील चोर्गहे
Mrugen Sunil Chorghe
जन्म वर्ष / Year of Birth - 1992
पुंराज / Male

4754 5500 5124

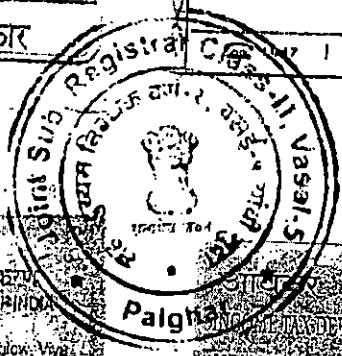
भारतीय विशिष्ट आळखा प्राधिकरण
Unique Identification Authority of India

पत्ता:
802, गेदवरी, वर्थी सगर चौक, सर पोचकनवाला रस्ता,
वर्थी, मुंबई, महाराष्ट्र - 400030

Address:
C/O, 802, Godavari, Worth Sagar Chs., Sr
Pochkanwala Road, Worth, Mumbai, Mumbai
City,
Maharashtra - 400030

4348 0546 2741
VID : 9113 7352 7311 8373

www.uidai.gov.in



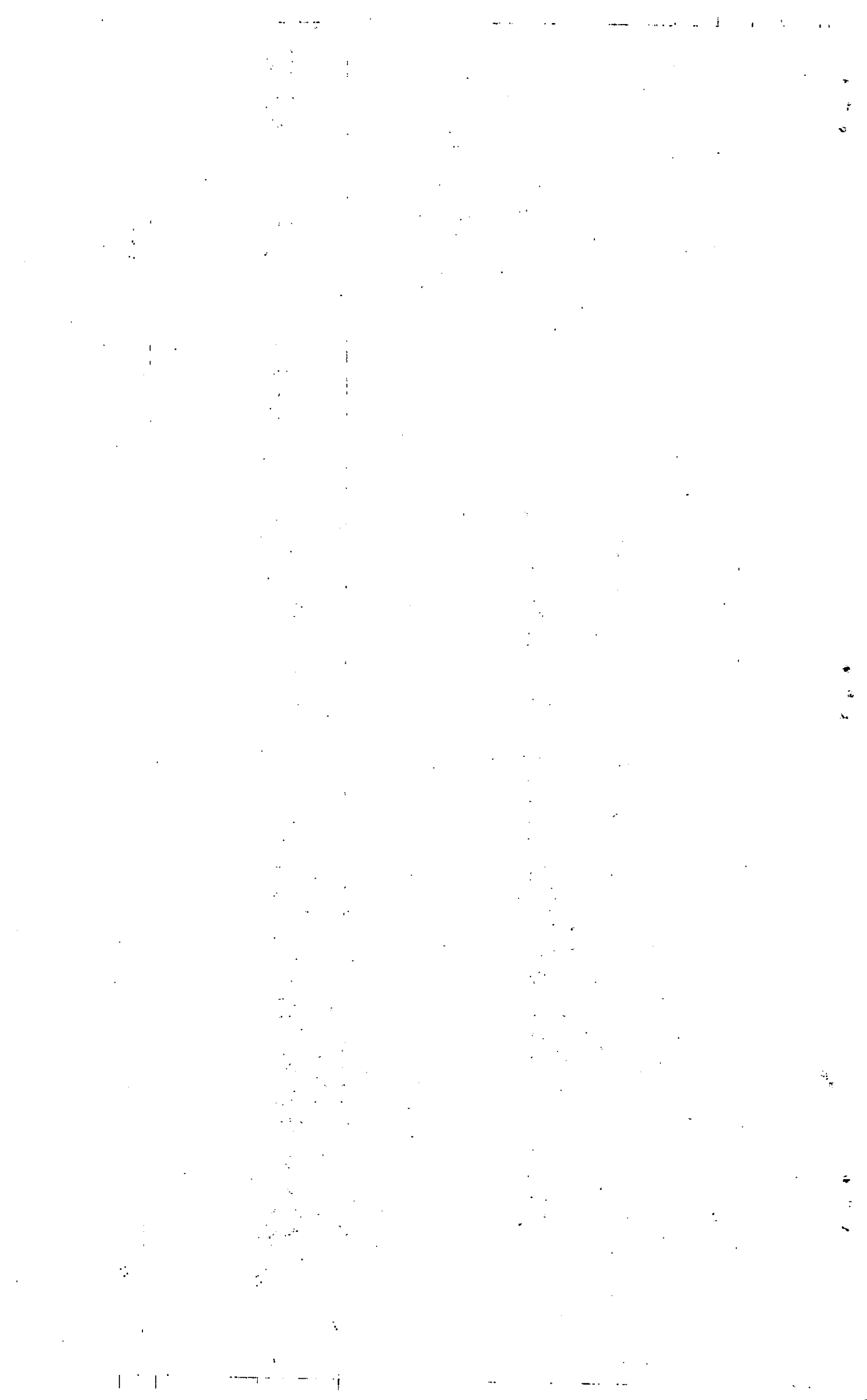
भारतीय विशिष्ट आळखा प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: सुशीला बंगला, विराट कॉम्प्लेक्स,
कॉलेज रोड, टॉप गिरा, टोवर,
वर्थी (वर्थी), ठाणे, विराट,
महाराष्ट्र, 401305

Address: Sushila Bungalow, Virat
College Road, Top Girra, Tower,
Worth (Worth), Thane, Virat,
Maharashtra, 401305

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

MRUGEN SUNIL CHORGHE
SUNIL JAGANATH CHORGHE
जन्म तिथि/DOB: 16/09/1992
Permanent Account Number
AOGPE8397G



वर्ष क्र. - ५
 दस्त ७६१२५ / २०२३
 १०२ / ७०८



भारत सरकार
 Unique Identification Authority of India

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Enrollment No. : 2821/42161/05472

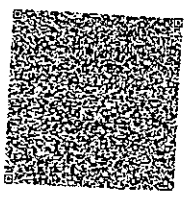
To
 Kavitha Vishant Shetty

C/O: Vishant Shetty,
 A-104, Shree Shyam Jyot CHS LTD,
 Navghar Road, Kasturi Park,
 Bhayandar East,
 VTC: Thane, PO: Bhayander East,
 Sub District: Thane, District: Thane,
 State: Maharashtra, PIN Code: 401105,
 Mobile: 9960851736

79956565



KF799565659F1



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

व्यायी लेखा संख्या कार्ड
 Permanent Account Number Card
COMPS3320P

नाम / Name
 KAVITHA VISHANT SHETTY

पिता का नाम / Father's Name
 JAYARAM BHOJA SHETTY

जन्म की तारीख / Date of Birth
 23/11/1991

23042023

आपका आधार क्रमांक / Your Aadhaar No. :

6152 7636 0466

मेरा आधार, मेरी पहचान

Kavitha



भारत सरकार
 Government of India



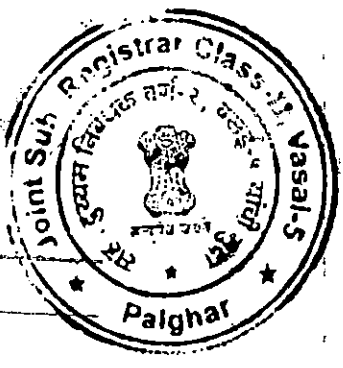
Issue Date: 06/02/2012



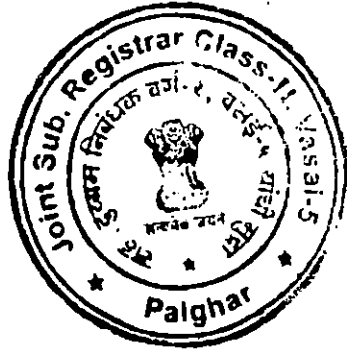
Kavitha Vishant Shetty
 DOB: 23/11/1991
 Female

6152 7636 0466

मेरा आधार, मेरी पहचान



वसई क्र.-५
दस्त क्र.१६१२५ / २०१३
१०५ / १०८



534/16525

दस्त गोषवारा भाग-1

प्रगई5

908 906

मंगळवार, 07 नोवेंबर 2023 7:29 न.नं.

दस्त क्रमांक: 16525/2023

दस्त क्रमांक: 16525/2023

वादाय मूल्य ₹. 20,53,821/-

मंत्रदला ₹ 35,00,000/-

भरलेले पडोके मूल्य ₹ 2,45,000 -

द. नि. मद्र. द. म. भगई5 मंत्र कार्यालयान

पावनी:17657

पावनी दिनांक: 07/11/2023

अ. नं. 16525 वर दि 07-11-2023

नादरकरणाचाचें नाव: काविता विपांत शेटी - -

नेत्री 7:27 म.नं. का. नगर केंद्र.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2160.00

पुण्याची मंडला: 108

एकूण: 32160.00

दस्त दस्त करणाऱ्याची मंडला:

Joint S R Vasai-5
 सह दुय्यम निबंधक वर्ग-२
 वसई क्र. ५

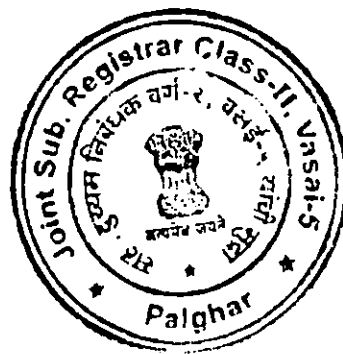
Joint S R Vasai-5
 सह दुय्यम निबंधक वर्ग-२
 वसई क्र. ५

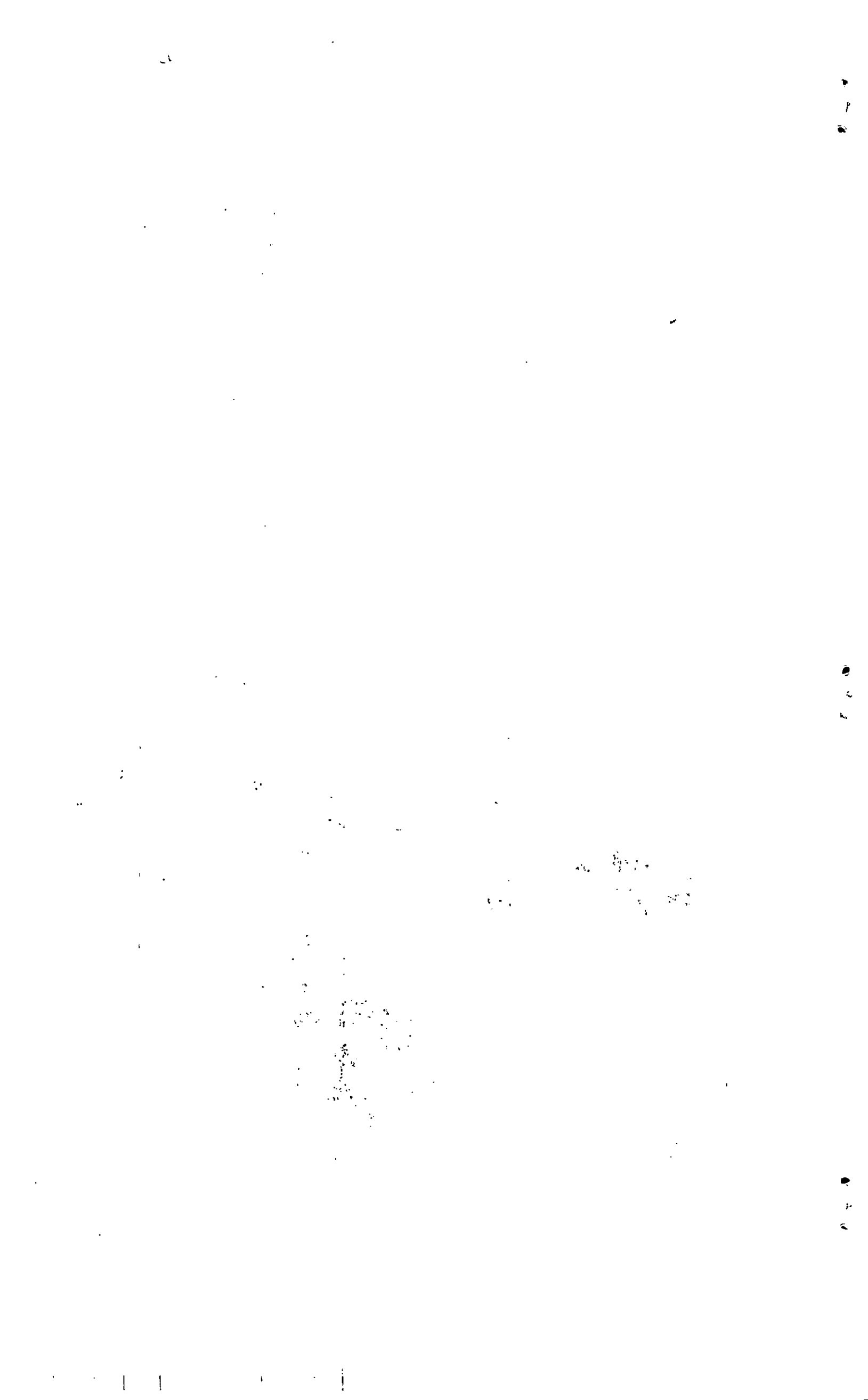
दस्त करणाऱ्याची मंडला:

मंत्रांक शक्य (पत्र) कोणत्याही मंत्रालयाकडच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
 केलेल्या कोणत्याही नमूद क्षेत्रात

अिडा क्र. 1 07 / 11 / 2023 07 : 27 : 31 PM ची वेळ: (मादरीकरण)

अिडा क्र. 2 07 / 11 / 2023 07 : 28 : 55 PM ची वेळ: (फी)





दस्त गोपवारा भाग-2

वसई5

9716/90L

दस्त क्रमांक:16525/2023

07/11/2023 7 32:17 PM

दस्त क्रमांक :वसई5/16525/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:काविता विषांत शेटी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/104,श्री श्याम ज्योत मिण्चएस लि,नवघर रोड,कस्तुरी पार्क,भाईदर प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: CQMPS3320P	लिहून घेणार वय :-31 स्वाक्षरी:- <i>Kavitha</i>		
2	नाव:मे. सुधाम लाईफस्पेसेस एलएलपी तर्फे भागीदार पुष्कराज विकाम वर्तक - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्तक हाऊस,वर्तक वॉर्ड,राम मंदिर जवळ,विरार प,ता वसई,जि पालघर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AEPFS5042D	लिहून घेणार वय :-40 स्वाक्षरी:- <i>Pushkaraj Vartak</i>		
3	नाव:मे. सुधाम लाईफस्पेसेस एलएलपी तर्फे भागीदार मृगेन सुनिल चोरधे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्तक हाऊस,वर्तक वॉर्ड,राम मंदिर जवळ,विरार प,ता वसई,जि पालघर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AEPFS5042D	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Mrgen Sunil Chordhe</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 11 / 2023 07 : 30 : 49 PM

ओळख:-

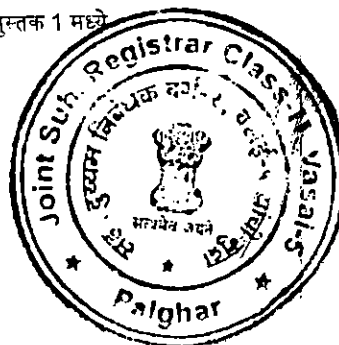
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार काविता विषांत शेटी - -	07/11/2023 07:32:01 PM	काविता विषांत शेटी F 1171449466676924416
2	लिहून घेणार मे. सुधाम लाईफस्पेसेस एलएलपी तर्फे भागीदार पुष्कराज विकाम वर्तक - -	07/11/2023 07:31:46 PM	पुष्कराज विकास वर्तक M 1169582515918819328
3	लिहून घेणार मे. सुधाम लाईफस्पेसेस एलएलपी तर्फे भागीदार मृगेन सुनिल चोरधे - -	07/11/2023 07:31:29 PM	मृगेन सुनिल चोरधे M 1169582585217110016

शिक्का क्र.4 ची वेळ:07 / 11 / 2023 07 : 32 : 01 PM

शिक्का क्र.5 ची वेळ:07 / 11 / 2023 07 : 32 : 13 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KAVITHA V SHETTY	eChallan	02300042023110785284	MH010729313202324E	245000.00	SD	0005614973202324	07/11/2023
2		DHC		1123073413314	2000	RF	1123073413314D	07/11/2023
3		DHC		1123071013719	160	RF	1123071013719D	07/11/2023
4	KAVITHA V SHETTY	eChallan		MH010729313202324E	30000	RF	0005614973202324	07/11/2023

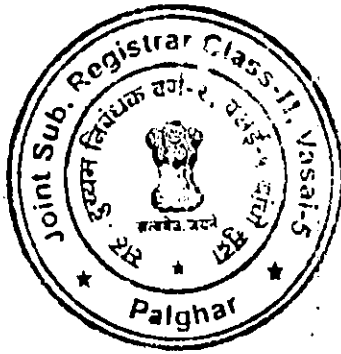
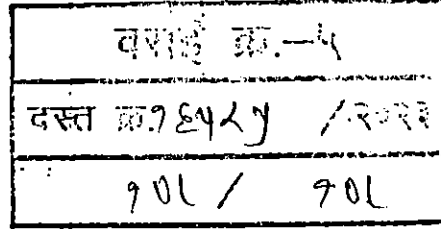
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

16525-2023

Know Your Rights as Registrant

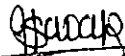
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback@nsra.gov.in



प्रमाणित करण्यात येते की, या दस्तास एकूण १०० रु. असून, त्यास पुस्तक क्रमांक १ चे ९८५५५ क्रमांकाचा नोंद

दि. 07/11/2023


मह. दुय्यम निबंधक वर्ग २
वसई क्र. ५

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. वसई 5

07/11/2023

दस्तावेज क्रमांक : 16525/2023

नोंदणी :

Regn:63m

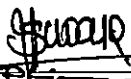
गावाचे नाव : विरार

(1) विवेकाचा पत्रा	वसुनामा
(2) मोजक्या	3500000
(3) वाजारभावाभावेपट्ट्याच्या वाचनिपट्ट्यावर आवाणी देतो की पट्टेदार ने मसुदा करावे।	2053821
(4) भू-मालक, पोट्ट्याचा व वसु.मा.अ. (असल्यास)	1) गावितेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: विभाग क्र. 2, गाव मोजे विरार, मध्ये नं 302, हिस्सा नं 1/1, प्लॉट नं 1 व 2, मध्ये नं 302, प्लॉट नं 3, मध्ये नं 302, प्लॉट नं 4, मध्ये नं 302, प्लॉट नं 5, मध्ये नं 302, हिस्सा नं 1/1/अ, मध्ये नं 302, हिस्सा नं 1/1/ब, मध्ये नं 302, हिस्सा नं 1/2/1 या मिळवणीवरील श्री राम नगर कॉम्प्लेक्स मधील श्री राम हाईट्स, विंग 1 मी इमारतीमधील सदसिका क्रं की/603, महात्वा मजला, गरिया 34.00 चौ.मी. रंग कागपेट ((Survey Number : मध्ये नं 302 ;))
(5) क्षेत्रफळ	1) 34.00 चौ.मीटर
(6) आवाणी देणाऱ्या व्यक्तीचे नाव व पत्ता	
(7) दस्तावेज क्रमांक देणाऱ्या/विहित स्वभावाचा दस्तावेजाचे नाव किंवा विवाही व्यावसायिका दस्तावेजाचा किंवा अद्वैत असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव:-मे. सुश्राम लार्डफ्लोमेस एनएलपी नॉर्े भारीदार पुष्कराज विकास वर्तक - - वय:-40; पत्ता:-प्लॉट नं: - माळा नं: -, इमारतीचे नाव: वर्तक हाऊस, वर्तक बोर्ड, राम मंदिर जवळ, विरार प, ता वसई, जि पालघर , ब्लॉक नं: नं: -, गेट नं: -, महागाष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFS5042D 2) नाव:-मे. सुश्राम लार्डफ्लोमेस एनएलपी नॉर्े भारीदार मुगेन मुनिल चोरघे - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्तक हाऊस, वर्तक बोर्ड, राम मंदिर जवळ, विरार प, ता वसई, जि पालघर , ब्लॉक नं: - गेट नं: -, महागाष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFS5042D
(8) दस्तावेज क्रमांक देणाऱ्या व्यक्तीचे नाव व पत्ता किंवा विवाही व्यावसायिका दस्तावेजाचा किंवा अद्वैत असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-काविता विपांन शेट्टी - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ग/104, श्री श्याम श्याम गिण्चाणम लि, नवघर गेट, वसुनूरी पार्क, भाईदर प, ब्लॉक नं: -, गेट नं: -, महागाष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-CQMPS3320P
(9) दस्तावेज क्रमांक देणाऱ्या दिनांक	07/11/2023
(10) दस्तावेज नोंदणी केल्याचा दिनांक	07/11/2023
(11) वाजारभावाभावेपट्ट्याचा मूल्य	245000
(12) वाजारभावाभावेपट्ट्याचा नोंदणी शुल्क	30000
(13) अंश	

दस्तावेजाचा विभाग व पत्ता नमूद करावे.

दस्तावेज शुल्क देणाऱ्याचा निवडवेळा अनुच्छेद

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


 सह दुय्यम निबंधक वर्ग-२
 वसई क्र. ५

Payment Details

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KAVITHA V SHETTY	eChallan	02300042023110785284	MH010729313202324E	245000 00	SD	0005614973202324	07/11/2023
2		DHC		1123073413314	2000	RF	1123073413314D	07/11/2023
3		DHC		1123071013719	160	RF	1123071013719D	07/11/2023
4	KAVITHA V SHETTY	eChallan		MH010729313202324E	30000	RF	0005614973202324	07/11/2023

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