

Receipt (part)

534 16529

Tuesday November 07, 2023
7:36 PM

पावती

Original/Duplicate

संख्या क्र. 39म

Regn. 39M

पावती क्र. 1766 दिनांक 07/11/2023

मावजे नाव विरार
दस्तावेजाचा क्रमांक वसई-16529-2023
दस्तावेजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव मोहिनी हितेश भामरे --

नोंदणी फी	₹ 30000.00
दस्त द्याताळणी फी	₹ 2160.00
पृष्ठांची संख्या: 108	
एकूण:	₹ 32160.00

आपणाम मूळ दस्त ,धबनेल प्रिंट,मूची-७ अंदाजे
7:56 PM ह्या वेळी मिळेल.

Mohini H Bhamare

Joint S R Vasai-5

सड दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वाजार मूल्य ₹.2325000 /-
मावदना ₹.3400000/-
भरलेले मुद्रांक शुल्क : ₹. 238000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.160/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123077213644 दिनांक: 07/11/2023
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123074813534 दिनांक: 07/11/2023
विक्रेते नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010730173202324E दिनांक: 07/11/2023
विक्रेते नाव व पत्ता:

Mohini H Bhamare

मूळ दस्त परत दिला

सूची क्र.2

दुय्यम निबंधक सत्र दु नि वसई 5

दम्न क्रमांक 16529/2023

नोंदणी

Regn.63m

07/11/2023


गावाचे नाव : विरार

(1) किंवेवाचा प्रकार	करारनामा
(2) मोंवदला	3400000
(3) वाजाराभाव (माहापट्टयाच्या वावनिनापट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2325000
(4) न-मापन, पोट्टिस्मा व परक्रमांक (अगल्यास)	1) पात्रिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: विभाग क्र. 2, गाव मीज विरार, मळें नं 302, हिस्सा नं 1/1, प्लॉट नं 1 व 2, मळें नं 302, प्लॉट नं 3, मळें नं 302, प्लॉट नं 4, मळें नं 302, प्लॉट नं 5, मळें नं 302, हिस्सा नं 1/1/अ, मळें नं 302, हिस्सा नं 1/1/ब, मळें नं 302, हिस्सा नं 1/2/1 या मिळकतीवरील श्री गम नगर कॉम्प्लेक्स मधील श्री गम हाईटम, विंग 1 मी इमारतीमधील मदतिका क्र 302/2203, वाविमावा मजला, एरिया 36.73 चौ मी रीग ((Survey Number : मळें नं 302 ;))
(5) क्षेत्रफळ	1) 36.73 चौ. मीटर
(6) आकारणी किंवा जुई देण्यात असेल वेव्हा	
(7) दम्नोवज करन देणा-या/निहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हक्कनामा किंवा आदेश अगल्यास, प्रनिवादिचे नाव व पत्ता.	1): नाव:-मं. सुधाम लार्डफ्लेसेस एलएलपी तर्फे भागीदार पुष्कराज विक्रम वर्तक - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वर्तक हाऊस, वर्तक बॉर्ड, गम मंदिर जवळ, विरार प, ता वसई, जि पालघर, ज्यॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFS5042D 2): नाव:-मं. सुधाम लार्डफ्लेसेस एलएलपी तर्फे भागीदार मृगेश सुनिल चोरघे - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वर्तक हाऊस, वर्तक बॉर्ड, गम मंदिर जवळ, विरार प, ता वसई, जि पालघर, ज्यॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFS5042D
(8) दम्नोवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हक्कनामा किंवा आदेश अगल्यास, प्रनिवादिचे नाव व पत्ता	1): नाव:-मोहिनी द्वितेश भामरे - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/106, ओम माई प्रमाद मिण्चणम लि, वर्तक बॉर्ड, द्विग विद्यालय शाळा जवळ, विरार प, ता वसई, जि पालघर, ज्यॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-DALPP1227A
(9) दम्नोवज करन दिव्याचा दिनांक	07/11/2023
(10) दम्न नोंदणी केल्याचा दिनांक	07/11/2023
(11) अन्वक्रमांक, खड व पृष्ठ	16529/2023
(12) वाजाराभावाप्रमाणे मूद्राक शुल्क	238000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंका	

मूल्याकनामासाठी विचारात घेतलेला तपशील:-

मूद्राक शुल्क आकारवताना निवडलेल्या अन्वच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.


सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



CHALLAN
MTR Form Number-6

वसाई क्र.-५
दस्त क्र. ६५२९/२०२३
३ / १०८



GRN	MH010730173202324E	BARCODE			Date	07/11/2023-15:58:34	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)		DALPP1227A					
Office Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR					Full Name		MOHINI H BHAMARE					
Location PALGHAR					Flat/Block No.		B/2203 SHREE RAM HEIGHTS					
Year 2023-2024 One Time					Premises/Building							
Account Head Details				Amount In Rs.		Road/Street		VIRAR				
0030046401 Stamp Duty				238000.00		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-							
					Amount In		Two Lakh Sixty Eight Thousand Rupees Only					
Total					2,68,000.00		Words					
Payment Details					FOR USE IN RECEIVING BANK							
BANK OF MAHARASHTRA					Bank CIN		Ref. No.		02300042023110785330 013750659			
Cheque/DD No.					Bank Date		RBI Date		07/11/2023-16:00:06 Not Verified with RBI			
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयी नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9999999999

CHALLAN
MTR Form Number-6

वर्ग क्र.-५
दस्ता क्र. २६५२९/२०२३
६ / १०८



GRN	MP4	BARCODE	Date: 07/11/2023-15:58:34	Form ID: 252
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Department: Office of the General Of Registration		Payer Details			
Type of Payment: Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment: Registration Fee		PAN No (If Applicable)	DAI PP1227A		
Office Name: V/SO VASAI NO 2 JOINT SUB REGISTRAR		Full Name	MOHINI H BHAMARE		
Location: PALGHAR		Flat/Block No.	B/2203 SHREE RAM HEIGHTS		
Year: 2023-2024 (One Time)		Premises/Building			
Account Head Details		Amount In Rs.			
3130046401 Stamp Duty		238000.00	Road/Street	VIRAR	
3130063301 Registration Fee		30000.00	Area/Locality	VIRAR	
			Town/City/District		
			PIN	4 0 1 3 0 3	
			Remarks (If Any)	SecondPartyName=MS SUDHAM LIFESPACES LLP-	
			Amount In	Two Lakh Sixty Eight Thousand Rupees Only	
			Words		
Total		2,68,000.00			

268000.00

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK:			
Cheque/DD Details		Bank CIN	Ref. No	02300042023110785330	013750659		
Cheque/DD No		Bank Date	RBI Date	07/11/2023-16:00:06	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. Date		Not Verified with Scroll			



Department ID: [Blank] Mobile No: 9999999999
 Issued in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-534-16529	0005615151202324	07/11/2023-19:36:29	IGR545	30000.00
2	(IS)-534-16529	0005615151202324	07/11/2023-19:36:29	IGR545	238000.00
Total Defacement Amount					2,68,000.00

वसाई क्र.-५

दस्त क्र. १६५२९/३०२३

५ / 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 Chorghe**, 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. **Mohini Hitesh Bhamare** (PAN: DALPP1227A, Aadhar: 7440 4775 5080), an adult, Indian Inhabitant, having her residential address at **A-106, Om Sai Prasad CHS Ltd., Vartak Ward, Near Hira Vidyalaya School, Virar (W), Tal. Vasai, Dist. Palghar-401303**, 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:-

- (a) 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**").
- (b) 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**").
- (c) 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**").



Pushkaraj Vikas Vartak

Mohini H Bhamare

वसई क्र.-५

दस्ता क्र. ६५२९/२०२३

- (d) By a deed of Deemed Conveyance dated 10.6.2015 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, 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 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



[Handwritten signature]

P.V.V

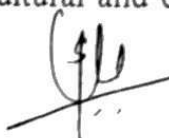
Mohini

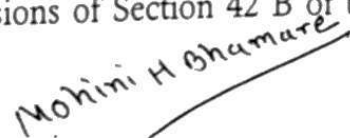
वसई क्र.-५
दस्तावेज क्र. १५२९/२०२३
०७/१०८

authenticated copies of the Extracts-7 of the said Property are hereto annexed and marked as the Annexure "A-1" to "A-8".

- (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



 P.V.V

 Mohini H. Ghumare

वसई क्र.-५

दस्तावेज क्र. १५२९/२०२३

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Maharashtra Land Revenue Code, for the purpose of residential and commercial use of the Land-1, the Land-2 and the Land-3, on other terms and 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 proposal and submitted to the VVCMC through the Project Architect 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), (ii) 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



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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 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".



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.

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' on an ownership basis" as per the terms and conditions of the said RDA-1 and the 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.

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Build up Area

- (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) 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, 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-2203**, on the **22nd 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, as 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.



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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 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.

The carpet area ('RERA Carpet') of the said Premises is **36.73 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.

Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of **Rs.1,70,000/- (Rupees One Lakh Seventy 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.

- (ff) 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.
- (gg) 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



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in this Agreement and all applicable laws, and
Agreement on the terms and conditions appearing hereafter

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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 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 outgoing charges fund, membership charges, infrastructure charges, equipment maintenance charges, infrastructure maintenance charges, betterment charges, membership fees, monthly maintenance charges, any other connections charges, internet connection deposits (if provided), House tax receipt name transfer/Registration Charges, Service Tax Charges, LBT, Goods & Service Tax (GST), MVAT charges, deposits, Metro Cess/Surcharge 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 % (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.



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- (ix) "Society" shall mean the society/societies/Housing Association to be formed in the manner contemplated herein below in Clause 12 of the 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) "Car Parking 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-2203, area admeasuring 36.73 square meter carpet area as per the Act, on the 22nd 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.34,00,000/- (Rupees Thirty Four 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.



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- 2(b) The consideration amount of the said Premises is **Rs.34,00,000/- (Rupees Thirty Four Lakh only)** (herein after referred to and called as "the Consideration amount")
- 2(c) The Purchaser has paid on or before execution of this agreement a sum of **Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only)** as advance payment of application fee and the Purchaser hereby agrees to pay to that Promoter the balance amount of **Rs.32,30,000/- (Rupees Thirty Two Lakh Thirty Thousand only)** in the following manner -
- (i) **Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only)** to be paid to the Promoter within 3 days from the date of execution of this Agreement. (Not more than 5% of the consideration amount).
 - (ii) **Rs.5,10,000/- (Rupees Five Lakh Ten Thousand only)** to be paid to the Promoter on completion of the 1st month of the said Building in which the said Premises is located. (Not more than 25% of the consideration amount);
 - (iii) **Rs.13,60,000/- (Rupees Thirteen Lakh Sixty Thousand 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.2,72,000/- (Rupees Two Lakh Seventy Two 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.1,02,000/- (Rupees One Lakh Two 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);
 - (vi) **Rs.1,02,000/- (Rupees One Lakh Two 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);
 - (vii) **Rs.1,02,000/- (Rupees One Lakh Two 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);
 - (viii) **Rs.1,02,000/- (Rupees One Lakh Two Thousand only)** to be paid to the Promoter on completion of the door fittings of the said Building in which the said Premises is located (Not more than 90% of the consideration amount);
 - (ix) **Rs.1,70,000/- (Rupees One Lakh Seventy 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.3,40,000/- (Rupees Three Lakh Forty 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).

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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 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 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 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 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



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- Payment Plan All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 (d) of this Agreement.
- 2(g) In addition to the above, the Purchaser shall also 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.
- 2 (h) It is specifically agreed that the Promoter has agreed to accept the aforesaid Consideration amount on 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 time lines mentioned in the Income Tax Act, 1961.
- 2(j) The Purchaser hereby agrees and undertakes that he/she/they do give 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 amounts 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

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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, 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 dishonour 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 of Rs.1000/- (Rupees One Thousand only) (for each dis-honour). In the event the said demand of dis-honored 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

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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:-

- (i) Nature of the Promoter's right, title and interest to the said 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 made 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



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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 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

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Purchaser that the Promoter shall be entitled to utilize the FSI by availing of TDR, DR or FSI available on payment of premiums or FSI available as incentive FSI by applying 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 by the Promoter by utilizing the said FSI on the clear cut 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 may be permissible under applicable law.



5) **COMPLIANCES OF SANCTIONS AND PERMISSIONS**

- 5.1 The Promoter hereby agrees to observe, perform and comply with 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:**

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If the Promoter in spite of the receipt of the payment mentioned in this Agreement fails to complete 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 Bank of India highest Marginal Cost of Lending Rate plus two percent), on all the amount 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



the Purchaser fails to rectify the breach or breaches mentioned by the Promoter in 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 the termination of this Agreement as aforesaid, the amount mentioned in the Clause 7.6 of this Agreement received towards the Consideration from the Purchaser will stand ipso facto forfeited without any reference 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/prize 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

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- 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
- 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, Hissa No.1/1, Plot No.3, area 652.10 square meters, area 391.31 square meters, (4) Survey No.302, Hissa No.1/1, 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-2203
3.	Floor of the said Premises	22nd Floor
4.	RERA Area in sq. feet/sq. meter of the said Premises	36.73 Square meters (Rera Carpet)
5.	Wing of the said Premises	Residential "1C"
6.	Building Name of the said Premises	Shree Ram Heights
7.	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	Not applicable
2.	Parking No.	Not applicable
3.	For Car/two wheeler	Not applicable

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

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

(Signature) P.V.V

Mohini

वसाई क्र.-५
दस्तावेज क्र. १६१२९/२०२३
०३/५०/२०८

- Annexure "B-I" to (The authenticated copies of NA Permissions issued by the Collector Thane)
Annexure "C-I" to (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" (The authenticated copy of the Commencement Certificate issued by the VVCMC)
Annexure "F" (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 the sanctioned plan)
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]*)

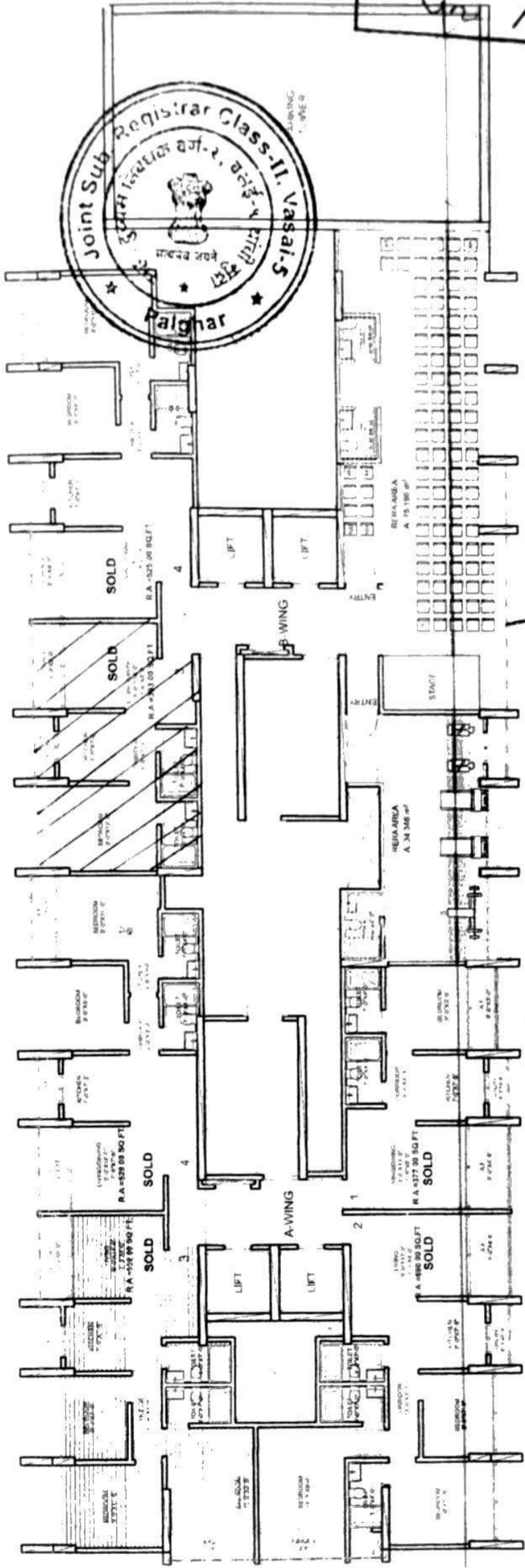


SEALED, SIGNED & DELIVERED)
By the within named "THE PURCHASERS")
Mrs. Mohini Hitesh Bhamare)

Mohini H Bhamare



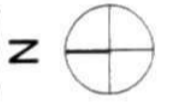
वसाई क्र.-५
 दस्ता क्र. १६१२९/२०२३
 पन्ना १/१०६



22ND FLOOR P

DEVELOPER

SUDHAM LIFE SPACES LLP



Handwritten signature/initials

Mohini H. Bharmare

PROJECT

SHRI RAM NAGAR HEIGHTS



Maharashtra Real Estate Regulatory Authority वसई क्र.-५

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

वसई क्र.-५
दस्त क्र. १६१२९/२०२३
६० / २०८

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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 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. Vasant Premchand Prabhu
(Secretary, Maharashtra RERA)
Date: 17-01-2023 11:18:39

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

Dated: 17/01/2023
Place: Mumbai

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 ७५९७ /एसआर ८४५/२०२२
प्रति,
श्री.रामनगर को.ऑ.हौ.सो.लि.व कौतेय को.ऑ.हौ.सो.लि
रा.विरार ता.वसई जि.पालघर

दिनांक ३०/०८/२०२२

वसई क्र.-५
दरत क्र.१६१२०/२०२३
८८/३०८

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	सं.वि.नं.	एकुण क्षेत्र (आर.चौ.मी)	पकी जावयाची करावयाचे क्षेत्र (आर.चौ.मी)
विरार	३०२/१/१/भ.क्र./१	६.५२.१	६.५२.१
	३०२/१/१/भ.क्र./२	६.२७.८७	६.२७.८७
	३०२/१/१/भ.क्र./३	३.११.३१	३.११.३१
	३०२/१/१/भ.क्र./४	३.१२.९८	३.१२.९८
	३०२/१/१/भ.क्र./५	५.६१.१३	५.६१.१३
	३०२/१/१/अ	३.३७.१७	३.३७.१७
	३०२/१/१/ब	४.००.७५	४.००.७५
	एकूण	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 १५/०८/२०१८

४.मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

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

दिनांक २२/१२/२०१८

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



महाराज,

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 यार्दत उक्त जमिनीचा स.नं 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 अक्षिपक आकारणी निश्चित करणेची आहे. तसेच

अभियंता विकास योजना प्रारूप तय करीत अंतिम प्रादेशिक पात्रना किंवा प्रारूप विकास योजनेत समाविष्ट असल्याने आदेशानुसार अकृषिक बापर करावयाची व शासनाकडून घेण्याबाबत शासनाकडून शासनाकडून महसूल व वनविभाग यांचेकडील शासन प्राधिकार प्रमाणित एन्ट्री क्र. ११८०/२०२२ दिनांक १३/०८/२०२२ मध्ये कलम ४२ ब नुसार कार्यवाही करण्याबाबत विचार दिला आहे.

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

तसेच आपल बिनती अर्जानुसार आपणाकडून महाराष्ट्र जमिन महसूल अधिनियम १९६६ चं कलम ४२ ब मधील तरतुदीनुसार केवळ रुपांतरण कर व बिनशेती आकारणी रक्कम वसूल करणेत येत आहे त्यामुळे आपणास जाग्यार नियोजित अकृषिक बापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पूर्वपरवानगी घेणे बंधनकारक राहिल.

गावाचे नाव	म.नं/ हिनं	क्षेत्र (आर. चौ.मी)	गावचा बिनशेती दर रुपे	बिनशेती आकारणीचे स्वरूप (३ पट)	बिनशेती आकारणी र.रु	कलम ४७ अ अन्वये रुपांतरीत कर आकारणी स्वरूप (५ पट)	रुपांतरीत कर र.रु
विरार	विषयगत नमुद स.नं हिनं	३३.६३.३१	x ०.७४	x ३	= ७४६६/-	x ५	= ३७३३०/-

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

वसई प्रमाणित
दस्त क्र ९६४२९/२०२२
८९ / १०८



[Signature]
तहसिलदार वसई



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय
(महसूल शाखा)

किल्लाबंदर रोड, मालांडे-वसई गाव, ता.वसई, जि.पालघर, पिन ५०१२०१.

दुरध्वनी क्र (०२५०) २३२२००७

क्र.महसूल/क.१/टे.१/जमिनबाब/कावि ८८२/एसआर ८६२/२०२२ वसई क्र.-५ दिनांक ०८/०९/२०२२
प्रति,
सधेय को ऑप हौ.सो.लि.
रा.विरार ता.वसई जि.पालघर

वसई क्र.-५ दिनांक ०८/०९/२०२२
४२२/२०२२
०८/०९/२०२२

विषय :- जमिनीचे विनशेती व रूपांतरण कर भरुन घेणेबाबत.

गावाचे नाव	स.नं/हि.नं	एकूण 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 .



महाशय,

आपण या कार्यालयात दिनांक ०१/०९/२०२२ रोजी अर्ज दाखल करुन उपरोक्त विषयात नमुद जमिनीस महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मधील तरतुदीनुसार रहिवास व वाणिज्य कारणासाठी विनशेती आकारणी व रूपांतरीत कर भरणा करुन 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 विनशेती आकारणी व रूपांतरण कर भरणा करुन 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 मंजुर व प्रारुप आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रूपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे. तसेच अंतिम विकास योजना/प्रारुप तपेच अंतिम प्रादेशिक योजना किंवा प्रारुप विकास योजनेत समाविष्ट असलेल्या जमिनींना अकृषिक सारा व रूपांतरीत कर भरणा करुन घेणेबाबत महाराष्ट्र शासन महसूल व धनविभाग 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 गिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रूपांतरण कर व विनशेती आकारणी रक्कम शासनजमा करावयाची आहे.

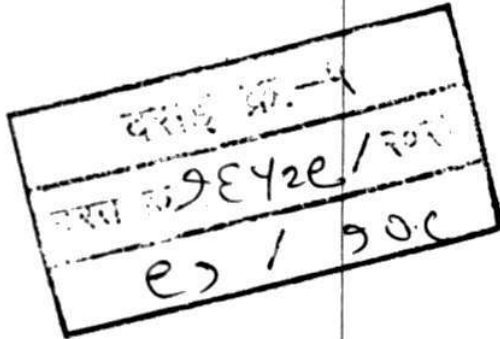
तसेच आपले विनंती अर्जांनुसार आपणाकडून महागाठ जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मधील तरतुदीनुसार केवळ रूपांतरण कर व विनशेती आकारणीची प्रक्रिया मसूल करणेत येत असून सदरची जमिन ही पूर्वीची विनशेती असल्याने सदरचे आदेश कायम ठेवणे वक्तव्य आहे. तथापि आपणास जागेवर नियोजित अकृषिक यापर करावयाचा असल्याने त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पुनर्विचारवागणी घेणे बांधनकारक राहिल.

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

सदरची विनशेती आकारणी व रूपांतरित 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 - २५२५०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

वसई क्र.-५
पत्रा क्र. १६१२९/२०२३
९२ / १०८

WCMC/TP/CC/NP-6575/327/2022-23

Dated 21/10/2022

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: Vasai, DIST: PALGHAR.

2. M/s. Megha Urbanscapes
Office: 102, Padmaraj CHS, 100 Feet Road,
Diwanman, Vasai (W),
Tal: Vasai, 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 Vasai, 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.
M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA Holder)

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. Premium FSI by payment of charges	2019.16 Sqm.
14 Entitlement of FSI	10077.10 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 Arcz	16723.72 Sqm.
18 Number of Buildings	1



19 Area for Assessment	As per UDCPR Regulation dtd 02/12/2020 Charges are as follows	=	Rs. 15,900.00
Weighted Average of Open land value as per ASR 2022-23			
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 670	Rs. 15,900.00 x 2.00% x 2 =	Rs. 3,443,335.80
Total Development Charges			Rs. 776,290.00
20 Less: Development Charges Paid Vide			Rs. 776,290.00
a) Receipt No.57893 dated 21/10/2022			Rs. 6,986,288.75
21 Balance development charges to be paid			/ /2022
22 Date of Assessment			

५४१३ ३४-५
 ५४१३ ३४१२६/३४१३
 २३ / २०२२

VDC/MC/TP/CC/NP-6675/327/2022-23

- 23 Premium Components
- a) BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR $6648.08 \text{ Sq.m.} \times 1590.00$ Rs. 15,900.00 x 10% x
 - a) BUA on payment of Premium FSI @ area at the rate of 35% as per UDCPR $2019.16 \text{ Sq.m.} \times 5565.00$ Rs. 15,900.00 x 35% x

Less : Premium Components charges Paid Vide
a) Receipt No.57894 dated 21/10/2022

24 Balance Premium Charges to be paid

25 Labour Charges

a) On Construction Area : $16725.53 \text{ Sq.m.} \times 120.00 \times 1\%$

26 Less : Labour Charges Paid Vide

a) Receipt No.57895 dated 21/10/2022

27 Balance Labour CESS Charges to be paid

28 As requested by you vide letter _____ for _____ payable amount, installment facility is hereby granted. The 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
	Rs. 6,986,288.75	Rs. 16,807,072.60	Rs. 3,976,336.09	At the time of C.C. / R.D.P.	At the time of C.C. / R.D.P. with interest per annum for Development Charges & 8.5% per annum for Labour Cess (for Premium)



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

Dated 21/10/2022

Rs. 10
Rs. 11
Rs. 21.8
Rs. 5.0
Rs. 5.0
Rs. 16.8
Rs. 4.4
Rs. 4.4
Rs. 4
Rs. 47
Rs. 2,97

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



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

जवाबक क्र. : व.वि.श.म.
दिनांक :

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

21/10/2022

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.

दसई क्र.-५
दस्ता क्र. १६१२० / २०२३
२४ / १० / २०२२

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 17/02/2022 for measurement.
4. TILR M.R. No. 9113/2022, dtd 19/07/2022 for measurement.
5. Your Architect letter dated 29/08/2022.

Sir/ Madam,

The Development Plan of Vasai Virar Sub-Region is sanctioned by Government of Maharashtra vide Notification no. TPS-1208/1917/CR-89/09/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 12/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 19/09/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UDR-54/CR-17/15/UD-12 dtd. 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/SR-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. VCMC/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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21/10/2022
 21/10/2022
 21 / 10 / 2022

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 UDCEA	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	10077.45 sq.mt
16	Ancillary area FSI upto 60% or 80% with payment of charges	6648.07 sq.mt
17	Total Entitlement of FSI	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	Gr+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.

ग्रहा कार्यालय विरार

ज. वसई, जि. पालघर - ४०१ ३०५.



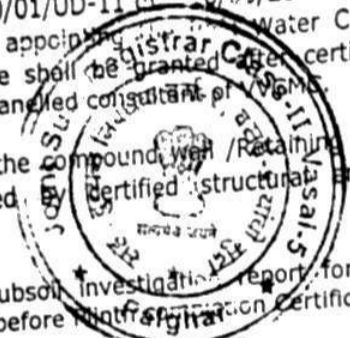
दस्तावेज क्र. : ०२५० - २ / २०१ / ०२/०३/०४/०१/०६
दिनांक : ०२/०३/२०२३

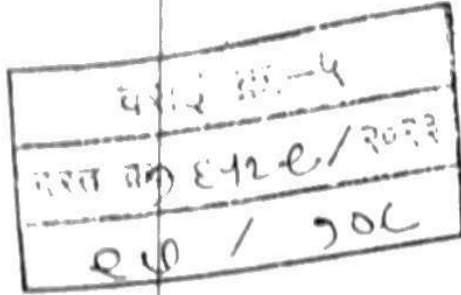
सहायक क्र. : व.वि.प्र.प.
दिनांक :

वसई क्र.-५
दस्तावेज क्र. १२९/२०२३
२/०३/२०२३ / १०८

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

- 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 appointed Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted only 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/Toilets 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.

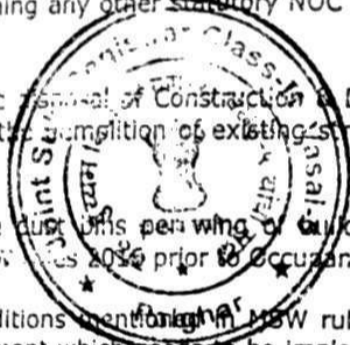




VCMC/TP/CC/VP-6675/328/2022-23

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. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VCMC 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 VCMC 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 NOC as per other acts shall be with the applicant.
- 20) You are responsible for the removal of Construction & Demolition Waste (debris) that may be generated during the completion 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 Swachh Bharat Mission and guidelines from VCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 23) VCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 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 VCMC/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),
वा. वसई, जि. पालघर - ४०१ ३०५.



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


जावक क्र.	व.वि.श.प.
दिनांक	वसई क्र.-५
	दस्त क्र. ७६५२६ / २०२३
	९८ / १०८

21 / 10 / 2022

WVCMC/TP/CC/NP-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 WVCMC 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-
 वसई क्र. ७६१२०/२०२३
 २०२३ / २०८

W.P. No. 6675 LAYOUT PLAN
 STAMP & DATE OF RECEIPT OF PLANS

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

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

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW. Certified that the above permission is issued by Commissioner VCMC, Virar.

Deputy Director
 VCMC, Virar.



Sl No.	DESCRIPTION	Area (sq. m)
1	Area Of Plot (Minimum Area Of 4.5 To Be Considered) (a) As Per Ownership Document (2) (1) (1) (1)	4038.31
	(b) As Per Measurement Sheet	4123.00
	(c) As Per Site	4123.69
2	Deduction For: (a) Existing Road (b) 20' (6M) Wide P. Road Area Total Deduction (a+b)	0.00 39.20 39.20 3999.11
3	Balance Area Of Plot (1-2)	
4	Area of Space (If Available) (a) Reserve (b) Approach (c) Boundary Easement	0.00
5	Net Plot Area (J-4) (1)	3999.11
6	Recreational Open Space (If Available) (a) Reserve (b) Approach (c) Boundary Easement	0.00
7	Final Net Plot Area	

RESIDENTIAL BLDG. NO.

STATE OF DATE OF RECEIPT OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED IN

This Office Letter No. WCMC/BCC/ BP - 6675/328/2022-23
 Dated 21/10/2022

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

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

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



Deputy Director
 WCMC, Virar.

वसाई क्रमांक - 4
दिनांक 21/10/2022
2021/202

AREA CALCULATION

Sl. No.	Description	Area (sq. ft.)
1	Plot Area	843
2	...	150
3	...	248
4	...	575
5	...	0.87
6	...	0.86
7	...	7.10
8	...	0.88
9	...	0.88
10	...	5.4
11	...	5.4
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100	...	5.4

