Receipt (pavti)

10:29 AM

350/22146 Tuesday, November 21, 2023 पावती

Original/Duplicate

नोंदणी के. :39म Regn.:39M

दिनांक: 21/11/2023 पावती कं.: 23387

गावाचे नावः विरार

दस्तऐवजाचा अनुक्रमांक: वसइ3-22146-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नावः दिपाली सुहास वडे -

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 82

₹, 30000.00

₹. 1640.00

एकुण:

五, 31640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 10:48 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai

वाजार मुल्य: र.2507000 /-मोबदला रु.4305200/-भरलेले मुद्रांक शुल्क : रु. 301400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123206011715 दिनांक: 21/11/2023

वॅकेचे नाव व पत्ताः

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011186109202324E दिनांक: 21/11/2023

वंकेचे नाव व पत्ताः

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

वसई-३

मुल्यांकन अहवाल सन २०२३

१. दस्ताचा प्रकार	00	करारनामा	अनुच्छेद कमांक ः	25(
२ . तालुका	0	वसई		
३. गावाचे नाव	00	विरार		
४ सर्व्हे क . कमाक	8	242/B/2		
५ मुल्य दरविभाग झोन	0	2		
६ मिळकतीचा प्रकार	0	निवासी	अनिवासी	
		52300		
 दस्तात नमुद केलेल्या 	मिळक	तीचे क्षेत्रफळ ៖ 33.	84 चौ मी कार्पेट	
८ कारपार्किंग ः		गच्ची ៖ 12	.18 & 6.21 ਬੀ . ਸੀ	
९.मजला कमांक ៖		- 1	घसारा ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥ ॥	_
१० . वांधकामाचा प्रकार	00	आर आर सी		
११ . वाजारमुल्य तक्तर	प्रातील :	मार्गदर्शक सुचना क	⁸ ज्याअन्वये दिले	ली घट वाढ
१२ . निर्धारित केलेले व	ग्रजारमु	ल्य ३ रू . 25,0	7,000	
१३ . दस्तात दर्शविलेला	मोवदल	ग ঃ रू. 43,0	5,200	
१४ . देय मुद्रांक शुल्क	ঃ ক্ত. গ	भरलेले मुद्रांक शुल्क	逐 概 . 3,01,400	
१५ नोंटणी फी 8	極. 3	0,000		

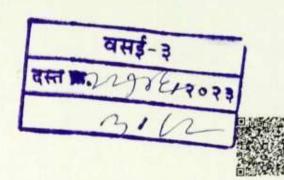


सह दुय्यम निवंधक

		नुस्याकन पत्र	रु (शहरी क्षत्र - बाधाव)		
aluation ID	20231121328			21 N	ovember 2023,10 08:30 A
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग	2023 पालघर तालुका वसई 2.रहितास व दर	ार तत्सम अनुज्ञेय वापरातील			वस
क्षेत्राचे नाव	Vasai-Virar M	luncipal Corporation			
4.0	स्यानुसार मूल्यदर रु.	tuncipal Corporation	सर्वे नंबर /न भू क्रमांक	सर्व्हे नंबर#242	
खुली जमीन 15900	निवासी सदनिका 52300	कार्यालय 60400	दुकाने 65900	औद्योगीक 60400	मोजमापनाचे एकक चौ मीटर
बाधीव क्षेत्राची मार्गि बाधकाम क्षेत्र(Built बाधकामाचे वर्गीकर उद्ववाहन सुविधा -	Up)- 37 224ची मीटर	मिळकतीचा वापर मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 11th to 20th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs 26620/- 33 84चौ मीटर
Sale Type - First S Sale/Resale of but	Sale alt up Property constructed a	fler circular dt 02/01/2018			
मजला निहाय घर	्रवाद	= 107.5 / 100	Apply to Rate= Rs.56222/-		
A) मुख्य मिळकतीर F) लगतच्या गच्चीचे			(100 / 100)) + 159 र • मिळकतीचे क्षेत्र	यानुसार टक्केवारी भ खुल्या जिस २००) वसई दस्त क्र. २२ १०	-3
Applicable Ru	les = 3, 9, 18,				
एकत्रित अंतिम	diff-titio	कतीचे मूल्य -तळघराचे मूल्य - मेर तळाचे मूल्य - खुल्या जमिनीवरील C + D + E + F + G + H +		गच्चीचे मृत्यः खुली बात्कनी) - वरील रेचा खुल्पा जागेचे मृत्य - बंदिस्त बात	गन्त्रीचे मूल्य + कनी + स्वयचलित

Home Print







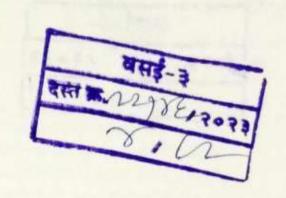
CHALLAN MTR Form Number-6

	TAX ID / TA		Payer Details			
-41	TAX ID / TA					
		AN (If Any)				
	PAN No.(If	Applicable)				
AR	Full Name		Dipali Suhas Wade			
	Flat/Block	No.	Flat No 1307 Bldg No 6 S	heetal Ma	yra	
Amount In Rs.	Premises/l	Building				
301400.00	Road/Stree	ıt	Virar			
30000.00	Area/Local	ity	Tal Vasai			
	Town/City/	District				
	PIN		4	0 1	3 0	5
	SecondPart	yName=DG	S Infra~CA=4305200			
	Amount In	Three La	kh Thirty One Thousand F	our Hundre	ed Rupe	es
3,31,400.00	Words	Only				
		FC	OR USE IN RECEIVING B	ANK		
	Bank CIN	Ref. No.	6910333202311211047	2 2839413	3552	
E.G.E.	Bank Date	RBI Date	21/11/2023-08:11:42	Not Veri	fied with	RBI
	Bank-Branc	h	IDBI BANK			
	Scroll No. ,	Date	Not Verified with Scroll			
	301400.00	Amount In Rs. 301400.00 Road/Street 30000.00 Area/Local Town/City/ PIN Remarks (I SecondPart Amount In 3,31,400.00 Words Bank CIN Bank Date Bank-Branc Scroll No. ,	301400.00 Road/Street 30000.00 Area/Locality Town/City/District PIN Remarks (If Any) SecondPartyName=DG Amount In Three La Only Bank CIN Ref. No. Bank Date RBI Date Bank-Branch Scroll No. , Date	Amount In Rs. Premises/Building 301400.00 Road/Street 30000.00 Area/Locality Town/City/District PIN Remarks (If Any) SecondPartyName=DGS Infra~CA=4305200 Amount In Three Lakh Thirty One Thousand F Only FOR USE IN RECEIVING B. Bank CIN Ref. No. 6910333202311211047 Bank Date RBI Date 21/11/2023-08:11:42 Bank-Branch IDBI BANK Scroll No. , Date Not Verified with Scroll Mobile	Amount In Rs. Premises/Building	Amount In Rs. Premises/Building

Department ID : Mobile No. : 9823412 NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु सहर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे .



Print Date 21-11-2023 08:12:14



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Vasai, on 21 day of Nov in the Christian Year 2023 BY AND BETWEEN M/S. DGS INFRA, having Pan No.AATFD9604J, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at of Raghunath Krupa, Walawalkar Wadi, Aarey Road, Goregaon East, Mumbai 400065, through its partner through its partner MR. SURAJDEV D. SHUKLA, hereinafter referred to as "The PROMOTERS" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners/directors of the said Company, their successors and assigns) of One Part;

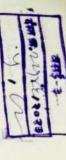
AND

MRS. DIPALI SUHAS WADE aged 39 years, having Pan Card No. BMHPS5665R AND Aadhar card No. 7168 5981 0334 AND MR. SUHAS SHASHIKANT WADE aged 40 years, having Pan Card No. ABAPW6946J AND Aadhar card No. 7734 3024 3984, residing at: B/204, Florence Building Mohak City, Manvel Pada Road, Virar East, Palghar Maharashtra, 401303, Hereinafter referred to as "The ALLOTTEE/s" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners are called the said Company, their successors

and assigns) of the Q

Promoter/s

Allottee/s



WHEREAS

Original Title Documents, relevant 6/12, 7/12 extracts, Land Revenue possession in respect of the said First Land, having custody of all the First Schedule hereunder written and accordingly are in settled with respect to the First Land as more particularly mentioned in the herein came to be vested unto with the Ownership Right, Title, Interest said First Land and accordingly by virtue thereof the said Owners Owners have been put into the Vacant & peaceful possession of the on the terms and conditions as mentioned therein. The said Deed of Bills and Payment Receipts etc. interalia in that behalf, Conveyance is valid & subsisting as on date hereof & that the said MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration & District Palghar (hereinafter referred to as THE FIRST LAND"), to One Rs.2.94 Paise, lying, being & situated at Village, Virar, Taluka Vasai had sold, conveyed & assigned all that N. A. land bearing Survey No. That by a Deed of Conveyance dated 18/06/1996 and registered in 246, Hissa No. 4, admeasuring 1440 Square Meters, assessed at wherein One SMT. BHANUMATI KRISHNA CHOUDHARI and others document Registration No. 1705/1996 on 18/06/1996, of Book No 01 the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide

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B Choudhari & 3 others had sold and conveyed the N. A. land bearing That by Deed Conveyance dated: 18/06/1996 and registered in the assessed at Rs.5.41 Paise, lying, being and situated at Village: Virar Survey No. 245, Hissa No. 1B, admeasuring 2500 Square Meters. document Registration No. 1704, on 18/06/1996. Mr. Mohan Krishna office of Sub-Registrar of Assurances at Vasai-II (Virar), vide that the said Owners have been put into the vacant & peaceful the said Conveyance Deed is valid & subsisting as on date hereof & LAND"), to Mrs. Veena Ashutosh Joshi for a valuable consideration & Taluka Vasai, Dist. Palghar (hereinafter referred to as "THE SECOND possession of the said Second Land & accordingly by virtue thereof the said Owners herein came to be vested unto with the Ownership e interest with respect to the Second Land as more particularly d in the First Schedule hereunder written and accordingly are Land Revenue Bills & Payment Receipt's etc., interalia in possession in respect of the said Second Land, having all the Original Title Documents, relevant 6/12 & 7/12

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Promoter/s the N. A. land bearing Survey No. 245, Hissa No.1-C, admeasuring office of Sub-Registrar of Assurances at Vasai-II (Virar), vide 3900 Square Meters, assessed at Rs.8.45 Paise, lying, being and Harishchandra Krishna Choudhari, & 2 others, had sold and conveyed document Registration No. 3031 on 05/12/1996, One Mr. That by Deed of Conveyance dated 05/12/1996 and registered in the

[2]

Remark Allottee/s

> vested unto with the Ownership Right, Title, Interest with possessory accordingly by virtue thereof the said Owners herein came to be into the vacant & peaceful possession of the said Third Land & subsisting as on date hereof & that the said Owners have been put for a valuable consideration & the said Conveyance Deed is valid & referred to as "THE THIRD LAND"), to Mr. Ashutosh Madhukar Joshi situated at Village: Virar, Taluka Vasai, Dist. Palghar, me First Schedule-hereunder written and accordingly are in settled rights, to & in respect Third Land as more particularly mentioned in the Bills and Payment Receipts etc. interalia in that behalf possession in respect of the said Third Land, having custody of all the Original Title Documents, relevant 6/12, 7/12 extracts, Land Revenue

situated at Village. Virar, Taluka Vasai, Dist. Palghar (hereinafter admeasuring about 1737.5 Square Meters out of the total area of and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2 Registration No. 11982/2006, Mr. Siamod D. Lopes & others had sold office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document That by Deed of Conveyance dated 30/12/2006 and registered in the the said Conveyance Deed is valid & subsisting as on date hereof & Joshi and Mrs. Meena Jitendra Shah for a valuable consideration and referred to as "THE FOURTH LAND"), to Mr. Ashutosh Madhukar 2780 Square Meters, assessed at Rs. 5.06 Paise, lying, being and mentioned in the First Schedule hereunder written & accordingly are in said Owners herein came to be vested unto with the Ownership Right possession of the said Fourth Land & accordingly by virtue thereof the that the said Owners have been put into the vacant & peaceful Revenue Bills and Payment Receipts etc. Interalia in that behalf of all the Original Title Documents, relevant 6/12, 7/12 extracts, Land settled possession in respect of the said Fourth Land, having custody Title, Interest with respect to the Fourth Land as more particularly

office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document others had sold and conveyed the N. A. land bearing Survey No. 244 Registration No. 06194/2006, on 13/07/2006, Mr. Anton P. Lopes & That by Deed of Conveyance dated 13/07/2006 and registered in the total area of 2780 Square Meters, assessed at Rs.5.06 Paise, lying, Owners have been put into the vacant & peaceful possession of the (hereinafter referred to as "THE FIFTH LAND"), to Mr. Ashutosh being and situated at Village: Virar, Taluka Vasai, Dist. Palghar Hissa No. 2, admeasuring about 1042.5 Square Meters, out of the came to be vested units said Fifth Land & accordingly by virtue thereof the said Owners herein Conveyance is valid and subsisting as on date hereof & that the said respect of the said Schedule hereunde respect to the Fifth Madhukar Joshi, for a valuable consideration and the said ership Right, Title, Interest with are in settled possession in larly mentioned in the First ody of all the Original Title

Promoter/s

Allottee/s



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etc. interalia in that behalf. ant 6/12, 7/12 extracts, Land Revenue Bills &

Payment Receipts etc. interalia in that behalf. Documents, relevant 6/12, 7/12 extracts, Land Revenue Bills and the said Sixth Land, having custody of all the Original Title under, written and accordingly are in settled possession in respect of Sixth Land as more particularly mentioned in the First Schedule herevested into with the Ownership Right, Title, Interest with respect to the accordingly by virtue thereof the said Owners herein came to be put into the vacant & peaceful possession of the said sixth Land & and subsisting as on date hereof & that the said Owners have been assessed at Rs.5.05 Paise, lying, being & situated at Village: Virar Peter Coria & 6 others had sold & conveyed the N. A. land bearing document Registration No. 06129/2003, on 04/12/2003, Mr. Philip for a valuable consideration and the said Conveyance Deed is valid referred to as "THE SIXTH LAND"), to Mr. Ashutosh Madhukar Joshi, Survey No. 242, Hissa No. 1/1, admeasuring 3870 Square Meters, office of Sub-Registrar of Assurances at Vasai-II (Virar), vide That by Deed of Conveyance dated: 04/12/2003 and registered in the Taluka: Vasai, District Palghar, (hereinafter for the sake of brevity

9 properties of Village Virar, Taluka Vasai, District Palghar as under-Thus the owners herein are the lawful owners of their respective

CARLA
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2000

Hereinafter referred to as "THE SAID LARGER LAND" which is more particularly described in the first schedule hereinunder written.

The Owner No. 1 Mr. Ashutosh Madhukar Joshi, has applied and ned Development Permission from of land bearing Survey No. 245, Hissa No. 1(C), for residential 006, vide its order No. CIDCO/V/SR/BP-1566 /E/6037, in Meters Built-up area pline building, and The planning authority of Vasai Virar Subhas been sanctioned 2 Buildings, FSI admeasuring 1370.48 the CIDCO on dated

obtained Revised Development Permission from the CIDCO on dated 04/02/10, vide its order No. CIDCO/V/SR/RDP/BP1564-1566/E/5790 land bearing Survey No. 245, Hissa No. 1(B) & 1(C), and applied and region, has been sanctioned 1 Building i.e. Building No. 5, consisting for residential building, and The planning authority of Vasai Virar Sub Owner No. 1 Mr. Ashutosh Madhukar Joshi, has amalgamated

Allottee/s Black



Built up area. of Ground/Part upper floor, FSI admeasuring 2091.222 Square Meters

5

- Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth constructed on the said lands. Municipal Corporation for sanctioning of the building/s plans to be 1/C, Survey No. 246, Hissa No. 4, i.e. the First Land, the Second 1/1, Survey No. 244, Hissa No. 2, Survey No. 245, Hissa No. 1/B, & Thereafter, The above said land bearing Survey No. 242, Hissa No. Land, have been amaigamated and applied to the Vasai Virar City
- 3 Commencement Certificate vide its order No. VVCMC/TP/CC/VP-0019 -5062//2014-15, dated 16/07/2014, which is as under Vasai Virar City Municipal Corporation has issued

			Part			
1183,461		24	Gr.+1	6	Residential	2
4000.301		85	Gr.S+7 Upper	B, C, D	Residential	
Built-up area	9	No. Flats	No. of Floors	Bidg No.	Predominant use	Sr.

U AND WHEREAS, thereafter the owners of the said Larger Land Jast Patrak and Division of Land and renumbering of plots 1/T-2/Hakkanond/Kavi-616/2021, dated 29/07/2021 allowed the Kami to the Tehsildar Vasai. The Tehsildar Vasai by his order No Mahsul/Kaccording Du Ta.Na. 538/2021 was prepared by DYLR and submitted Virar/A.Ta.Bi.Mo.R.No 1132/2021/1493/2021 Dated were surveyed and "Kami Jast Patrak" order No.Bhumapan/Maujeapplied for amalgamation of different plots of lands. The said lands Accordingly Mutation Entry No. 13752 was recorded on 29/07/2021 by Particularly Described in the second schedule hereunder written) respective Plots of land. As per the said Kami Jast Patrak the Said Talathi Saja Virar. Accordingly new Numbers were given to the Larger Land was given following new Numbers (Which is More

Aeters	144-90-00 je 14490 Square Meters	144-90-00	1	
3) MRS. VEENA ASHUTOSH JOSHI	Road 3) MRS. ASHUTOS	15-38-32	2424 /3	င့သ
Z) MINO MILLI	10 14	000	* **	-
JUSHI, MEENA	118-73-86 Residential	118-73-86	2428 /2	0
Gardens MADHUKAR	Gardens	10-77-82	2424 /1	-
1) MR ASHUTOS	0	MIL I LIVE	DIOON NO.	
HOLDER	AREA IN N. A USE NAME SQUARE RESERVATION HOLDER	AREA IN SQUARE	SURVEY NO./	SR.

Floor having Built up Residential with Shop Corporation has issued The Planning authority of b region i.e. City Municipal nt permission in respect of s said larger lands being nsisting St+Gr+22 upper

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Promoter/s

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E80443R

etc. interalia in that behalf ant 6/12, 7/12 extracts, Land Revenue Bills &

Payment Receipts etc. interalia in that behalf Documents, relevant 6/12, 7/12 extracts, Land Revenue Bills and the said Sixth Land, having custody of all the Original Title under, written and accordingly are in settled possession in respect of Sixth Land as more particularly mentioned in the First Schedule herevested into with the Ownership Right, Title, Interest with respect to the accordingly by virtue thereof the said Owners herein came to be put into the vacant & peaceful possession of the said sixth Land & and subsisting as on date hereof & that the said Owners have been for a valuable consideration and the said Conveyance Deed is valid referred to as "THE SIXTH LAND"), to Mr. Ashutosh Madhukar Joshi assessed at Rs.5.05 Paise, lying, being & situated at Village: Virar Survey No. 242, Hissa No. 1/1, admeasuring 3870 Square Meters document Registration No. 06129/2003, on 04/12/2003, Mr. Philip Taluka: Vasai, District Palghar, (hereinafter for the sake of brevity Peter Coria & 6 others had sold & conveyed the N. A. land bearing office of Sub-Registrar of Assurances at Vasai-II (Virar), vide That by Deed of Conveyance dated: 04/12/2003 and registered in the

9 properties of Village Virar, Taluka Vasai, District Palghar as under-Thus the owners herein are the lawful owners of their respective

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	o	2	(J)			3 !	0	-	No.
lotal	246/4	21010	245/1/0	245/1/8	244/2	2000	2445	242/1/1	Survey Nos.
14490	3900	OBOO	2000	2500	1737.5	1042.0	1000	3870	Area in Sq. Meters
		Mr. Ashutosh Madhukar Joshi	I I I I I I I I I I I I I I I I I I I	Mr Veena Ashirtosh Shah	Mr. Ashutosh Madhukar Joshi and Mrs. Meena Jitendra Shah		ILISON INVOITABLE INCOME	Mr Ashutosh Madhukar Inch	in Name of Owners

particularly described in the first schedule hereinunder written Hereinafter referred to as "THE SAID LARGER LAND" which is more

The Owner No. 1 Mr. Ashutosh Madhukar Joshi, has applied and 2006, vide its order No. CIDCO/VVSR/BP-1566 /E/6037, in Meters Built-up area of land bearing Survey No. 245, Hissa No. 1(C), for residential tas been sanctioned 2 Buildings, FSI admeasuring 1370.48 pline building, and The planning authority of Vasai Virar Sub Development Permission from the CIDCO

region, has been sanctioned 1 Building i.e. Building No. 5, consisting for residential building, and The planning authority of Vasai Virar Sub 04/02/10, vide its order No. CIDCO/NVSR/RDP/BP1564-1566/E/5790. Obtained Revised Development Permission from the CIDCO on dated land bearing Survey No. 245, Hissa No. 1(B) & 1(C), and applied and Owner No. 1 Mr. Ashutosh Madhukar Joshi, has amalgamated

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Allottee/s Broack

> of Ground/Part upper floor, FSI admeasuring 2091, 222 Square Meters Built up area.

वसई-३

ے constructed on the said lands Municipal Corporation for sanctioning of the building/s plans to be Land, have been amalgamated and applied to the Vasai Virar City Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth 1/C, Survey No. 246, Hissa No. 4, i.e. the First Land, the Second 1/1, Survey No. 244, Hissa No. 2, Survey No. 245, Hissa No. 1/B, & Thereafter, The above said land bearing Survey No. 242, Hissa No.

3 0019 -5062//2014-15, dated 16/07/2014, which is as under Commencement Certificate vide its order No. VVCMC/TP/CC/VP-The Vasai Virar City Municipal Corporation has

Residential Residential Predominant Bldg 5 Wing Gr.S+7 B, C, D Upper 6 Gr.+1 No Floors Z O of No. 85 Flats 24 of Built-up area 4665.361 in Sq. Meters 1183,461

AND WHEREAS, thereafter the owners of the said Larger Land to the Tehsildar Vasal. The Tehsildar Vasal by his order No Mahsul/Kaccording Du Ta.Na. 538/2021 was prepared by DYLR and submitted Virar/A.Ta Bi.Mo.R.No 1132/2021/1493/2021 Dated 14/07/2021 were surveyed and "Kami Jast Patrak" order No.Bhumapan/Maujeapplied for amalgamation of different plots of lands. The said lands Particularly Described in the second schedule hereunder written) respective Plots of land. As per the said Kami Jast Patrak the Said Accordingly Mutation Entry No. 13752 was recorded on 29/07/2021 by Jast Patrak and Division of Land and renumbering of plots 1/T-2/Hakkanond/Kavi-616/2021, dated 29/07/2021 allowed the Kami Larger Land was given following new Numbers (Which is More Talathi Saja Virar. Accordingly new Numbers were given to the

Veters	144-90-00 le. 14490 Square Meters	144-90-00	Total	1
JITENDRA SHAH & 3) MRS. VEENA ASHUTOSH JOSHI	Road 3) MRS.	15-38-32	242# /3	ω
	43 MHT D P	2000		1.
	Residential	118-73-86	2424 /2	٥
MADHUKAR	0.00	10-//-02	2424 /1	-
1) MR ASHULOSI		200	חוססחוזסי	
HOLDER		AREA IN SQUARE METERS	SURVEY NO./	SR.

Corporation has issued The Planning authority of Floor having Built up Residential with Shop ub region i.e. City Municipal at permission in respect of nsisting St+Gr+22 upper said larger lands being

3

Promoter/s

Brumb C Allottee/

ELOS TAKES

/P0019 & 5062/782/2021-22, Dated 04/01/2022 242B/1, 242B/2, 242B/3, vide its order No

'Annexure-A' hereto hereunder written are collectively annexed hereto and marked as Property mentioned in the Second Schedule and the Third Schedule of Conveyance together with the copy of the latest 7/12 extract of the SCHEDULE" hereunder written). The Copy of the said Six (6) /Deeds RIGHT/FSI" which is more particularly described in "THE THIRD of Palghar, hereinafter referred to as "THE SAID DEVELOPMENT jurisdiction of registration sub district of Vasai and registration district limits of Vasai Virar City Municipal Corporation and within the situated at Village Virar, Taluka Vasai, District Palghar, within the on the portion of land bearing Survey No. 242B/2, lying, being and Pursuance to the above circumstances, the Owners have right "to line area is admeasuring 21432.24 Square Meters), to be constructed area + ancillary FSI admeasuring 8072.13 Square Meters = Total P Built-up area (FSI admeasuring 13360.110 Square Meters Built-up of St+Gr+22 upper floor, FSI admeasuring 21432 24 Square Meters Owners are entitled to grant development rights in respect of ALL develop the said FSI out of the said larger land of the Owners, the THAT the proposed Residential with Shopline Building No. 06, consist

- 0 The Promoter approached to 1) MR. ASHUTOSH MADHUKAR JOSHI District Palghar in favour of Promoter 244B/2, lying, being and situated at Village Virar, Taluka Vasai admeasuring 21432.24 Square Meters Built-up area (P Line Area) Shopline Building No. 06, consist of St+Gr+22 upper floor, FSI SHAH to grant and transfer development right FSI of Residential with 2) MRS. VEENA ASHUTOSH JOSHI & (3) MRS. MEENA JITENDRA lying, to be constructed on the portion of land bearing new Survey No
- P By Development Agreement Dated 25/08/2022 duly registered at Sub-Registrar Vasai-5, vide its registration No Vasai-5-13366-2022, made ASHUTOSH JOSHI & (3) MRS. MEENA JITENDRA SHAH has between 1) MR. ASHUTOSH MADHUKAR JOSHI, 2) MRS. VEENA granted and transferred Development rights FSI of Residential with Building No. 06, consist of St+Gr+22 upper floor, FS 21432.24 Square Meters Built-up area (P Line Area) instructed on the portion of land bearing new Survey No being and situated at Village Virar, Taluka Vasai in favour of M/S, DGS INFRA

04/11/2022-23, which is as under ts order No. VVCMC/TP/RDP/VP-0019 -5082/408/2022-23, dated No.B/1, B/2 and B/3 of Village Virar, Taluka Vasai, Dist Palghar vide Building No.06 and CFC building on land bearing survey No 242 Hissa forment Permission for proposed residential with shopline Virar City Municipal Corporation has issued Revised

Predominant Bidg No of Floors Allottee/ Broado

Built-up

No Residential 6 No Basment+St+Podium 21431.84 +3rd Gr+16 Pt Meters Sq

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Residentia

B with the construction work of the Building No.6, building known as By virtue of the said Development Agreement as aforesaid, the the Second Schedule hereunder written. The Promoter are proceeding sufficiently entitled to the said Property more particularly mentioned in Developers are in exclusive possession of and or otherwise well and herewith, and more particularly described in the Second Schedule "SHEETAL MAYRA" on the said land as per the plans annexed herein under written.

S Basement +Stilt+Podium+3rd Gr+16 Pt upper floor and Proposed 16th Part to 28th upper Floor, hereinafter referred the said Building. said Building shall be known as 'SHEETAL MAYRA' The Said Land is earmarked for the purpose of Building No.6, in the

J the legal formalities with respect to the right, title and interest of the constructed have been completed; Promoter regarding the Said Land on which Project is to be The Promoter is fully competent to enter into this Agreement and all

5 AND WHEREAS the Promoter has entered into a standard Agreement prescribed by the Council of Architects; Council of Architects and such Agreement is as per the Agreement with an Architect M/s. Prithvi Arch Consultant registered with the

5 and the Promoter accepts the professional supervision of the Architect the preparation of the structural design and drawings of the buildings AND WHEREAS the Promoter has appointed a structural Engineer for and the structural Engineer till the completion of the building/buildings

3 the Apartments to receive the sale consideration in Apartments in the said building/s to be constructed by Attorney the Promoter has sole and exclusive right AND WHEREAS by virtue of the Development Agreement/Power of the project land and to enter into Agreement/s with

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inspection to the Allottee of all the documents of tith AND WHEREAS on demand from the allottee, the i authenticated copies of Certificate of Title issued by the Advocate Mr the Rules and Regulations made there under, AND WHEREAS the Development) Act 2016 (hereinafter referred to as "the said Act") and documents as are specified under the Real Estate (Regulation and Promoter's Architects M/s. Prithvi Arch Consultant of project land and the plans, designs and specifications pr

Promoter/

(7)

Allottee's

and 'B', respectively constructed have been annexed hereto and marked as Annexure 'A project land on which the Apartments are constructed or are to be ct of Village Forms VI and VII and XII or any other relevant record showing the nature of the title of the Promoter to the Patil of the Promoter, authenticated copies of Property card

- 3 the said project have been annexed hereto and marked as Annexure of the buildings and open spaces are proposed to be provided for on as proposed by the Promoter and according to which the construction AND WHEREAS the authenticated copies of the plans of the Layout
- 13 Allottee, as sanctioned and approved by Vasai Virar City Municipal specifications of the Apartment agreed to be purchased by the AND WHEREAS the authenticated copies of the plans
- 3 AND WHEREAS the Promoter has got some of the approvals from obtain Building Completion Certificate or Occupancy Certificate of the balance approvals from various authorities from time to time, so as to elevations, sections and of the said building/s and shall obtain the Vasai Virar City Municipal Corporation to the plans, the specifications
- AND WHEREAS while sanctioning the said plans concerned local shall be granted by the concerned local authority completion or occupancy certificate in respect of the said building/s building and upon due observance and performance of which only the by the Promoter while developing the project land and the said stipulations and restrictions which are to be observed and performed authority and/or Government has laid down certain terms, conditions
- CC AND WHEREAS the Promoter has accordingly construction of the said building/s in accordance with the said proposed plans commenced
- the of the Building No.6, Building called "SHEETAL MAYRA AND WHEREAS the Allottee is offered an Flat bearing number 1307 on the 13th Floor, (herein after referred to as the said "Apartment") exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the Apartment for exclusive use of the Allottee or verandah area and services shafts, exclusive balcony appurtenant to the said (er referred to as the said "Building") being constructed of the Its "carpet area" means the net usable floor area of an excluding the area covered by the external walls, areas REAS the Rera carpet area of the said Apartment is 33.84

Bound Allottee/s

Promoter



Sq. Mtrs and EF area admeasuring 6.21 Sq. Mtrs internal partition walls of the apartment along

- FF the terms, conditions and stipulations contained in this Agreement and AND WHEREAS, the Parties relying terms and conditions appearing hereinafter all applicable laws, are now willing to enter into this Agreement on the representations and assurances of each other to faithfully abide by all on the confirmations
- GG) AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.4,51,000/- (Rupees Four and the Allottee has agreed to pay to the Promoter the balance of the the Allottee as advance payment or Application Fee (the payment and consideration of the Apartment agreed to be sold by the Promoter to Lakhs Fifty One Thousand only), being part payment of the sale sale consideration in the manner hereinafter appearing receipt whereof the Promoter both hereby admit and acknowledge)
- H 2016 with the Real Estate Regulator Authority. provisions of The Real Estate (Regulation & Development) Act, 26/09/2022 under registration Act with the Real Estate Regulatory Authority at Mumbai on The Promoter has registered the Project under the provisions of the No. P99000046948 under the
- 3 AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment Agreement under the Registration Act, 1908 with the Allottee, being in fact these presents and also to register said
- 5 In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the purchase the (Apartment) Promoter hereby agrees to sell and the Allottee hereby agrees to

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

- Basment+St+Podium+3rd Gr+16 Pt upper Floor and Proposed 16th Part to 28th Floor upper floor the said Building shall be known as The Promoter has authorities or due to changes in law. Allottee except any alteration or addition required by any G or modifications which may adversely affect the Apartmi obtain prior consent in writing of the Allottee/s in respect of authority from time to time. Provided that the Promoter shall designs and specifications as approved by the concerned SHEETAL MAYRA' on the project land in accordance with the plans constructing the said building No.6
- 1.a (I) The Allottee hereby agrees to purchase from the Promoter Promoter hereby agrees to sell to the Allottee Flat No. 1307; admeasuring 33.84 sq. Mtrs RERA Carpet area along Balcony Area 12.18 Sq. Mtrs and EF area admeasuring 6.21 SHEETAL MAYRA' (hereinafter referred to as "the Apartment" Mirs, on 13th Floor in the building No.6, building known as

Promoter/

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1-100

A 1800 in the Floor plan hereof hereto annexed and marked properties. It for the consideration of Re. 43.05.2001. (Rupes, The Lakhs Five Thousand Two Hundred only) socilities appurement to the premises, the nature, entern and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith common areas and facilities which are more then properly described in the Second Schedule annexed herewith common areas and facilities and parking spaces should be shown

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(b) The total aggregate consideration amount for the apartment excluding of Car parking spaces is thus Rs.43.05,200/. (Rupses Forty Three Lakhs Five Thousand Two Hundred only)

sum of Rs.4.51,000. (Rupees Four Lakhs Fifty One Thousand only) as pan payment or application fee and agrees to pay full Five Thousand and final payment Rs.43.05,200. (Rupees Four) Three Lakhs Five Thousand Two Hundred only) in the following manner. S. Neture of works

* / */* · · · ·	(16	8 *			-	-
		20 20 104 20 20 104	21 XX 324	Pa.5,45,780	Pa 8.51,040	Ra.4,30,520
38 38	38 3	28	2%	19	20%	10%
consideration) to be paid to the total Promoter on completion of the brisides consideration to be paid to the consideration to be paid to the the thomater on completion of the total Promoter on completion of the 12th		49 % of the 1 to be paid to ompletion of the	to exceeding 47 % of the total consideration to be paid to the fromoter on completion of the visit	5% of the be paid to foo of the Plint in which the	eding 30°	not exceeding 10% of the total consideration) being earnest payment of consideration) being earnest payment

		viii Rs.4,30,520/-						M. M. Constanting	Da 2 45 26M				5.	Rs 2 15 2501-					v Rs.2,15,260/-			xxiii Rs.43,0521-				xvi Rs.43,052i-			XV Rs.43,0521-				0.00			XIII KS.00,704-	-			xii Rs.86,104/-	L			xi Rs.86,104/-	L			x Rs.86,1041-	
		10%				Ī		-	702					5%					は水水			186				1%			Sec.			272	100			427				2%				7%				2%	
ips electrical fitting	व प्रस्त क्व व	% SS 50	Apartment is located	of the building or wing in which the sale	18/18/085 18/18/085		Sign of	ideration) to	The state of the state of	Total I	the floor while of	ompletion of the Sa	व क्रिस्त अर व	not exceeding 80% of the total	00	internal plaster, floorings doors and	completion	व क्षा व्या	not exceeding 75% of the total	completion of	to be paid to	(not exceeding 70 % of the total	slats	466	per as a	(not exceeding 69 % of the total	completion of the i	जिल्लामा के कि प्रमाणकी	inot exceeding 68 % of the total	And the special property and	completion of the 2	poli successive to the naid to the		Fidingles on competion or the con-	000 S	के कि कि कि कि		Promoter on completion of the 18th	ा क्रम् क्र व	19 63 % of the 1		250	consideration) to be paid to the	20		Promoter on completion of the 14th	ideration) to be paid to	Incl. exceeding 52 % of the local	Napa 77/01

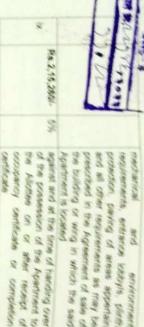
7 Promoter's

The Bank

(22)



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the building or wing in which the said creacized in the Agreement of sale of and all other requirements as may be protection, serving of areas appearan inglinements, entrance untills, them medianical Approximate is located 200 SUNTENESS SA

(d) The Total Price above excludes Taxes (consisting of tax paid or handing over the possession of the [Apartment/Plot] carrying out the Project payable by the Promoter) up to the date of which may be levied, in connection with the construction of and payable by the Promoter by way of OST or any other similar taxes

1(6) issued to the Allottee, which shall only be applicable on on the Allottee for increase in development charges, cost, or levies changes payable to the competent authority and/or any other subsequent payments. in that behalf to that effect along with the demand letter being enclose the said notification/order/rule/regulation published/issued imposed by the competent authorities etc., the Promoter shall increase in charges which may be levied or imposed by the escalations/increases, due to increase on account of development The Promoter undertakes and agrees that while raising a demand competent authority Local Bodies/Government from time to time The Total Price escalation-free, 58/65 and

3(5) payments of equal installments payable by the Allottee by discounting such early payments 6 % per annum for the period by subject to any revision/withdrawal, once granted to an Allottee by provision for allowing rebate and such rate of rebate shall not be which the respective The Promoter may allow, in its sole discretion, a rebate for early installment has been proponed.

1(g) The Promoter shall confirm the final carpet area that has been Promoter/s complete and the occupancy certificate is granted by the allotted to the Allottee after the construction of the Building is Clause 1(a) of this Agreement shall be made at the same rate per square meter as agreed in milestone of the Payment Plan. All these monetary adjustments demand additional amount from the Allottee as per the next ncrease in the carpet area allotted to Allottee, the Promoter shall 多色st at the rate specified in the Rules, from the date when such excess amount was paid by the Allottee. If there is any seternt authority, by furnishing details of the changes, if any, in appet area, subject to a variation cap of three percent. The ation by the Promoter. If there is any reduction in the ce payable for the carpet area shall be recalculated upon area within the defined limit then Promoter shall refund the money paid by Allottee within forty-five days with annual

Danach Allottee/s

> ENERGY TOWNS E-SIN

1(III) The Allottee authorizes the Promotes Chief is equalled the property of soline to expend the characteristics. to sole discretion depen to and the follower undertakes not to lauful outstanding, if any, in his/her name as the Promoter may in delicens has separ required by each suspicion DO LINELL Of CLARK SCHOOLS

NOTE EACH OF the installments mentioned in the sub-clause (ii) and (iii) Sold Supplied number of transmissional publishmentations in case of materials stati se futtien subdivides was central en interes

(ecept of

2.1 The Promoter hereby agrees to closerve, perform and comply with all the been imposed by the concerned local authority at the time terms, conditions, stipulations and restrictions it any which may have senctioning the seid plans or thereafter and shall, before handing over coal authority occupancy and/or completion certificates in respect of possession of the Apartment to the Allottee, obtain from the concerned

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter payable by him/her and meeting the other obligations under the over the [Apartment/Plot] to the Allottee and the common areas to the shall abide by the time schedule for completing the project and handing Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Allottee shall make timely payments of the instalment and other dues the completion certificate or both, as the case may be Similarly, the association of the allottees after receiving the occupancy certificate or

63 on date in respect of said Building No.6 is 21431.84 square meters Built up area only, and Promoter has planned to utilize Floor Space Index of The Promoter hereby declares that the Floor Space Index available as

modification to Development Control Regulations, which are applicable premiums or FSI available as incentive FSI by implementing various to the said Project. The Promoter has disclosed the Floor Space Index on expectation of increased FSI which may be available in future on scheme as mentioned in the Development Control Regulation or based Sq.mts by availing of TDR or FSI available on payment of

Apartment based on the proposed construction and sale land in the said Project and Allottee has agreed to purch the understanding that the declared proposed FSI to be carried out by the Promoter by utilizing the propo Promoter only Sq. mts. as proposed to be utilized by him on the

If the Promoter fails to abide by the time schedule for

agrees to pay to the Allottee, who does not intend to withdra project and handing over the [Apartment] to the Allottee possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due Allottee, for every month of delay, till the handing over of project, interest as specified in the Rule, on all the amounts paid and payable by the Allottee to the Promoter under the terms of this

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Dewalo Allottee/s

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am the date the said amount is payable by the allottee(s

Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on Promoter shall at his own option, may terminate this Agreement on the allottee committing three defaults of payment of installments, the of taxes levied by concerned local authority and other outgoings) and Promoter under this Agreement (including his/her proportionate share due date of any amount due and payable by the Allottee mentioned by the Promoter within the period of notice then at the end of Agreement if the Allottee fails to rectify the breach or breaches terms and conditions in respect of which it is intended to terminate the to terminate this Agreement and of the specific breach or breaches of and mail at the e-mail address provided by the Allottee, of his intention Allottee, by Registered Post AD at the address provided by the allottee Provided that, Promoter shall give notice of fifteen days in writing to the Promoter the Apartment which may till then have been paid by the Allottee to the thirty days of the termination, the installments of sale consideration of other amount which may be payable to Promoter) within a period of adjustment and recovery of any agreed liquidated damages or any aforesaid, the Promoter shall refund to the Allottee (subject to Agreement. Provided further that upon termination of this Agreement as such notice period, promoter shall be entitled to terminate this to the

- 0 and amenties like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'l', annexed hereto The fixtures and fittings with regard to the flooring and sanitary fittings
- 0 possession of the Apartment to the Allottee on account of reasons or before 31/12/2026. If the Promoter falls or neglects to give The Promoter shall give possession of the Apartment to the Allottee on Promoter shall be liable on demand to refund to the Allottae the beyond his control and of his agents by the aforesaid date then the amounts and interest thereon is repaid shove from the date the Promoter received the sum till the date interest at the same rate as may mentioned in the clause 4.1 herein amounts already received by him in respect of the Apartment with

Provided that the Promoter shall be entitled to reasonable extension of giving delivery of Apartment on the aforesaid date, if the - IO TURESCO building in which the Apartment is to be situated is

both to the nericulness

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the order notification of the government and for other public West/Autourie juster

HOTEBOREON BUINES IN STITUTE

7.1 The Prisholar upon extensing the occupancy certificate from the independent state of the possession of the Manual of the land of the lightening of the light of composal authority and the payment made by the Alkates as per the

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give possession of the [Apartment] to the Allottee. The Promoter agrees months from the date of issue of such notice and to the Allottee in terms of this Agreement to be to Promoter The Allottee agree(s) to pay the maintenance charges as of any of the provisions, formalities, documentation on part of the and undertakes to indemnify the Allottee in case of failure of fulfilment in writing within 7 days of receiving the occupancy certificate of the be. The Promoter on its behalf shall offer the possession to the Allottee determined by the Promoter or association of allottees, as the case may

- 7.2 said Apartments are ready for use and occupancy the written notice from the promotor to the Allottee intimating that the The Allottee shall take possession of the Apartment within 15 days of
- Failure of Allottee to take Possession of [Apartment]: Upon documentation as prescribed in this Agreement, and the Promoter shall by executing necessary indemnities, undertakings and such other Allottee shall take possession of the [Apartment/Plot] from the Promoter receiving a written intimation from the Promoter as per clause 7.1, the such Allottee shall continue to be liable to pay maintenance charges as Allottee fails to take possession within the time provided in clause 7.1 give possession of the [Apartment/Plot] to the allottee. In case the applicable.
- It within a period of five years from the date of handing over the quality or provision of service, then, wherever possible such defects the Apartment are situated or any defects on account of workmanship Aparlment to the Allottee, the Allottee brings to the notice of the shall be rectified by the Promoter at his own cost and in case it is not Promoter any structural defect in the Apartment or the building in which possible to rectify such defects, then the Allottee shall be entitled to as provided under the Act receive from the Promoter, compensation for such defect in the manner
- use the garage or parking space only for purpose of ke Aguicia. same to be used only for purpose of residence and He The Allottee/s shall use the Apartment or any part thereof
- application to registration and or mental ship and the other papers and decide and for this purpose also from time to time sign and execute Limited Company to be known by such name as the Proshall join in forming and registering the Society or The Alloites along with other alloites(s)s of Apartments including the type laws of the proposed Society and duty fill in, sign and or Association of Limited Company and for bacoming a member documents necessary for the formation and registration of the Society terming blast sures out to step uskes with rejoiding all of united

E/SHIPTING A

Allowing/a



Register of Companies, as the case than the or any other Companies may be required by the Registral of Co-operative Societies of the and be-laws, or the Memorandim and or Affices of Association, and cose (arry changes or modifications are made in the a minumore an arouse or se os semion an or non organization of Allottee's. No objection shall be

- 81 The Promoter shall within three months of and the owners in the said structure of the Suiding or wing to transferred to the society of Limited Company all the hight, the Society or Association or Limited Company, as althresped, cause to and the praces of the VendorLesson Original Owner Promoter 可能的 常 公司 古斯司电话 8 8世級時代 registration of the
- 9.7 The Promoter shall within these months of negociation of the principle without to principle and constructed Hadevalorispes tooly of the Societies or Limited Company, in Cwinel Promotel and/or the owners in the project land on which the the right, title and the interest of the Vendor/Lesson/Original attressed cause to be transferred to the Federation/Apen body at

(3)

- often is take after notice in writing is given by the Promoter to outpooks. The amounts so paid by the Allottaeks to the Promoter il the Auditer's State is so belomined the Allotters Shall pay to migonija se maji se stemmest. The kilottees siuther agrees that Allottees shall be in the Promoter such proportionate share of the said structure of the buildings or wings is transferred to it, the stal not carry any mercs; and remain with the Promoter with a and buildings, until the Society or Limited Company is formed and moderna to the management and maintenance of the project land larges betterment charges or such other levess by the concerned outpoints in restrect of the project land and Suilding's namely local share i.e o propositor to the casset area of the Againment of the Alcoholes shall be labe to bear and pay the proportionale the Allotheas that the Apartment is reach for use and occupancy chowkidas sweepers and all other expenses necessary and oca autoro andor common lights regains and salaries of cients bill collections never sessionment of ease of the structure of the building or 新 田田 路に 到 g is executed in taxour of the society or a limited company as over by the Promoter to the Stolety or the Limited Company isis less teducion provided for in this Agreement) shall be when to the structure of the building or wing the arbies On such conveyance assignment of lease being WILLIAM BUTSINGIC COVERNMENT WATER STIENCE UDITIONAL SHITES. SOURCES
- premises least disposition of Pis 2 20 000- with the Promoter the The Auditee's shall on or before belivery of possession of the said

(BOOK) 1) As 600- for share money, application entrance liee of the

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Company Federation Ages body III) TO DISCOTTOTHE STATE OF TAKES AND OTHER formation and registration of the

Company Federation, Ages took Charges in several of with deposit towards provisional monthly contribution towards the Society or Limited

outgoings of Society or Limited Company Federation Agent body ViFor Deposit Iswards Water Sectric and other utility and STATISTICS. ultor deposits of electrical receiving and Sub Station provided in Secretarion consecues &

te applicable at the line of possession direct toward the concern Nauchure. The said accumentationed in sub-clause No. to it payment shall

- al equi costs, charges and expenses, including professional costs of cost of preparing and engressing the conveyance or assignment of the Attorney-at-Lawin-Concesses of the Promotes in connection with The Allottees shall pay to the Promoter a sum of amount for meeting Federation and for preparing its rules, regulations and the laws and the formation of the said Shorety, or Limited Company, or Agent Socty or
- At the time of registration of conveyance or Lease of the structure of the said Building living of the building. At the time of registration of any document or instrument of transfer in respect of the structure of the the said Stotely or Limited Company on such conveyance or ease or the Allottees' share of stamp duty and registration charges payable, by building or wing of the building, the Allottee's shall pay to the Promoter Promoter the Allottee's share of stamp duty and registration charges payable by the said Ages Social or Federation on such conveyance of "他我想到 the present a sessent of transfer in respect of the dructure of the said land to be executed in favour of the Agent Soction onveyiance or Lease of the project land, the Allottee's shall pay to the
- TO REPRESENTATIONS AND WARRANTES OF THE PROMOTER THE PROTECTED REPORTED THE STREET OF STREET, THE STOCKES IN TOLOUS
- project and as decisies in the title report america-The Promoter has dear and marvettable title with respect to the possession of the project land for the imp upon the project and and also ではあい further at stript alsuper at set our carrier of COSMIC NUMBER SEL
- competent Authorities to carry out development of the shall comin requisite approvals from time to time to The Promoter has lewful rights and requisite a THE PROPERTY OF THE PROPERTY
- CHOCKET THOSE CHOCKET TO THE THE MENON There are no encumbrances upon the project land or the Project
- those disclosed in the little report There are no injection order against litigations pending before any Court of law with respect to the project land or Project except

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At partials, licenses and permits issued by the competent authorize with respect to the Project, project land and said buildinglying are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

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

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment] which will, in any manner, affect the rights of Allottee/s under this Agreement.

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee/s in the manner contemplated in this Agreement;

 At the time of execution of the conveyance deed of the structure to the association of allottee/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s;

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

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

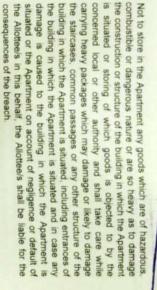
14. The Allottee's or himself/themselves with intention to bring all persons in whosoever hands the Apartment may come, hereby covenants with the Apartment may coven may coven may be apartment of the Apartment may coven may coven may be apartment of the Apartment may be apartment may be apartment of the Apartment may be apartment may be apartment of the Apartment may

plantain the Apartment at the Allottee's own cost in good and the Apartment is taken and shall not do or suffer to be done upon may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment is situated and the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

Promoter/s

(18)

Allottee/s



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To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee's and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above the Allottee's shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any part thereof, nor any alteration in the elevation and outside any part thereof, nor any alteration in the elevation and outside any part thereof, nor any alteration in the elevation and outside and shall keep the porition, sewers, drains and pipes in the and shall keep the porition, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable Apartment and in particular, so as to support shelter and repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is protect the other parts of the building in which the Apartment to columns, beams, walls, slabs or RCC, Pardis or other structural to columns, beams, walls, slabs or RCC, Pardis or other structural to the promoter and/or the Society or the Limited Company.

Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land such as juiding in which the Apartment is situated or any part in the content of the project land any increased premium shall become payable in the project land.

vi. Not to throw dirt, rubbish, rags, garbage or the ret the same to be thrown from the said Apartment in or any portion of the project land and the building Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

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purposes other than for purpose for which it is sold account of change of user of the Apartment by the Allottee for any other levies, if any, which are imposed by the concerned orther levies, if any, which are imposed by the concerned orther public authority, on nd pay increase in local taxes, water charges, insurance

- ix. The Allottee's shall not let, sub-let, transfer, assign or part with Allotteels to the Promoter under this Agreement are fully paid up possession of the Apartment until all the dues payable by the interest or benefit factor of this Agreement or part with the
- Body or Federation may adopt at its inception and the additions regulations which the Society or the Limited Company or Apex goings in accordance with the terms of this Agreement use of the Apartment in the Building and shall pay and contribute Company/Apex Body/Federation regarding the occupancy and stipulations and conditions laid down by the Society/Limited bodies. The Allottee/s shall also observe and perform all the the concerned local authority and of Government and other public the Building Rules, Regulations and Bye-laws for the time being of Apartments therein and for the observance and performance of time for protection and maintenance of the said building and the alterations or amendments thereof that may be made from time to regularly and punctually towards the taxes, expenses or other out The Allottee's shall observe and perform all the rules and
- part thereof to view and examine the state and condition thereof. surveyors and agents, with or without workmen and others, at all Apartment is situated is executed in favour of Society/Limited reasonable times, to enter into and upon the said buildings or any Society, the Allottee/s shall permit the Promoter and their Till a conveyance of the structure of the building in which
- × Till a conveyance of the project land on which the building in which reasonable times, to enter into and upon the project land or any surveyors and agents, with or without workmen and others, at all Apartment is situated is executed in favour of Apex Body or part thereof to view and examine the state and condition thereof Federation, the Allottee/s shall permit the Promoter and their

shall maintain a separate account in respect of sums which they have been received. Promoter from the Allottee/s as advance or deposit, harges and shall utilize the amounts only for the n account of the share capital for the promotion of the piety or association or Company or towards the out

Allottee/s shall have no claim save and except in respect of the construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Child-contained in this Agreement is intended to be nor shall be

Buack Allouec/

> parking spaces, lobbies, staircases, terraces recreation spaces, remain the property of the Promoter until the said structure of the Apartment hereby agreed to be sold to him hereinbefore mentioned and until the project land is transferred to the Apex Body /Federation as building is transferred to the Society/Limited Company or other body and all ope

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- PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE After a charge on the "[Apartment/] and if any such mortgage or charge is the Promoter executes this Agreement he shall not mortgage or create the right and interest of the Allottee/s who has taken or agreed to take law for the time being in force, such mortgage or charge shall not affect made or created then notwithstanding anything contained in any other such [Apartment/plot]
- BINDING EFFECT: Forwarding this Agreement to the Allottee by the stipulated in the Payment Plan within 30 (thirty) days from the date of this Agreement with all the schedules along with the payments due as Promoter does not create a binding obligation on the part of the not rectified within 15 (fifteen) days from the date of its receipt by the shall serve a notice to the Allottee/s for rectifying the default, which if registration as and when intimated by the Promoter, then the Promoter receipt by the Allottee/s and/or appear before the Sub-Registrar for its Promoter this Agreement within 30 (thirty) days from the date of its the Promoter. If the Allottee(s) fails to execute and deliver to the same before the concerned Sub- Registrar as and when intimated by receipt by the Allottee/s and secondly, appears for registration of the Promoter or the Allottee/s until, firstly, the Allottee/s signs An d delivers the booking amount shall be returned to the Allottee/s without any all sums deposited by the Allottee/s in connection therewith including Allottee/s, application of the Allottee/s shall be treated as cancelled and interest or compensation whatsoever
- ENTIRE AGREEMENT: This Agreement, along with its schedules and correspondences, arrangements whether written or understandings, respect to the subject matter hereof and supersedes any and all annexures, constitutes the entire Agreement between the Parties with between the Parties in regard to the said apartment/pl any other agreements, allotmer
- RIGHT TO AMEND. This Agreement may only be written consent of the Parties

PROVISIONS OF THIS AGREEMENT APPLICABLE TO AL and the obligations arising hereunder in respect of the Project shall and between the Parties hereto that all the provisions contained herein SUBSEQUENT ALLOTTEES: It is clearly understood and so agreed by Allottee/s of the [Apartment/Plot], in case of a transfer, as the said equally be applicable to and enforceable against any subsequent

Promoter/:

(21)

Downso Allottee/s



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along with the [Apartment/Plot] for all intents and

SEVERABILITY enforceable as applicable at the time of execution of this Agreement remaining provisions of this Agreement shall remain valid and made thereunder or the applicable law, as the case may be, and the to the extent necessary to conform to Act or the Rules and Regulations far as reasonably inconsistent with the purpose of this Agreement and provisions of the Agreement shall be deemed amended or deleted in so Regulations made thereunder or under other applicable laws, such determined to be void or unenforceable under the Act or the Rules and If any provision of this Agreement shall be

23 proportion to the carpet area of the [Apartment/Plot] to the total carpet in common with other Allottee(s) in Project, the same shall be in Agreement it is stipulated that the Allottee/s has to make any payment, METHOD OF CALCULATION OF PROPORTIONATE SHARE area of all the [Apartments/Plots] in the Project WHEREVER REFERRED TO IN THE AGREEMENT Wherever in this

25 24 contemplated herein or to confirm or perfect any right to be created or effectuate the provisions of this Agreement or of any transaction other actions, in additions to the instruments and actions specifically acknowledge and deliver to the other such instruments and take such FURTHER ASSURANCES Both Parties agree that they shall execute. transferred hereunder or pursuant to any such transaction. for herein, as may be reasonably required in order to

be mutually agreed between the Promoter and the Allottee, in after the signatory at the Promoter's Office, or at some other place, which may complete only upon its execution by the Promoter through its authorized PLACE OF EXECUTION: The execution of this Agreement shall be simultaneously with the execution the said Agreement shall be Agreement is duly executed by the Allottee and the Promoter or shall be deemed to have been executed at registered at the office of the Sub-Registrar. Hence this Agreement

The Allottee and/or Promoter shall present this Agreement as well as and proveyance/assignment of lease at the proper registration office of within the time limit prescribed by the Registration Act and f will attend such office and admit execution thereof

addresses specified below Name of Allottee tified Email ID/Under Certificate of Posting at their respective sent to the Allottee or the Promoter by Registered Post A.D. ed by this Agreement shall be deemed to have been duly ices to be served on the Allottee and the Promoter as

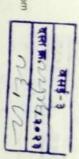
MRS. DIPALI SUHAS WADE

MR. SUHAS SHASHIKANT WADE
Add: Bi204, Florence Building Mohak City, Manvel Pada Road, Viran

Promoter/s

The Burnet

Mobile No: 8381016562 Notified Email ID: suhaswade7@gmail.com



PROMOTER

M/S. DGS INFRA

through its partner MR. SURAJDEV D. SHUKLA East, Mumbai 400065 Raghunath Krupa, Walawaikar Wadi, Aarey Road, Goregaon

deemed to have been received by the promoter or the Allottee, as the communications and letters posted at the above address shall be Agreement in the above address by Registered Post failing which all of any change in address subsequent to the execution of this It shall be the duty of the Allottee and the promoter to inform each other

- 28 name appears first and at the address given by him/her which shall for JOINT ALLOTTEES: That in case there are Joint Allottees all all intents and purposes to consider as properly served on all the communications shall be sent by the Promoter to the Allottee whose
- 29 Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee
- 30 Dispute Resolution: - Any dispute between parties shall be settled Rules and Regulations, there under provisions of the Real Estate (Regulation and Development) Act, 2016 be referred to the Real Estate Regulation Authority as per the amicably. In case of failure to settled the dispute amicably, which shall

GOVERNING LAW: That the rights and obligations of the accordance with the laws of India for the time being or arising out of this Agreement shall be construed Vasai courts will have the jurisdiction for this Agreem THE FIRST SCHEDULE ABOVE REFERRE

"A" SCHEDULES OF LAND

ס	Koad			
	12 Mtr	15-38-32	242B/3	ω
JOSHI	Resident	118-73-86 Residentia	242B/2	2.
Gardens MADHUKAR	D. P. Re Gardens	10-77-82	242B/1	-
RESERVATION HOLDER	N. A USE RESERVATION	AREA IN SQUARE METERS	NO./ HISSA NO.	NO.

Lying, being and situated at Village Virar, Taluka Vasai, District Palghar jurisdiction of registration sub district of Vasai and registration District of within the limits of Vasai Virar City Municipal corporation and within the

(23)



Promoter/s



B" SCHEDULES OF FS |

being and situated at Village Virar, Taluka Vasai, District Palghar constructed on the portion of land bearing new Survey No. 242B/2, lying Basment+Sterrounum Audit Proposed 16th Part to 28th upper Floor, lying to be Basment+St+Podium +3rd Gr+16 Pt, FSI admeasuring 21431.84 Square ALL THAT FSI of Residential with Shopline Building No. 06, consist of

C" SCHEDULES OF APARTMENT

6.21 Sq. Mirs. area on 13th Floor, Building No.6, the said Building shall be Palghar, (more particularly described in second schedule) within the local known as SHEETAL MAYRA, situate on land bearing new Survey No. Carpet along with Balcony Area 12.18 Sq. Mtrs and EF area admeasuring Jurisdiction of Sub-Registrar Vasai, Dist Thane (Palghar). limit of Vasai-Virar City Municipal corporation, District Palghar, and within the 242B/2, lying, being and situated at Village Virar, Taluka Vasai, District ALL THAT residential Flat No. 1307, admeasuring to 33.84 Sq. Mtrs Rera

DESCRIPTION OF COMMON AREAS AND COMMON FACILITIES THE SECOND SCHEDULE ABOVE REFERRED TO

- Common areas shall include :-
- Areas covered under the external and internal walls and pardis
- spaces appurtenant to the building including garden. such, exclusively allotted to Purchaser of the said flat) Open Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain flats and, as
- Common facilities in the building shall include :-
- Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories
- 0 Drainage and sewerage including septic tank and soak etc
- Electrical common load wiring, starters/switches and all common
- 9 Common lights in compounds staircases, landings, gates, terrace and
- 30 Unallotted open bathroom spaces
- Compound gate/s
- Common Compound walls





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Allottee/s Howel

> AND SUBSCRIBED THEIR RESPECTIVE HANDS THE IN WITNESS WHEREFO THE PARTIES HERETO HAV YEAR FIRST HEREINABOVE WRITTEN 120ttachur

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SIGNED AND DELIVERED by the withinnamed Promoter MR. SURAJDEV D. SHUKLA M/S. DGS INFRA Through its Partners in the presence of SIGNED AND DELIVERED by the MRS. DIPALI SUHAS WADE Withinnamed ALLOTTEE/S MR. SUHAS SHASHIKANT WADE In the presence of MANK du Downoo For M/S, DGS INFRA Partner Allottee's Aswards



RECEIPT

RECEIVED on or before the execution hereof, of and from the within named Purchaser/s a sum of Rs.4,51,000/- (Rupees Four Lakhs Fifty One Thousand only), as and by way of part payment of the consideration

Rs.4,51,000/-	TOTAL		
Rs.50,000/-	07/10/2023		000001
Rs.40,000/-	01/10/2023		107777
Rs.50,000/-	01/10/2023		000004
Rs.50,000/-	01/10/2023		760550
Rs.2,50,000/-	01/10/2023		107781
Rs.11,000/-	01/04/2023		000003
AMOUNT	DATE	BANK/BRANCH	DD No

(This Receipt is Valid subject to realization of Cheque Payments)

For M/S. DGS INFRA

Through its Partners

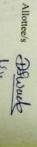
WITNESSES:

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LIST OF ANNEXURES



Annexure I List of Amenities

Annexure II MAHA-RERA CERTIFICATE

Annexure III INDEX II

(Development Agreement)

Annexure IV Search & Title Report (issued by Adv. Kailash H. Patil)

Annexure V 7/12 Extract

Annexure VI

Non-Agriculture Certificate (issued by Collector of Thane)

(Issued by Vasai-Virar City Municipal Commencement Certificate corporation)

Annexure VII

Annexure VIII Revised Development Permission (Issued by Vasai-Virar City Municipal corporation)

Annexure × Lay-Out Plan

Annexure X Approved Plan / Blue Print

Annexure XI Floor Plan

Annexure XII Power of Attorney

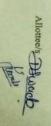
Annexure XIII Declaration of Power of Attorney

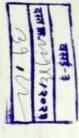
Annexure XIV Promoter Pan Card / Aadhar Card

Annexure XV Allottee/s Pan Card / Aadhar Card









LIST OF AMMENITIES

STRUCTURE

Earthquake resistant R.C.C. Frame Structure

- Wooden Door Frame
- Wooden Door Flush Door with laminate finish brass hardware

WINDOWS

- Winte Colored anodized aluminum full height sliding window with reflection
- Granite / marble window sills

FLOORING

Vitrified in living, dining, kitchen, bedrooms and corridors

CEILING / PAINTING

- Internal wall with gypsum fining and luster paint
- External walls sand faced plaster with texture finish and acrylic paint

ELECTRIFICATION

- Sufficient electric Point with branded modular switches
- Concealed fire resistant copper wiring

- Granite Platform with stainless steel sink
- Additional granite service platform.
- Vitrified tiles on walls up to door height.

- Designer Vitrified tiles on walls up to door heights
- Anti skid ceramic floor tile in all toilets
- Granite Counter Basin
- Branded Sanitary ware and CP fillings

OTHER AMINITIES

- Well Decorated lobby
- CCTV Surveillance (in Entrance lobby, Main gate)
- Fire Exhaust System
- Power backup in lobby and common areas





Allottee/s







Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number prepaggodes48 reject SHEETAL MAYRA . Plot Bearing / CTS / Survey / Final Plot No : Survey No 242 H No B/T B/Z & B/Jat

Ogs intra having its registered office / principal place of business at Tehsit Bortvall, District Mumbal Suburban

Vasal-Virar City (M Corp), Vasal, Palghar, 401305;

- This registration is granted subject to the following conditions, namely:
- The promoter shall enter into an agreement for sale with the slicitiess.
- The promoter shall execute and register a conveyance deed in favour Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates e promoter shall execute and register a conveyance deed in favour of the allottee or the association of the others, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate rest and Disclosures on Viebsila) Rules, 2017; romoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be
- as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5; sed in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose
- rom time to time, shall be deposited in a separate reject is less than the estimated cost of completion of the project. entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees uction and the land cost and shall be used only for that purpose, since the estimated receivable of count to be maintained in a scheduled bank to cover the
- tion shall be valid for a period commencing from 24/09/2022 and ending with 31/12/2026 unless eathtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
- risions of the Act and the rules and regulations made there under
- oter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the
 promoter including revoking the registration granted beens, as per the Act and the rules and regulations made there.

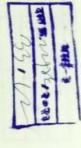


Place: Mumbai

Allonee's Alwardo

Promoter/s

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गाबाचे नाव: विराट

(2)मीबरस रते दी पटोदात हे नमूद करा है।) राजात्याम् धारेपट्टमान्दा सारतितपट्टाकार अकारणी () SHERE IN 19127500 25000000 वेकसनकरारनामा

(४) यू-नापन् पोटडिस्ता र पात्रमान्यमञ्जात

) चानिकेचे नावजनारे निरास प्रदुन्वराध्यानिका दशर वर्षन , दशर माहितीः ताव मीने निरास ता नक्षरे कि स्तकार स्वा सर्वे ने 242 में गुणकारी निन्दीत साठी मंतूर एफएएकाच चे केच 1165 73 जी.मी.निर्म्वनपूर्ण नादेन एकिस्सूर्णि निम्न प्रमुद्ध विकतनकरारनामा दश्याचा विषय अहं, अभिनिषय प्रकार क. 420 नि. 2507 2022 (Sumry Number नहें

िक्कारणे दिवा दुवी रेपदात बतेल तेथा

।) 1165.73 ची.बीटर

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िरान्तिक क्या रेपानातिषुत्र हेवगाना प्रकासने वाव क्या रियाची नावानवादा हुनुमाना क्या नारेव बसन्बार प्रतिवासि नाव व एका

) पर-अपूर्णन पहुन्त होती . पर-अं, परा-अर्टर (. प्रावनि), प्रावनि भाग 30:30 पिनानी तोप्टरिया स्टेंबन स्टे-अर्थ परिवारत जोपर : तो पर-, प्रावाद, को पिन पर-आंग्रंग पर-अंग्रंग अर्था 21 सन्दर्भित करूरित होते . पर-अ, परा-अर्थर : , प्रावाद , प्रावादि पर आंग्रंग अर्था अर्थित स्टेंबन स

() रसरेबब कान दिसाका दिसा**क** (हरतारेक्ट कार केना-स श्रवतारे व किंदा दिवानी नाराज्य स हकूनताम किंदा अदेह बतानाम, प्रतिकारिके

)) नाम ने सेनीएस एक तर्षे वारीया (क्योर पूजान कुमा - स्ट.-५०) राज-मारि तं , मात तं , हमारतीचे नाम पुजा क्या वासक पत्री जो तो होतीयात पूर्व कुमी, जात्रि तं , तेर तं , नहाराह्, जिस कोज 40000 रंग तं-AATD9664)

MINEY, CLAY, STOTE BY THE WILL AND THE T. ADVISSORY

(।) अनुक्रमान् सर व पृष् (10)रास गोरणी केन्द्राचा विशेष

> 25/08/2022 25/08/2022

(12)बाबात्वाकापणे मुद्दाक गुल्क

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13371/2022

ि (Dहराजाकारकार के केटरी हुन्द (Jejet)

पूर्व कृत्व बकारताना निरदमेना बनुब्बेट इन्संक्तामधी विशास बेततेश स्वतीतः

(i) within the limits of any Municipal Corporation or any Cantonment area supersed to it. मुन्यांकताची अवश्यकता नाही कारण अभिनिषीत दस्त कारणाचा तथकील अभिनिषीत दस्त

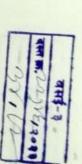




Promoter/s

Allottee/s Buraclo





Kailash Patil

ADVOCATE & LEGAL ADVISOR
109, First Floor, Shubitarni Shopping Carite, Vasant Regi,
Vasai East, Dist, Pajhar 403208, office re: 88243 4009
Mob No: 9823412541, email iD : 80's_ballashipstil@yahoo.co.in

Ref No.RERA-LTR-016/2022

FORMAT-A

(Circular no.28/2021) Date: 30th August, 2022

MahaREFA

Housing Ehavan, Plot No.C-21, E Block, Eandra Kurla Complex,

Bandra East,

Mumbai 4 30051.

LEGAL TITLE REPORT

Ref: Title Clearance Certificate with respect to Land bearing Survey FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) FSI Building No. 06, lying, being and situated at Village Virar Line area is admeasuring 21432.24 Square. Meters, of ancillary FSI admeasuring 8072.13 Square. Meters= Total P admeasuring 13360.110 Square Meters Built up area+ Mtrs of Revenue village Virer, Taluka Vasal, Dist-Paighar and No. 242B Hissa No. 2 area admeasuring 118-73-86 R Sq Taluka Vasai, District Paighar.

= I have investigation the title of the said plot on the request of M/s. D.G.S. Infra and following documents i.e.:-

P DESCRIPTION OF THE PROPERTY:

situated at Village Virar, Taluka Vasai, District Paighar, Situated on Survey No. 242B Hissa No. 2, lying, being admeasuring 21432.24 Square, Meters, of Building No. FSI admeasuring 8072 13 Square. Meters= Total P Line area admeasuring 13360.110 Square Meters Built up area+ ancillar Residential FSI of 21432.24 Sq. Mtrs (Built up area) FSI

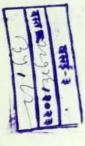


1 | Page

(31)

Promoter/s

Allottee/s Lamere



Ref No.RERA-LTR-016/2022

THE DOCUMENTS OF PLOT OF LAND :

- No.242 B Hissa No. 2 of Village Virar, Taluka Vasai, Dist Original 7/12 extract download on 30/08/2022 of Survey Paighar from Bhumi Abhilekh site.
- 3 Deed of Conveyance Dated 18/06/1996 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-1704-1996
- 3 Deed of Conveyance Dated 05/12/1996 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-1705-1996 Deed of Conveyance Dated 18/06/1996 registered at Sub-
- 5 Registrar Vasai No. II, at Serial No. Vasai-2-3031-1996 Deed of Conveyance Dated 04/12/2003 registered at Sub-
- 5 Sub-Registrar Vasal-2, vide its registration No. Vasal-2-6194. Registrar Vasai No. II at Serial No. Vasai-2-6129-2003, Deed of Conveyance Dated 13/07/2006 duly registered at
- Va) Sub-Registrar Vasai-2, vide its registration No. Vasai-2. Deed of Conveyance Dated 30/12/2006 duly registered at
- Z VIII) Mutation Entry No.13752 dated 07/08/2021
- 04/02/2021 WCMC/TP/RDP/VP-0019 permission 5062/781/2021-22 vide their order Dated

×

WCMC/TP/RDP/VP-0019 Commencement Certificate 04/02/2021 Revised Development permission vide their order No. 5062/782/2021-22 Dated

WCMC/TP/CCNP-0019 & 04/02/2021 5062/516/2021-22 vide their order Dated

Sub-Registrar Vasai-5, vide its registration No. Vasai-5-Development Agreement Dated 25/08/2022 duly registered at

Search report for 30 years from 1992 till 2022

the title of M/s. DGS Infra is clear, marketable and without any documents relating to title of the said property I am of the opinion that perusal of the above mentioned document and all other that the title

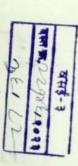
2|Page







Promoter/s



Ref No.REFLA-LTR-016/2022

Owners of the Land

- 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi village Virar, Taluka Vasai, Dist- Palghar and FSI admeasuring and 3. Mrs. Meena Jitendra Shah are owner of Survey No. 242B 21432.24 Square. Meters), of Building No. 06, lying, being and 8072.13 Square. Meters= Total P Line area is admeasuring 13360,110 Square Meters Built up area+ ancillary FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring Hissa No. 2 area admeasuring 118-73-86 R Sq. Mtrs of Revenue situated at Village Virar, Taluka Vasai, District Palghar
- 5 AND Development Agreement Dated 25/08/2022 duly registered at ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line (FSI admeasuring 13360.110 Square Meters Built up area+ right of FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) Joshi and 3. Mrs. Meena Jitendra Shah has given development 2022, 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Sub-Registrar Vasai-5, vide its registration No. Vasai-5- 13366area is admeasuring 21432.24 Square. Meters), of Building No. 06 lying, being and situated at Survey No. 242B Hissa No. 2 of Village THROUGH ITS PARTNER MR. ISHWARDEV DUDHNATH Taluka Vasai, District Palghar to M/S. DGS INFRA
- 3 Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena The report reflecting the flow of the title of land owner 1. Mr. Ashutosh Jitendra Shah and title of FSI of M/s. DGS Infra is enclosed herewith as annexure.

Encl: Annexure

Dated: 30th August, 2022

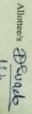
Kailash H. Patil

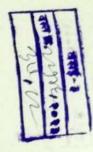
Advocate

ADV. KAILASH H. PATIL
B.A., LLB.
ENRL. No. NIH/1173/2008
108. Shubhlarmi Shopping Centre,
Vasant Nagari, Vasasi (E), Dist Palghar



{33}





Kailash H. Patil

ADVOCATE & LEGAL ADVISOR

109, First Floor, Shubhiasmi Shopping Cantre, Vasan Negl
Vessi (East), Dist. Paigher - 401208, office "al | 9234 1008

1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 | 1004 Mob No: 9829412541, email ID : adv_kallashpatil@yahoo.co.k

Ref No RERA-LTR-016/2022

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 of land being Survey No. 242B Hissa No. 2, land admeasuring about 118-73-86 R Sq. Mtrs, situated at Village Virar, Taluka Vasai Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah being the Dist Palghar, reflect the name of 1. Mr. Ashutosh Madhukar Joshi, 2.
- 2) That by a Deed of Conveyance dated 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasal-II (Virar), vide document to One MR. ASHUTOSH MADHUKAR JOSHI, for a valuable No 4, admeasuring 1440 Square Meters, assessed at Rs. 2.94 Paise, conveyed & assigned all that N. A. land bearing Survey No. 246, Hissa One SMT. BHANUMATI KRISHNA CHOUDHARI and others had sold Registration No. 1705/1996 on 18/06/1996, of Book No 01, wherein consideration lying, being & situated at Village: Virar, Taluka Vasai, District Palghar,
- That by Deed Conveyance dated: 18/06/1996 and registered in the Registration No. 1704, on 18/06/1996, MR. MOHAN KRISHNA office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Survey No. 245, Hissa No. 1B, admeasuring 2500 Square Meters, CHOUDHARI & 3 others had sold and conveyed the N. A. land bearing ssessed at Rs. 5.41 Paise, lying, being and situated at Village: Virar uka Vasai, Dist. Palghar, to MRS. VEENA ASHUTOSH JOSHI for a ble consideration

4|Page land bearing Survey No. 245, Hissa No. 1-C, admeasuring KRISHNA CHOUDHARI & 2 others, had sold and conveyed the N. A. agistration No. 3031 on 05/12/1996, One MR. HARISHCHANDRA e of Sub-Registrar of Assurances at Vasal-II(Virar), vide document by Deed of Conveyance dated 05/12/1996 and registered in the 英語品類

Ref No. RERA-LTR-016/2022

JOSHI, for a valuable consideration Virar, Taluka Vasal, Dist. Palghar, to MR. ASHUTOSH MADHUKAR Meters, assessed at Rs.8.45 Paise, lying, being and situated at Village

- 5) That by Deed of Conveyance dated 30/12/2006 and registered in the admeasuring about 1737.5 Square Meters out of the total area of 2780 sold and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2. Registration No. 11982/2006, MR. SAIMON D. LOPES & others had office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document at Village: Virar, Taluka Vasah, Dist. Ralghar to MR. ASHUTOSH Square Meters, assessed at Rs. 5.06 Paise, lying, being and situated consideration MADHU KAR JOSHI & MRS. MEENA JITENDRA SHAH for a valuable
- 6) That by Deed of Conveyance dated 13/07/2006 and registered in the ASHUTOSH MADHURKAR JOSHI, for a valuable consideration and situated at Village: Virar, Taluka Vasai, Dist. Paighar, to MR. area of 2780 Square Meters, assessed at Rs.5.06 Paise, lying, being Hissa No. 2, admeasuring about 1042.5 Square Meters, out of the total others had sold and conveyed the N. A. land bearing Survey No. 244, Registration No. 06194/2006, on 13/07/2006, MR. ANTON P. LOPES & office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document
- 7) That by Deed of Conveyance dated: 04/12/2003 and registered in the District Palghar, to MR. ASHUTOSH MADHUKAR JOSHI, to Rs.5.05 Paise, lying, being & situated at Village: Virar, Taluka: Va No. 242, Hissa No. 1/1, admeasuring 3870 Square Meters, assessed KORIYA & 6 others had sold & conveyed the N. A. land bearing Survey Registration No. 06129/2003, on 04/12/2003, MR. PHILIP PITAR office of Sub-Registrar of Assurances at Vasal-II (Virar), vide document valuable consideration.

8) Thus the 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Josni and 3. Mrs. Meena Jitendra Shah herein are the lawn

5 Page

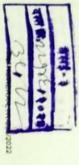
Promoter/

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Allottee's Barack

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Allottee/s



their respective properties of Village Virar, Taluka Vasal, District Palyhar as under .-

1				
		14490	Total	
1000	IHSOL	3900	246/4	.01
MADHUKA	MR. ASHUTOSH	3900	245/1/C	50
SH JOSHI	MRS. VEENA ASHUTOSH JOSHI	2500	245/1/B	4
MADHUKAR VA JITENDRA	MR. ASHUTOSH MADHUKAR JOSHI & MRS. MEENA JITENDRA SHAH	1737.5	244/2	ω
-	JOSHI	1042.5	244/2	2
MADHUKA	MR. ASHUTOSH	3870	242/1/1	-
	The state of the s	Sq. Meters		No.
	in Name of Owners		Survey Nos. Area	Sr.

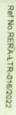
nafter referred to as "THE SAID LARGER LAND"

9) The Owner No. 1 MR. ASHUTOSH MADHUKAR JOSHI, has applied Square Meters Built-up area. region, has been sanctioned 2 Buildings, FSI admeasuring 1370.48 cum shopline building, and The planning authority of Vasai Virar Sub respect of land bearing Survey No. 245, Hissa No. 1(C), for residential 08/04/2006, vide its order No. CIDCONVSR/BP-1566 /E/6037, in and obtained Development Permission from the CIDCO on dated

10)The Owner No. 1 MR. ASHUTOSH MADHUKAR JOSHI, has admeasuring 2091, 222 Square Meters Built up area. 1 Building i.e. Building No. 5, consisting of Ground/Part upper floor, FS The planning authority of Vasal Virar Sub region, has been sanctioned CIDCO/VVSR/RDP/BP1564-1566/E/5790, for residential building, and applied and obtained Revised Development Permission from the amaigamated land bearing Survey No. 245, Hissa No. 1(B) & 1(C), and on dated 04/02/10,







11)Thereafter, The above said land bearing Survey No. 242, Hissa No. the building/s plans to be constructed on the said lands applied to the Vasai Virar City Municipal Corporation for sanctioning of 1/C. Survey No. 246, Hissa No. 4, have been amaigamated and 1/1 Survey No. 244, Hissa No. 2, Survey No. 245, Hissa No. 1/B, &

12) The Vasai Virar City Municipal Corporation has issued Commencement Certificate vide its order No. VVCMC/TP/CC/VP-0019 -5062/086/2014-15, dated 16/07/2014, which is as under

1	3	-	140.	No.
c. Residential		Residential	asu	Predominant Bldg No.
o	1	n		Bidg No.
Gr.+1 Part 24	C. D Upper		Floors	No.
24	85	- Colors	Flate	No. of
1183.461	4665.361	an od wieters	in Sa Matan	of No. of Built-up area

13)AND WHEREAS, thereafter the owners of the said Larger Land applied land. As per the said Kami Jast Patrak the Said Larger Land was gi Patraik and Division of Land and renumbering of plots. Accordingly Du.Ta.Na. 538/2021 was prepared by DYLR and submitted to the following new Numbers Virar Accordingly new Numbers were given to the respective Plots of Mutation Entry No. 13752 was recorded on 29/07/2021 by Talathi Saja 2/Hakkanond/Kavi-616/2021, dated 29/07/2021 allowed the Kami Jast surveyed and "Kami Jast Patrak" order No. Bhumapan/Mauje- Virar/ A for smalgamation of different plots of lands. The said lands were Tehsildar Vasai. The Tehsildar Vasai by his order No. Mahsul/K-1/R-Ta. Bi. Mo. R. No./1132/2021/1493/2021, dated- 14/07/2021, according

	NO	on.
HISSA NO.	NO./	CONVEY
METERS	SQUARE	AREA IN N
	RESERVATION	A USE/
A STATE OF THE STA	HOLDER	NAME OF
	-	ANO

Promoter/s

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leters	144-90-00 le 14490 Square Meters	144-90-001	Total	
3) MRS. VEBIA ASHUTOSH JOSHI	Road			
JITENDRA S	5-38-32 12 Mb D. P. JITENDRA SHAH &	15-38-32	2424/3	10
Z) MRS. MEENA	118-73-86 Peridential	118-73-86	2 - 242×12	2
MADHUKAR JOSHI	Gardens			
1) MR ASH	10-77-82 D. P. Reserved 1) MR. ASHUTOSH	10-77-82	24247	20

14)The Planning authority of Vasal Virai Sub region Le. City Municipal Corporation has assued Revised Development permission in respect of Meters Square Meters built up area+ ancillary FSI admeasuring 8072.13 13360.110 Sq. Mins (Built up area) (FSI admessuring 13360.110 Si+Gr+22, consisting flat NO. 372 and No. of Shopal Clinic. 19 having said larger lands being New Survey No. 242B/1, 242B/2, 242B/3, Mag Square, Metern Total P Line area is admeasuring 21432.24 Square 04/7/1/2022 for proposed Residential with Shopline Building No. 08. its order No. VVCMC/TP/ROP/VP0019 & 5052/T62/Z021-22, Dated

15) By and DEVELOPMENT AGREEMENT dated 25/08/2022 044 PAYMED ALTHURION ASCHAMES SWOOT OF MIS. DGS INFRA. THROUGH IT'S PARTNER MR. Building No. 05 of Revenue Village Virar, Taluka Vasai, Dist. Paighar in Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3 Registered at Vasa-5, vide its Registration No. Vasa-5-13366-2022 1 No. 2, FSI admeasuring about 21432.24 Sq. Mtrs. (Built up area), of Mrs. Meens Literates Shain sold and conveyed Survey No. 2428 Hissa

Date 30° voltar 500

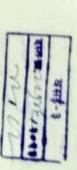






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Kailash I Patil

ACHOCATE & LEGAL ACHISCR Subtanes Despring Cortex, Steam Stay, Traper - 00201, office for 18234 2000 MJ, areal C. arts, justice specification, co. 5

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SEARCH REPORT

iard admissioling 119-73-85 R Sq. Mits and FSI admissioling 1290-110 PSI admissioling 1290-110 Square. Melantin Total P Line area is admissioning 214/2:24 Square Tatula Vasai, District Palghar Search Report in respect of Land being Survey No. 2428 Hisse No. 2 Meters), of Building No. 166, lying, being and situated at Village Viran Square Meters Bull up area- ancillary FSI admeasuring 8072.13

															1996	1995	1994	1993	Year
		Properly Details	Agreement Value	Purchaser					Vendor	Made Between	Pargistration No.	Registration Date	Agreement Date	Type of Agreement	ENTRY No. 1				Index Book II
Village Virar, Tal- Vissai, Diet Palghar,	shaded on lend being Surrey No. 245 area admissioning 0-24-0 HR, Pot Khada area 0-25-41 HB Barrey	: Area admeasuring 0-25-0 HR	: Ps.4,75,000-	: Mrs. Visens Ashutosh Joshi	4. Mrs. Shakri Madan Patil	3. Mrs. Lata Damodar Kayli	2 Mr. Mohan Krishna Choudhary	Choudray	: 1. Mrs. Shanumati Krishna	**	: 1704/1906-Vasal-2	: 1809/1995	: 1505/1998	: Canveyance Deed		26	NI .	388	

SIPHER

Type of Agreement Agreement Date Registration Date ENTRY No. 2

: Conveyance Deed : 18/05/1998 : 18/05/1998

[39]

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Ref No RERA-LTR-016/2022

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ENTRY No. 3	Purchaser Agreement Value Property Details	Vendor	Made Between
	Choudhary 2. Mr. Mohan Krishna Choudhary 3. Mrs. Lata Damodar Kavli 4. Mrs. Shalini Madan Patil 1. Mr. Ashutosh Madhukar Joshi 1. Rs.2,61,000/- 1. Area admeasuring 2.95 Sq. Mts equivalent to 0-14-0 HR situated on land being Survey No. 246 area admeasuring 0-14-4 HR, Pot Kharba area 0-01-0 H.R Revenue Village Virar, Tal- Vasai, Dist Palghar	: 1. Mrs. Bhanumati Krishna	: 1705/1996-Vasal-2

Registration Date Agreement Date Type of Agreement : Conveyance Deed : 05/12/1996 : 21/12/1996

Made Between Registration No. Vendor : 3031/1996 -Vasai-2

1) Mr. Harishchandra Krishna

2) Mrs. Leena Ramesh Choudhary Choudhary

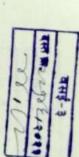
: Rs. 6,90,000/-3) Mrs. Jagruti Jaywant Vartak : Mr. Ashutosh Madhukar Joshi

Property Details Agreement Value Purchaser

Area admeasuring 0-39-0 HR, situated on land being Survey No. 245 Hissa No. 1, Area admeasuring 0-38-0 HR Pot Kharba area 0-01-0 HR of Revenue Village Virar, Tal- Vasal, Dist Palghar Nii

Promoter/s





Ref No REFLA-LTR-016/2022

2006	2004	2003	2002	200
ENTRY No. 5 Type of Agreement Agreement Date Registration Date Registration No. Made Between Vendor	Type of Agreement Agreement Date Registration Date Registration No. Made Between Vendor Purchaser Agreement Value Govt. value Property Details:	ENTRY No. 4		
: Conveyance Deed : 13/07/2006 : 13/07/2006 : 16194/2006-Vasal-2 : 1. Mrs. Anton P. Lopes 2. Mr. Alex Pascol Lopes 3. Mr. Andrew Pascol Lopes 3. Mr. Andrew Pascol Lopes	: Conveyance Deed : 04/12/2003 : 04/12/2003 : 6129/2003-Vasai-2 : Mr. John Piter Korian for himself and for Mr. Philip Peter Koria, Mr. Sebestian Peter Koria, Mr. Sebestian Peter Koria, Mr. Tereja Joseph Tuskano, Mrs. Karmelin Bavtis Mineziz, Mrs. Johna Sanjiv Lopes as a Power of Attorney : Mr. Ashutosh Madhukar Joshi : Rs.3,00,000/- : Rs.3,08,000/- : Rs.3,08,000/		Nil	Z

HIP age

6. Mr. Michael John Tusi

Z Z

N

Promoter/s

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Allotter Bassele

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Allottee's Davace

4-1- A No. PELINATE 6/2022

Property Details Agreement Value Purchaser Govt, value

: Rs. 25,02,000/ : Rs. 15,00,000/-

: Mr. Ashutosh Madhukar Joshi

7. Mr. Baptist Thomas Tuskano

: Area admeasuring 10.425 Gunthas Revenue Village Virar, Tal- Vasai, Dist HR assessed at Rs. 5.06 Paise Pot Kharba area admeasuring 0-02-0 Hissa No. 2 area admeasuring 0-25-8, situated on land being Survey No. 244

ENTRY No. 6

Registration Date Agreement Date Type of Agreement

: Conveyance Deed : 30/12/2006 : 30/12/2006

11982/2006-Vasai-2

Registration No.

Made Between

Vendor

1. Mr. Saimon D. Lopes

3. Mr. Louis Daigo Lopes 2. Mr. Jokim Daigo Lopes

: 1. Mr. Ashutosh Madhukar Joshi Louis Lopes their Power of Attorney Mr. Peter Mr. Michael Daigo Lopes through 4. Mr. Baptista Daigo Lopes and

Purchaser

: Rs. 14,00,000/-2. Mrs. Meena Jitendra Shah

: Rs. 14,00,000/-

Property Details Govt. value Agreement Value

: Area admeasuring 17.375 Gunthas Palghar Hissa No. 2 area admeasuring 0-25-8, Pot Kharba area adms 0-02-0 HR Revenue Village Virar, Tal-Vasai, Dist situated on land being Survey No. 244 assessed at Rs.5.06 Paise

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Promoter/s







: 25/08/2022 : 25/08/2022

1. Mr. Ashutosh Madhukar Joshi : Vasai-5-13366-2022 2. Mrs. Veena Ashutosh Joshi

Owner

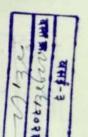
: M/s. DGS Infra through its Partner Mr. : Rs. 35,00,00,000/-3. Mrs. Meena Jitendra Shah Ishwardev Dudhnath Shukla

Purchaser

: Rs. 35,36,81,000/-(Built up area), of Building No. admeasuring about 21432.24 Sq. N Virar, Taluka Vasal, District Palgha lying, being and situated at Villa : Survey No. 242B Hissa No. 2,

Property Details Govt. value

Agreement Value

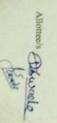


Ref No RERA-LTR-016/2022

2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
ENTRY No. 7 Type of Agreement : Development Agreement	N.	N:I	N.	Nil	N.	· , NE	N	N ₂	N.I	N	NII	NII	N.

13 | Dago







R-I No RERA-LTR-016/2022

- 1) Search to be taken in respect of above referred property within the limits of records available for search, e-search of Sub-Registrars office at Vasai-1, 2, 3, 4, 5 & 6 with the help of Books
- 2) The Government Fees is paid vide GRN No. MH007102917202223E

3) Most of the Manual records of index II are in torn conditions And Computer record is also not properly maintained some pages are

Date: 30th August, 2022

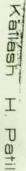
Kallash H. Patil Advocate 又花

ADV. KAILASH H. PATIL B.A., LLB. B.A., LLB. 108, Shubhisami Shopping Centre, Vasant Negari (Sa) Dist. Palphar.









109, First Floor, Shubshami Shopping Centre, Vesant Negl.
Vesal (Nest), Dist. rejither - 001201, office Tel: 9238- 10020
Mob Not 9223412341, wheli Dist. rej. vestige probability shood-first.

CH W

No.RERA-LTR-016/2022

NON:

that 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi certify that after going through all the records of documents sub-mitted to me and record of concern Sub-Registrar's office. I found Mirs (Built up area) (FSI admeasuring 13380.110 Square Meters Built having Development rights of FSI admeasuring about 21432.24 Sq and land118-73-86 R Sq. Mirs and M/s. DGS infra possessing and No 242B Hissa No. 2 of Village Virar, Taluka Vasai, District Palghar and 3. Mrs. Meena Ultendra Shah are owners of land bearing Survey up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P FSI admeasuring about 21432.24 Sq. Mirs (Built up area), of Building No. 06. Paighar, and M/s. DGS Infra having Right and possess of Residential 06, lying, being and situated at Vilage Virar, Taluka Vassi, District Line area is admeasuring 21432.24 Square. Meters), of Building No

Hissa No. 2 area admeasuring 118-73-86 R Sq. Mirs of Revenue Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters: Total P Line area is admeasuring 21432.24 Square. Meters). 21432.24 Sq. Mirs (Built up area) (FSI admeasuring 13360.110 Square village Virar, Taluka Vasal, Dist- Palghar and FSI admeasuring about of Building No. 06, lying, being and situated at Village Virar, Taluka I further certify that the Title of the said land bearing Survey No. 2428 Vasai, District Paighar are clear and marketable and free from at encumbrances.

Jated: 30th August, 2022

(ADVOCATE) Kailash H. Patil Blok

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL No., MH/1173/2008
109. Shubhidatin Shopping Centre.
Visual Negar (253) (E. Ditt. Palphu.





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सूदना :- सर्वाप शंत्र अङ्गपक शेवासप्य क्योतीत द्वाते आसन्याने वा क्षेत्रामध्ये गांव सुन्ता न,१२ यो आदरपकता नार्ग

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Seattle | 31/03/2022

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सुचना :- सदाचे क्षेत्र अकृषक क्षेत्रामध्ये क्यांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

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वाकाले :-थी. आजुलीव मधुकर जीशी व श्रीवती निवा विजेट शहा रा-३०१, गीरी पूजन

(परिसान), गावकण विभार (ग) सा. बसई कि. ठाणे वर्षण अर्ज दिनोक ३/०३/३०१० असी. व्हेनर, सिङ्को वसई बांचा विनयोतीसठी स हरकत राखना क सिदको/ क्षीकीएमआर/बीची/एनएएनआंसी-३११/ई/२५३१ दि. १/०२/२०१०

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अजेदार यांनी सादर केनोने हमीपत्र दिनांक २/०३/२०१०

इक्डींस कार्यातवाने दिनांक ६/०३/२०१० तोबीचे ' महाराष्ट्र जनमुद्रा ' या वृष्ट्रपत्रात प्रसिद्ध कलेला अहिरनामा

पूबन (पारिजाता), नायदाण विशार (प) ता. बचडूं दित. दाने वांचा अर्थ गाँनी दाने विल्ह्यातील पार्च वालूक्यातील मौते विशार घेतील सत्तं, हि. न १४३/१ शंत १८७०-०० चौ.मी. सत्तं, हि. नं. १४८/२ शंत १५८०-०० चौ.मी. अर्थ लक्ष्म और १६५०-०० चौ.मी. शंताची घोटनाम या विभारतेलकी प्रयोजनार्च वांचर काम्याची परवानती निद्याणावास्त्र अर्ज बेलेला ज्या अर्थी थी. आशृतिष मधुकर जोशी व मिना जिलीट सहा रा. ३०३, गोरी

आणि ज्या असी, प्रसासित क्रमीतील विस्तानी रायसाने देखाच्या संदर्भत दिनोक ६/०३/२०१० रोजीचे दैनिक ' महाराष्ट्र बनमुदा ' या पृषयमान जातीरनाचा प्रसिद्ध करणेन आसा होता. सदर जातीरनाचा पृषयमान मतिबद्ध झाल्यायासून ७ दिससाचे गुढतीत एकडी तकार/ इरकत या कार्यालयास प्राप्त झाली नाही.

(1)

पिगर शेतकी ग्योजनार्थ वापर काण्या बाब्द पृदील शतीबर अनुता (धरनीतन) रेच्यांत वेत असून निष्ठकांकडील चंदूर पांपकाम नकसातील सालील क्षेत्रकर बांककम अनुत्रेय नारी २४४/३ क्षेत्र २१४८०-०० घी.मी. असे एकूण क्षेत्र ६६५०-०० घी.मी. क्षेत्राची रहिवास या तानुष्यातील जीजे विशार घेळील स.न./हि जं २४२/१ क्षेत्र १८५०-०० थी.मी., स.न./हि.न. श्री, आशुक्रोप संयुक्तर जोशी २) श्रीमती मिना जिलेंद्र शक्षा यांना काणे जिल्ह्यातील वसई १. १३ मी. वाइंड ही. पी. रोड रिझक्तान साध्याकडे निहित करण्यात आलेल्या अधिकारांका वापर करून उन्न जिल्हाधिकारी याद्वारे १) त्या अधी आता महाराष्ट्र जमीन महसूल अधिनियम १९९६ चे क्लान ४४ अन्तरो

. आर. और १५ टबके इ. सी. पूर्वा सी. ५ टबके १४४७-३१५ ची.मी.

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त्या शर्ती अशा:-

हीं प्रत्यानगी अधिनियम त्याखालील केलेले नियम यांना अधिन वेषून देण्यांत आलेले

afficher area extracte the MACA किया अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांत अनुजाराठी व्यक्तीने (र्वेटीने) अमा जनीनीचा वापर व त्यावरील इनारतीच्या आणि परवानगी रेज्यांत आली असेल त्याच प्रयोजनार्थ प्रयोजनार्थ जिल्हायिकारी ठाणे योष्पायक्षन तसा अर्थाची आगाज लेखी परवानगी मेळितिस्ता शिवाय इतर कोणताडी यापर काता जामा नथे. इमरितीच्या गापरायस्न क्ता पहित्रं, आणि त्याने असी



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अशी परवानगी देणाऱ्या प्राधिका-याकद्वन अशा भूतक्तभी किंवा त्यांचे ने कोणतेही उपमूचक करण्या बाबत मञ्जूरी मिरळली असेल त्या उपमूचकाची आणत्त्वी मोट - २ - क.महसूल/क-१/टे-१/एनएसी/एसआप-८१/३०१व

समायान होईन अशा शितीने अशा अमीनीत रखे,गटारे घरीरे बांपून आणि (१) अनुजाधारी ध्वजीने (अ) जिल्लाधिकारी व संबंधित नगरपालिका प्राधिकरण बांचे विकासत केरती पाडिजे. आणि असा तितिने ती जनीन विकासत केरती जाई एवंत त्या पुनापन विधाना कबून अशा मूखंडाची मोजणी व त्याच सीमांकन वकन ती जमीन वा त्रमीनीची कोणत्याही रीतीने विल्हेवाट खावता कामा नवे. गरेशाच्या तारखे पासुन एक वर्षाच्या आंत मंत्रूर आराध्यवया प्रवालेच काटेकोरको

सावायची असेन तर अभा अनुजायादी एक्टीने तो घूळड या आदेगात आचि सनदीभध्ये नमूद केलेल्या शतीचे पालन करूनच विकले किया अमा शतीनुसारक सापी अन्य प्रकार सिल्हेवाट लावणे आणि त्यांचे निवादित केनीन्या विलेखात तसा खास उत्लेख करणे हे त्यांचे कर्तव्य असेल. अनुसामाही व्यक्तीस असा भूखंड विकाययथा असेल किया खानी इसर प्रकारे विलंबाट

ही परवाननी देण्यांत आलेली आहे. सदर पृथ्डानील नकाशात दर्शिषल्याप्रमाणेष या सांबत जोडलेचा चित्रकाने मंदूर कलीबा स्थळ आराखदवात आणि किया उसेरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिले इमारतीच्या नकाशात निष्टिष्ट केट्या प्रमाणेष जोते शेत्रावर बांधकाम करण्या विश्वती

६अ) प्रस्ताधित बांचकाम हे सिष्टको मंजूर नकाशात दर्शिधतेल्या मजल्या पेशा जास्त मजल्याचे

प्रसादित इमारत किंदा कोणतेही काम (आस्ट्यास) त्यांच्या बांचकामास गुरुवात या आदेशाच्या दिनाका पासून एक वर्षाच्या कालावधीत अनुसामाठी व्यक्तीने असा अनुसामाही व्यक्तीने सोपत जोडलेल्या सिडको मजुर नकाशात दर्शविल्या प्रमाणे करण्यापुरी अनुजामाही व्यक्तीने (ग्रॅटीने) विष्ठको यांची असे बायकाम करण्या अनुजाबाही व्यक्तीने उपरोक्त प्रमाणे न केन्द्रास ही परधाननी आपोआप रह ज्ञानी जमीनीपा बिगर शेरी प्रयोजनासाठी वापर करण्यास सुरुवात केंनी पाहिन्हे. सात्र बेन्न्रपेन्ट्री असा कालावयी वाढरिययांत आला असेल तर ती गोट अताहिता सीमातिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाढ़िले. विषयाची आवश्यक ती परवानगी मिळविने हे अशा व्यक्तीवर भंपनकारक असेत. असत्याचे समजायात वेहत.

विनार शेवकी आकारणी दिली पाछिते. किंवा परवानगीच्या तारखेच्या पूर्वतकी प्रभावाने अथवा त्यानंतर अंबसात येजारे बिनगेती आकार देणे बंधनकारेक बांपरात बदल है ला असेल तर तो दिनांक त्याने एक महिन्याच्या आते तलाउषा मार्चन अनुजाधारी व्यक्तीने अशा अमीनीचे बिगर शेतकी प्रयोजनाएं गापर करण्यांस ज्या त्याप्रसंगी निराळ्या दराने विगरतेतकी आकारणीच्या हमीची मुदत अञ्चन समाच गरिना असा जीनेनीच्या चापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर असेल त्या प्रयोजनार्थ वापर करण्यांस प्रारंभ करण्याच्या दिनांका पासून सदर अशा जनीनीचा त्या प्रयोजनार्थ वापर करण्यांस अनुराधारीस परधानगी देण्यांत आसी मधील नियम ६ अन्यवे त्याच्यावर कार्यवाही करण्यांस असा अनुसामाही पात्र ठरेल.-बसई तहसिखनातांस कळविले पाहिने. जर तो असे काण्यांस पुरेत्व तर महाराष्ट्र दिनांका पासून सुरुवात केसी असेल किया ज्या दिनांकास त्यांने अशा जमीनीच्या क्षवयाची आहे ही गोट विचारात घेण्यांत घेणार नाही. अनुजापाडीने त्या अनीनीच्या संबंधात दर ची. मी. माने रुपये ०-७४-० या दराने जसीन महसूल (जसीनीच्या वापरातील बदल व बिगरनोतकी आकारणी) निपम १९६९

अनुसामारी व्यक्तीने आनुबानुष्मा चरित्रात अस्यच्छा व धान निर्माण ग्रांबार नाही अस्त नितीने आपल्या ख्याऱ्या ख्यांने आपती पानीपुरवटवाची व संद्याच्याचा नियस कारणाची प्रवक्ता केली पानिने.

१८अ या आदेशात आणि सनदी मध्ये नमूद केवेच्या शतिपेकी कोणाबाही शतीचे अनुजाधारी ध्यक्तीने अस्तेपन केरवास उक्त अधिनेयमाच्या उपदेशान्यवे असा अनुसावाही ज कोणत्याही शास्त्रीस पात्र ठोल त्या शास्त्रीस बाबा न येऊ देत राज्याच्या दिल्ह्यांच्या

20 जाऊन कॉणतीही इमारत किया बांवकान उमें करण्यांत आले असेल किया तुरतूटी विकद्य या इमारतीच्या किंद्रा बांधकामाचा वापर काम्यांत आला असेल तर असेल. तसेच उरण्याच्या जिल्हारिकाच्याता असी इमारत किया बांधवान काहून टाकण्यांचे किया तीत केरतल बरण्याचे काम करवून पेच्याचा किया ता प्रीत्यां आसेला खर्च अनुसामही प्यक्षीच्यून जनीन महमुताची वक्ष्याकी कृतून वसूल करन किंवा तींत केरबदल करण्याविषकी ताण्याच्या जिल्ह्यधिका-चाने निर्देश देशे विधी संगत विनिधित्य मुदतीच्या आंत अशा रीतीने उपारतेती इनारत कादून टाकम्बाधिकपी घेण्याचा अधिकार असल.

अससेत्या इतर कोणत्वाही कायघाचे कोणतेही उपबंध प्रकाशाच्या अन्व संबंधीत प्रार्मपंचावत अधिनियम आणि नगरपालिका अधिनियम इ.सारध्या त्या देखी अमलात बाबीच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल. (अझरी रु. चौरीस हजार सहाशे पाच मात्र) क्यांतरीत कर (कन्छरोत टॅन्स) म्हणून प्रस्ताधित जीमनीच्या विगरशंतकी आकारणीच्या पाचपत रक्षण्य र. १४,६०५/-

/२०१० (भारतीय स्टेट बैंक बानन क



- 1 - क. नहसूत्र क-१/हे-१/वनवर्षी/पस्त्रार-८/१०१० (१००)

प्रस्तावित अधिनीको अधिवानतीची मोजनी क्षे त्वजन करवे 19000/-(अक्षरी जनवे मुमापन विभागाकटून बनीतीची नोजनी काण्यात आस्या नंतर असा बनीतीने जिलके िंग्/२०१० अन्तर्य शासन जना केशी आहे. / ने०१० (मारतीय स्टेट बैंक प्रसन क

शेषक्य आवश्न वंदेन निताला शेषक्यानुसार या आदेशात आणि सनदीसंग्री समृद केटोरो क्षेत्र तसेच विकारनोतकी आकारकी यांत्र बटल करण्यांत वेहूंत.

व्यत्याचीन अनुसारीने असा जमीतीका आवश्यक ही हमान बावती चरित्रं अववा घटाड् आदेश रेटट समझ्यान वेड्रंट, च अनुसावाही चांना अवृत्रिक सम्बानीसाठी सदर जनीतीच्या विनारतेलकी जापरास प्रारंभ केटबाच्या दिनांका पापुत दोन वर्षाच्या

पुर्वी ४ मनूर केलेक्स नक्यतांकरहकूम आदिराप बागतेंक्स इमारतीत अनुसामधीने घेतली असेन आणि असा घरीचे खिवा केरबदताचे नकाने मंत्रा करन घेतले असतील मात्र असी घर पालकासाठी किया केरबदन काव्यासाठी जिन्हारिका-पांची परवानगी कोणतीती भर पालत कामा नवे किया ती नव्ये कोणताही देखदल करता कामा नवे

वनीनीच्या दिनारोतकी वापास प्रतंत्र कंटवाच्या दिनांक सामून एक महिनांक्या जानाराधीत अनुतावादी ध्वकीने बहाराष्ट्र जनेन समृत्युः (वनीनीच्या पाराह्य क्टान व दिनारोतकी आवशानो) नियम १९६६ व्यतिक अनुसूकी वाण कांध्रे सित्तेच्या नमून्यात एक सनद कांच्य देवन तीव या आनेतातील वर्ष कही सम्बोधिक करने स्थास

100 यास तो निर्दिष्ट करेल असा दंढ आणि आकारणी मरत्वानंतर उसा जमीन किया मुख्डे अर्जदाराच्या ताच्यात राहू देण्याचा अधिकार असेल. वरीन राज्डे अ) मध्ये कारीही आगर्नुत असले तरीही या परवानंगीच्या तरहतीविकट्य

दिलेकी ही परवाननी मुंबई कुळविहेबाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र

अन्वये सरकार जमा केली आहे. 党中国

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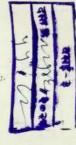
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Promoter/s

Allottee/s & Buach

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- ४ - क.महसूल/क-१/हे-९/एनएपी/एसआर-टेम वर्गक

अनुजासाही यांनी सिठको पांचे कडील संजुर नकाशाबरहुकुमच बांपकाम केसे पाहिले त्यात तिकको च महसूल खात्याचे पूर्व परचानमी शिवाय कोणताही बदल करता येणार

2

2 स्वरूपाचा गुन्ता दाखल काण्यांस पात्र रहातील व असे जादा श्रांपकाम दूर करण्यांस महाराष्ट्र प्रावेशिक नगररचना अधिनियम १९६६ चे कताम ५२ अन्तर्य जीअदारी अगर बांघकामा मध्ये बदल करून जावा चटाईक्षेत्र निर्देशांक वापरस्थास अनुसाधाठी हे अनुसावाही यांनी सिक्षको कडील बांचकांच नकाशा व्यतिरिक्त जादा बांचकाच केल्यास 킖 पात्र राहील.

अनौपधारिक संदर्भाने तहसिलदार (रेतीमट) ताणे ग्रांचेकडील पत्र फ्रमांक रेतीमट/ (असरी रू. खनिज उत्प्रनन स्टेट बेंक आस्मा ठाण चतन क्ष गीख/रे-५/कारि-दिनाक ब्रास यर होणारे स्वामीत्व धनाची रक्कम रु. /०५/२०१० अन्तर्व जोता क्षेत्रावर होणारे गीच) दिनोक मात्र) चलन क. /२०३० (भारतीय /०५/२०१० अन्यये मरणा केले

असी. ध्र्मेंना सिक्को वसई वांचे दिनांक १/०२/२०१० चे परवानगी मधील सर्व शती अनुसामाही यांचेषर षंधनकारक राहतील.

長

(ए. एत जहाड)

श्री. आयुतोष मधुकर जोशी व बुल्हाधिकारी तानो

श्रीयती मिना जिलेंद्र सहा

प्रत- तहसितवार यसई यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी गावताण विरार (प) ता. वसई जि. ठाणे रा. ३०१, गौरी मुचन (पारिजात),

आव्यारणीची रक्कम षसूल करण्या करिता नोंद चंण्याची पुत्तीका मधील तालुका व्यक्तीकरून त्याने बिगरशेतकी बापरास प्राप्त केल्याच्या दिनांका पासून बिगरशेतकी अहवालावर त्याने सक्ष डेक्से पाडिये असा अहवाल मिळाल्यानंतर अनुजाधाही प्रयोजनार्थ पापर करण्यांस सुरुवात केली आहे किया कसे या बाबतच्या त्याच्या नुना नं. २ व याम नयुना नं.२ यामध्ये आवश्यक ती नॉट पेण्याची तत्रबीज केली दिन्नं जनीन ताथात असलंब्या धक्कीस जनीनीची मोजनी 'की दिनी असल्यामुळे पेकार अभिलेखाचे उतारे पाठियले पाडिजेत. ग्रीवर्त पाहिले. आणि त्यामांबत. मजूर नकारो व संबंधित जमीनीच्या बावतीत बाबतीत सदर तलीसलक्षराने तालुका निरीक्षक मूनी अभिलेख वसई यांस तसे २/- अनुजाराठी ध्यवतीने सदर अमीनीका एक पर्वाच्या आंत विनारशेतकी

स्टेट बैंक शाधा ठाणे चलन क तानुका निरीक्षक भूमी अभिलेख वसई यांचा माहितीसाठी प्रत पाठविषयांत येत आहे. २/- सोबत मंजूर नकाशाधी प्रत तसेच ज्ञासन क.) विनाव /०५/२०१० ची प्रत जोहली /१०१० (भारतीय

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कारी ठाणे करित



Jack Company

Promoter/s

(52)

वाराई, जि. पालधर - ४०१ ३०५ मुख्य कार्यालय, विरार विसार (पूर्व)



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दिनांक नायक क्र. व.वि.श.म

04/01 2022

VVCMC/TP/CC/VP-0019 & 5062/5/6/2021-22

1. Shri Ashutosh M. Joshi B/301, Parijat Apartment Virar (West), Tal.: Vasal,

一日のとけるなられている

वसंड-३

Dist.: Palghar.

Sub: 2. M/s. Prithvi Arch Consultant 122, Gauri Complex, 1* Floor, Near Bank of Baroda, Vasai (East), Tal.: Vasai, DIST: PALGHAR Commencement Certificate for proposed Residential Building No. 06 on land bearing S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar, Tal.: Vasai, Dist.: Palghar,

TILR MR No.: 1132/2021, Dated 09/02/2021 Your Licensed Surveyor's letter dated 22/12/2021.

Aunicipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/2010/Up-12/29/CR-262/CR-262/2010/Up-12/29/CR-262/ 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, II EPS were approved vide Notification No.TPS-1209/1917/CR-89/99 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. Gov. entiusted no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Planning Authority functions for respective jurisdiction of Vasai-Virar City The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending, Further 5 EPS were approved vide Notification, No. TPS-1208/1917/CR-99/09/UD-12 dtd. 13/03/2009, 31 EPS were notification, No. TPS-1208/1917/CR-99/09/UD-12 dtd. 13/03/2009, 31 EPS were notification, No. TPS-1208/1917/CR-99/09/UD-12 dtd. 13/03/2009, 31 EPS were Notification No.TPS-1208/1917/CR-89/09/UD-12

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Action House 9 & 5062/5/6/2021-22

n and SPA for 21 villages VVCMC is functioning as per MRTp

The conditions mentioned in the latter No. VVCMC/TP/CC/VP-0019-5062/ 516) espective Jurisdict is of permission are as under:

2021 - 22 dated oy /or /2022 Are binding on you.

details of the Buildings is given below:

-1	No.
1 Residential	r. Predominant Bldg No.
96	Bidg No.
St+Gr+22	2
372	of No. of
19	No. of Shops
13360.110	Built Up Area (in sq. mt.)

- 5 The commencement certificate shall remain valid for a period of one year 2.7.1 of Unified Development Control and Promotion Regulations-2020) for the particular building under reference from the date of its issue (Clause
- 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
- 4 You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted
- 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 Road/ access obtained you shall nive detailed engineering recommendations. You shall develop the access road to the satisfaction of Vasal-Virar City Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, reclamation level to water supply (tank sizes etc) before applying for Plinth Completion Certificate.

5

- 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. Mojor Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

व कार्यालय, विसर बि. पालघर - ४०१ ३०५ विसार (पूर्व),



१-पेल : vasalvirarcor द्राव्यती : ०१५० १५१५१०१००० मान्या । Re15とうと-35と : 11数数

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WCMC/TP/CC/VP-0019 & 5062/516/2021-22

- You shall provide two distinct pipelines for potable and for non-potable
- 9) You shall provide the Rain Water Harvesting systems as per Gove notification No.TBA-432001/2133/CR-230/01/UD-11 dtd 10/03/2005 8 TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- H 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
- 13) You shall provide flush tanks in all W.C/Tollets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.

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/weblands 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.





Promoter/s

Allottee/s Buado









ponsible for complying with all conditions of N.A. order/sale

HAT ACT IN rydu are responsible for complying of other authorities including permissions of any violation with reference to MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to MOEF/CRZ/wetlands, TWLS etc. In case of other Authorities, only you shall be conditions of N.A. order / permissions of other Authorities, only you shall be conditions of N.A. order / permissions and the same may call for actions by responsible for the said violation and the same may call for actions by responsible for the said violation statutory provisions. Vasai virar cut Municipal Corporation has it of said orders are not compiled like validity conditions pertaining to validity of said orders are not compiled like validity conditions pertaining to validity are liable for any actions as manufactured and the conditions are not compiled like validity conditions. Concerned Authority as per project in the said matters. However if any municipal Corporation has no role in the said orders are not compiled like was any municipal composition. Concerned Authority as per their statutory provisions. by VVCMC as the same need to be ensured by Concerned Authority. or N.A. order etc. Unity potentially notwithstanding the permission granted contemplated by the said authority notwithstanding the permission granted conditions pertaining to value are liable for any actions as may be of N.A. order etc. Only you are liable for any actions as may be

18) You shall take all precautionary measures as per various statutory and till the property is indirect occurs you are responsible for the same the property. If any such incident occurs your negligence, in providing various and VVCMC is not responsible for your negligence, in providing various provisions including provisions to lives and property during construction india in order to avoid injury/loss to lives and property during construction india in order to avoid injury/loss to lives and property during construction india in order to the subsequent iegitimate owner of and till the property is handed over to the subsequent iegitimate owner of and till the property is handed over to the subsequent iegitimate owner of and till the property is handed over to the subsequent iegitimate owner of the subsequent iegitimate owner ow You shall take all precedure to contained in National Building code of provisions including provisions as contained in National Building code of and vycinc is rior responsible accidents leading to loss of life, injury or precautionary measures to avoid accidents leading to loss of life, injury or

19) The responsibility of obtaining any other statutory NOC as per other acts loss of property

20 during the execution work of buildings. You are responsible for the disposal of Construction & Demolition Waste shall be with the applicant. rou are responsive concerned during the demolition of existing structure & (debris) that may be generated during the demolition of existing structure &

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You shall provide separate dust bins per wing of buildings for Dry & Wetwaste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate

22) You shall abide by all conditions mentioned in MSW rules 2016 implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before guidelines/order about Solid Waste Management which needs to be approaching this office for grant of Occupancy Certificate

23) VVCMC has asked IIT-Bombay and NEERJ to prepare Comprehensive flood management plan by reviewing current development plan and past studies.



कार्यालय, विरार

पालघर - ४०१ ३०। विरात (पूर्व)



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VYCNC/TP/CC/VP-0019 & 5052/ 516/2021-22

The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.

- 24) You shall provide temporary tollet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed tollets blocks shall be demolished before final Occupancy Certificate
- 25) You shall provide Septic tank & Underwater tank on site as per is Code
- 26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 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)

30) Right to access agreement, if applicable shall be submitted before Commencement of work falling to which this Commencement Certificate Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

stands invalid.



Encl .: a/a.

C.C. to:

1. Asst. Commissioner, UCD,
Vasal-Virar city Municipal Corporation.

Certified that the above permission is Vasai Virar City Municipal Corporation 5.0/F Commissioner

VVCMC, VIEW.

issued by Commissioner VVCMC, Virar

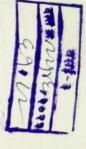


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Promoter/s

Allottee's Bunelo



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

केंब्रा : •१५० : ३५३५१०७

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नावस छः: च.वि.श.म.

04/ 11 /2022

WCMC/TP/RDP/VP-0019 & 5062/408/2022-23

Shri Ashutosh M. Joshi B/301, Parijat Apartment, Virar (West), Tal.: Vasai, Dist.: Paighar.

M/s. Prithvi Arch Consultant 122, Gauri Complex, 1st Floor, Near Bank of Baroda, Vasal (East), Tal.: Vasal, DIST: PALGHAR

Sub: Revised Development Permission for proposed Residential with Shopline No. 06 and CFC building on land bearing S. No. 242.-H. No. B/1. B/2 and B/3 village: Virar. Tal.: Vasal. Dist.: Paighat.

Commencement Certificate No. CIDCO/VVSR/CC/BP-1564 & 1566/E/5791, Dated

Revised Development Permission No.: VVCMC/TP/CC/VP-0019 & 5062/0133/2013-14, Dated 03/07/2013.

Revised Development Permission No.: VVCMC/TE/RDP/VP-0019 & 5062/792/2021-

22, Dated 04/01/2022

Your Architect's letter dated 29/06/2022

Sir/ Madam,
The Development Plan of Vasal Villar Sub Region is sanctioned by Government of The Development Plan of Vasal Villar Sub Region is sanctioned by Government of Maharastra vide Notification no TPS-1208/1548/CR-234/2005/UD-12 data d19/03/2009, Alexandra Vide Notification No. TPS-1208/1917/CR-89/09/UD-12 data d19/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 data d19/09/2009, Notification No. TPS-1214/975/CR-77/14/UD-12 data d19/09/2009, Notification No. TPS-1214/975/CR-77/14/UD-12 data d19/09/2009/UD-12 data d19/09/2009/2009/UD-12 data d19/09/2009/UD-12/09/UD

he drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. CIDCO/VVSR/CC/BP-1564 & 1566/E/5791, Dated 04/02/2010. The details of the layout are as given below:

w	N	-
Land use (Predominant)	Location	Name of Assessee owner / P.A. Holder
Residential with Shopline	Virar	Snri Ashutosh M. Joshi

Promoter's

Allonee's Dewool

(58)



	Total of Eliza Cida	1
605.82 Sq.m	Total P-I ine Area	1
20826.02 Sq.m	Total P-Line Area-Commercial	100
269.25 Sq.m	Total P-Line Area-Residential	3
7809.71Sq.m	Proposed Ancillary Area-Commercial & Anal	133
336.57 Sq.m	Proposed Ancillary Area-Residential @ 60%	30
13016.31 Sq.m	Proposed Built-Up Area-Commercial	29
8987.69 Sq.m	Proposed Built Up Area-Residential	28
32162.34 Sq.m	Approved Built-Up Area	27
23174.649 Sq.m	Total entitlement area in the proposal	26
8732,561 Sq.m	Total Balance Potential permissible	25
269.250 Sq.m	Total Andilary Area permissible	24
8463.311 Sq.m	Ancillary FSI permissible upto 80% with payment of charges	23
336.570 Sq.m	charges permissible upto 60% with payment of	22
14105.518-Sq.m	Accilion Community base FSI permissible - Community	11
14442,088 Sq.m	parance Potential base FSI permissible	24
8987.691 Sq.m	Boiling Potential base FSI permissible	3
23429,779 Sq.m	Reproved Built-Up Area	000
4055,590 Sq.m	Accounted Basic + Premium + The	20
5966.00 Sq.m	Total Author of the President of 0.50	17
7245.00 Sq.m	Proposed FSI on payment of promise	7 2
	width / TOD Zone @ 0 5	'n
12408.189 Sq.m	Maximum permissible pro-	14
1128.017 Sq.m	width (St. Marie and to basic FS) as not form	13
1254.00 sq.m	+	
11280.170 Sq.m	-	13
593,693 Sq.m	1	:
11873.865 Sq.m	Net Dict	10
2616.135 Sq.m	Required (4-5c)	9
1077.820 Sq.m	Balance Pict Area	8
1538.315 Sq.m	Total Reservation	7
14490.00 Sq.m	Area under Countr wide DP Road	6
	Area under 13 per 7/12 extract	co
04/ 1/ /2022	CALCADA TO DOUGH TO D	4

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

Please find enclosed herewith the approved Ravised Development Permission for the proposed Rasidential Buildings on land bearing S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar, Tal.: Vasal, Dist.: Paighar as per the pilowing details:

WATER	54.27 W	110	4		Gr+4 pt		1	CFC	-
	ne Area sq. mt.)	P-Line	No. of Conventiona Center	Conv	Floors	Flo	No.	Predominant Building	No.
Amended	21431.84	22	323	Podlum Podlum 3rd+Gr+16 pt	Podlum 3rd+Gr+16	8	with	Residential with Shopline	+
Remarks	P-Line Area Area (in sq. mt.)	Shops	Flats	No. of Floors	No. o	No.	- 1	Building	No.

Promoter/s

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ता. यसई, जि. पासघर - ४०१ ३०५ बिरार (पूर्व)



Templ: +340 - 343450 / +3/01/04/04/04 は はいまいまいない まんまがらのの

ई-मेस । vasalvkarcorporation@yahoo com

जाबक छ.: य.बि.श.म.

VVCMC/TP/RDP/VP-0019 & 5062/408/2022-23

04/11/2022

The revised plan duly approved herewith supersedes all the earlier approved plans, The conditions of Revised Development Permission granted by VVCMC office letter No. conditions of Revised Development Permission granted 04/01/2022, Stands applicable to VVCMC/TP/RDP/IP-0019 & 5062/78/2021-22, Dated 04/01/2022, Stands applicable to this approval of amended plans along with the following conditions:

- This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- The Occupancy Certificate for the buildings will be issued only after provision of potable
- water is made available to each occupant

2

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4 The 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).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Numicipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6 You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion
- 7) 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 432001/2133/CR-230/01/UD-11 Rain Water Consultants empanelied by VVCMC. dtd. 06/06/2007 by appointing the Rain Water Consultants empanelied by VVCMC. dtd. 06/06/2007 by appointing the Rain Water Consultant of VVCMC.
 Systems by said empanelied consultant of VVCMC.

you have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the open spaces

9 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 format finalized by Municipal Corporation.

permission of WCMC.

you shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

10)

You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.

you shall develop the access road to the satisfaction of Vasal-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road) access corporation as the case may be before applying for Plinth Completion Certificate. You obtained the case may be shown as the case may be shown as the comprising reclamation level to be maintained, shall give detailed engineering report comprising reclamation level to be maintained, shall give detailed engineering serverage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

VVCMC/TP/RDP/VP-0019 & 5062/408/2022-23

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- 13) You shall construct cupboard If any, as per UDCPR Regulation
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breading to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water
- 16) You shall submit YOU shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system
- 19) completion as per Government of Maharashtra Act No.6 of 2009. You shall do structural Audit for the buildings under reference after 30 years
- 20) You shall plant the plants by taking the sapling/Plants available with vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this
- 21) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A. order, PMD, NOC, NOC from HIGHWAY Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, 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 TWLS, NOTE, and other applicable compliances. If any of the compliances as per other N.A. order and other applicable compliances. If any of the consequence arising out Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCHC is not responsible for the lapses from your
- You are responsible for complying with all conditions of N.A. order/sale permission of other authorities including MOEF/CRZ/weitlands, TWLS etc. In case other permissions of other authorities conditions of N.A. order / permissions of other of any violation with reference to conditions of N.A. order / permissions of other of any violation and the same may call Authorities, only you shall be responsible for the said violation and the same may call Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Viran City for actions by Concerned Authority as per their statutory provisions. Vasal Viran City for actions by Concerned Authority as per their statutory provisions. pertaining to validity of said orders are not compiled like validity of N.A. order etc. Only pertaining to validity of said authority you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by
- 23) 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 provisions as contained in National Building code of India in order to the property. It shanded over to the lyes and property difference or the property, it any such incident occurs you are subsequent legitimate owner of the property. It any such incident occurs you are subsequent legitimate owner of the property. It any such incident occurs you are subsequently to the same and vVCNC is not responsible for your negligence. In responsible for the same and vVCNC is not responsible for your negligence. In providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- The responsibility of obtaining any other statutory NOC as per oti

24) the applicant.

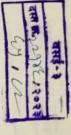




Promoter/s







ता. वसर्व, जि. पासपर - ४०१ ३०% मुख्य कार्यालय, विरार विरार (पूर्व),



1148 H.: U.R. H.H.

WCMC/TP/RDP/VP-0019 & 5062/408 / 2022 - 23

25) You are responsible for the disposal of construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

26) 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.

27) 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 about Solid Waste Management which needs to be implemented in your proposal blanch is slown as instructed by this office as par Swacch Blanch instruction and guidelines there to the as instructed by this office as all submit compliance report regarding the from YOCAIC and State/Cartal Govz. You go Cocupancy Certificate above before approaching this office for grant of Occupancy Certificate.

28) VCMC has asked IIT-Bombay and NERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The management shall have to adhere and so the necessary implementation as per recommendations of IIT Bombay and NERI for flood management of Vasal Virar Sub region affecting for your layout.

You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCNIC/any other competent authority.

30) You shall provide temporary tollet Blocks at site for labours/ Workers for the ongoing construction, activity. The temporary constructed toilets blocks shall be demolshed before final Occupancy Certificate.

32) 31) You shall provide Grey Water recycling plant for said layout, if applicable. You shall provide Solar Assited water heating SWH system to said layout if applicable.

33) You shell be legally responsible for taking care of provisions of RERA in respect of present amendment where, third party rights are created by way of registered present amendment to lease of apartment by using consent from interested party or agreement for sale or lease of apartment and one control from interested party or persons. Any disputes that may arised objet to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes. Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

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

36) 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, NCLT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.

You shall submit consent to establish from MPCB department before Commencement of work otherwise this permission stands cancelled. shall submit Revised Provisional Fire NOC from Chief Fire Officer before nding work at site

reach of conditions mentioned above will lead to cancellation of this order without

Deputy Director, VVCMC, VITAT.

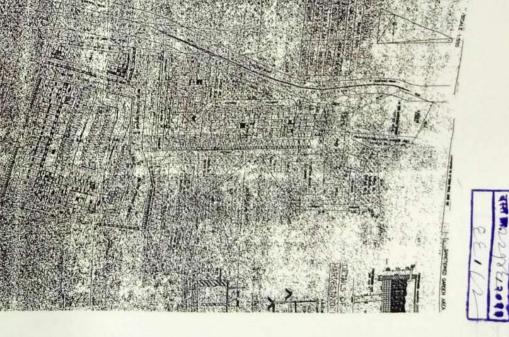
Asst. Commissioner, UCD, Vasai-Virar city Municipal Corporation Ward office

Certified that the above permission is issued by Continissioner UVCMC, Virar, Vasal Virar City Municipal Corporation Commissioner



Promoter/s













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SHRI ASHUTOSH JOSHI
JOSH NO. DRG. NO. SCULE DRAWN BY
376 02 CHECKE

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DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S.NO.242, H.NO.B1,82 & 83
S.NO.242, H.NO.B1,82 & 83
VILLAGE VIRAR, TALUKK: VASAI, DISTRETE PALGHAR. - NAME OF OWNER

STRUCTURAL ENGINEER DCENSE

SHOUTHER OF

Cartified that the building plans submitted for approval solisty the solicty requirements for sinconstructed in Seams 2004-88 is correct to the best of our knowledge and understanding.
It is one certified that the discontinual design including safety from natural hozorads. has been
ouly qualified structural angioner of least B.E.(Civil) or equirosiant.

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 VYCMC, Virar, COMMISSIONER
COMMISSIONER
COMMISSIONER
VASALVIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Diet. Palghar, Daputy Director,

P OADPOVED STANFORD IN Subject to the Conditions mentioned in this Office Letter Conditions (Conditions of Conditions of Conditi

approved plans.

herewith Supercedes all the sariisr

PLOT AREA CALLLOCATION PLANTLOOR PLANTLINE DIA JAREA CALLIBAL IAREA STATELLEN AND The amended plan duly approved herewith Superior WEN CH., LOCKTON PLANTION FLOTING FLOTING CONSTRUCTION AREA STATELABNT, ETC. SHEDULE, VERTILATION STATELEDIT, SECTION, ELEVATION, CONSTRUCTION AREA STATELABNT, ETC.

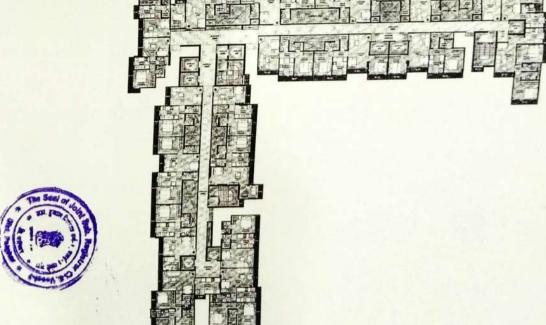
PROFORMA II CONTENTS OF SHEET

Promoter/s

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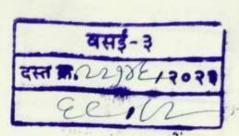


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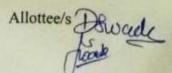
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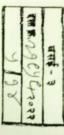










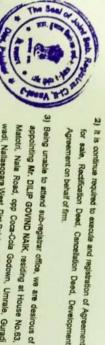


POWER OF ATTORNEY

Vasai, Dist Palghar, 401208, SEND GREETINGS having address at H. No.337, Kolhi Paina Pada, Post Kan SURALIDEV D. SHUKLA aged 50 years, having Pan No.ALHPS9881K. TO ALL TO WHOM THESE PRESENTS SHALL COME We, 1) MR.

WHEREAS

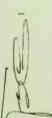
1) We are partner of MS. DGS INFRA, a partners ROAD, GOREGAON (EAST), MUMBAL at of RAGHUNATH KRUPA WALAWALKAR WADI, AAREY registered under Indian Partnership Act, 1932, having its



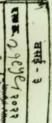
2) It is continue required to execute and registration of Agreement Agreement on behalf of firm for sale, Rectification Deed, Cancellation Deed, Development

wadt, Naliasopara West, Dist Palghar 401203, to be my true and Matotri, Nala Road, opp Coca-Cola Godown, Umrale, Guradi appointing Mr. DILIP GOVIND NAIK, residing at House No.83,





de la



things xecute and perform the following acts, deeds, matters and ney for me and on our name and my behalf to do

the said firm to do execute and perform the following acts, deeds, matters SAID ATTORNEY to be our true and lawful Attorney for us in the name of DILIP GOVIND NAIK hereinafter for brevity's sake referred to as 'THE SURAJDEV D. SHUKLA do hereby nominate, constitute and appoint Mr. and things that is to say NOW KNOW YE AND THESE PRESENTS WITHNESSTH THAT I MR

1. TO LODGE the Agreement for sale, Rectification Deed, Cancellation may be necessary for the purpose of registering documents in our documents, writings, undertakings, application and other papers as Deed, Development Agreement, Conveyance Deed, and/or any ANY and all purpose mentioned hereinabove all such seeds, documents executed by us or hereinafter by us for and to admit execution of the same on our behalf and use to appear before the sub-Registrar of Assurance at

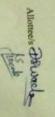
3. AND GENERALLY to do and perform all acts, deeds, matters and authorities herein before contained as fully and effectually as we purpose mentioned aforesaid and for giving full effect to the things that may be necessary and convenient for all or any of the could in my person do.

name or on behalf of firm.

4 THE WE HEREBY AGREED TO RATIFY AND CONFIRM Mihatsoever the said Attorney shall do in the premises by vir these presents :



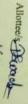






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Promoter/s



Promoter/s







5

(Left Thumb Impression)



Promoter/s

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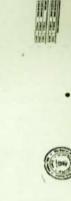
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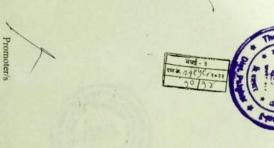






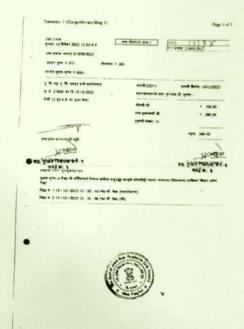


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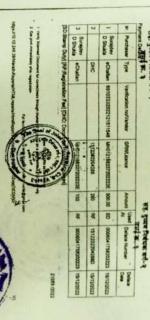
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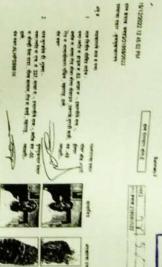
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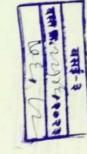






Allottee/s





होषणा पत्र

झालेले नाही किंदा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रवदबातल ठरलेले **नाही . सदरचे** कुलमुखत्यार पत्र पुर्णपणे वैध्य असुन उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे . **सदरचे कथन** करारनामा या शिषंकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री सुरज देव शुक्ला यांनी भी श्री. दिलीप नाईक वाहारे घोषित करतो की दुय्यम निबंधक वसई ३ यांचे कार्यालयारत याची मला जाणिव आहे. चुकीचे आढळुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यये शिक्षेस भी पात्र राहीन केला आहे निष्पादीत करून कबुलीजवाव दिला आहे . सदर कुलमुखत्यार पत्र लिहुन देणार यांनी दिनांक १५.१२.२०२२ रोजी दिलेल्या कुलमुखल्यार पत्राच्या आधारे भी सदर दस्त नोंदणीस सादर कुलमुखन्यार रदव केलेले नाही किंवा कुलमुखन्यार पत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत

दिनांक ३

दिलीप नाईक

कुलमुखत्यारपत्र धारकाची सही

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Promoter/s







दिनाली सुक्रास वर्ड Colour Xerex Dipali Suhas Wade **李明 指R/DOB: 19/11/1983** THE FEMALE Mobile No: 8208415308

7168 5981 0334 VID: 9139 4586 4312 4227

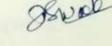
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माझे आधार, माझी ओळख





आरलेस विसिध्द ओडस प्राधिकाण Unique Identification Authority of India

चरता मी-204, पार्वीरमा मोहक लिटी. मनवैद्यपाडा रोड: विशा ईस्ट, वसई, पालपा, ARRES 401305

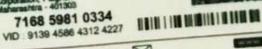
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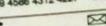
S Address: B-201, Florence Mohak City.

Manyelpada Road, Virar East, Vasai, Paighar, Maharashtra, 401305



forence Building, Mohak City Manvel oad, Viese East, Vasai Viese Municipal stort, Padpur, entra - 401303





ल, चेक्क जिले क्चेल राज्य रोड. कुर्वशियल कोर्योशकर, प्रताबर,

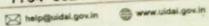
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भारत सरकार

विनिध गोबिर गाउँ Disp Govind Nak जन्म वर्ष / Year of Birth 1970 gam | Male

Colour Xerox

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आध्यः - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण THECATION AUTHORITY OF INDIA

ना घर ने, 63 मातीची, नाका रोड, बादी, रामानोधारा धनियम, हाले, सापारा, शहाराष्ट्र, 401203

Colour Xerox

कोकोकोसा सोकाञ्च समीर, उमकाते पुत्रते Malosheee, Nala Road, Opposit Cocokola Godown, Limrale Guradi Wadi, Naliosopara(Wost), Thone, Sopany, Maharadhira, 401203











121/23, 10:29 AM

Summary 1 (Dastgoshwara bhag 1)

350/22146 30012-भारतवार 21 नोव्हेंबर 2023 10:29 म.पू.

दस्त गोषवारा भाग-1

दस्त क्रमाक: 22146/2023

इस्त क्रमांकः वसह 3 /22146/2023

बाजार मुल्यः रु. 25,07,000/-

मोबदला: रु. 43,05,200/-

ग्रान्तेले मुद्राक शुलकः रु.3,01,400/-

्र नि. मह. दु. नि. बमइ3 यांचे कार्यालयात प्र.क. 22146 वर दि.21-11-2023 रोजी 10:27 म.पू. वा. हजर केला.

पावती:23387

पावती दिनांक: 21/11/2023

सादरकरणाराचे नाव. दिपाली सुहास वडे -

नोंदणी फी

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दम्त हाताळणी फी

F. 1640.00

पृष्टांची संख्या: 82

एकुण: 31640.00

दस्त हजर करणाऱ्याची सही

Sub Registrar Vasai के वर्ग-२

दस्ताचा प्रकारः करारनामा

मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या ह**द्दीत किंवा स्थालगत अस**लेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद त केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का के. 1 21 / 11 / 2023 10 : 27 : 50 AM ची वेळ: (सादरीकरण)

शिका के. 2 21 / 11 / 2023 10 : 28 : 40 AM ची वेळ (फी)

दात्रभेजमा नो मा बोडलेले कागदपत्रे, कुलमुखत्यास्पत्रा महिल अपनी त्यादी बनाबट आब्दुन जात्वास बाची संपूर्ण जबत्बदरी निबादकाची एहिल.



SUBSTRUM SOME

वान गोपनारा भाग-2

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प्रवचाराचे तात व पत्ता XI F

ताव विभाली सुप्तास वर्षे -जिल्ला भेगार क्ता व्यक्ति ने: बी/204, भाजा ने: -, इभारतीचे नाव: फर्मरेना 99 (30) चिल्डिंग , ज्योंक वं: मोहक मिटी, मनवेज पात्रा रोव , रोह तं विरार स्वाधरी 1) wood पूर्व , महाराष्ट्र, ताणे

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वाम गुहाम शक्तिकात वह -चिट्टन प्रभार पत्ता प्लॉड वं: बी/204, माळा वं: , इमारतीचे वाव: फ्लोरेज्य वम :-40 बिल्डिंग, स्तरिक तं भोतिक सिदी, मनवेल पात्रा रोज , रोज लं विराह स्वाधारी:-पूर्व , महाराष्ट्र, ठाणे.





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बरील दस्ताऐवज करून देणार तथाकथीत। करारनामा। या यस्त मेवज करून विल्याचे कबून करतात.

त्रहर इसमे दुरमम निवधक गांच्या ओळचीचे अगुन प्रत्यऐयज करम देणा मानां व्यक्तीणः ओळखनात, व त्यांची ओळख गडवियात धारताचित्र

अनुकः प्रधानाराचे नान व पत्ता

वात्र विशाल पाटील -WW:33 पत्ता:आचोळे, नानासीपारा पूर्व चित्र कोड:401208

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दल्लोवन निष्पादनाचा कनुतीनचान देणा या अनु क. 1, 2, या पक्षकारांची ओळख संगती-आधारित - आधार प्रणानीदार पत्रताळण्यात आती आहे. त्यानावत प्राप्त

भाहिती पुर्वाचक्रमाणे आहे. Sr. Type of Party & Date & Tin		Date & Time of Verification with	Information received from UIDAI (Name, Gender, UIII Photo)				
No.	Name	UIDAI					
1	तिहृत घेणार दिपाली सुहास वडे -	21/11/2023 10:30:26 AM	विभागी गुडाम पत्रे ह 1176386636608987136				
2	विद्वन येणार सुद्रास शशिकात वडे -	21/11/2023 10:30:05 AM	सुहास शरिकात गरे M 1176386554383851520				

बालीन पशकाराची कवुनी उपलब्ध नाही

मेसर्स डीजीएस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिलीप गोविद नाईक :-असू क संबंध डाजाएस इन्या तक मानावार सुरवावय जा. पुरता क्यांक नं: वाळवलकर वाडी , आरे रोड, रोड नं: गोरेगाव पूर्व, महाराष्ट्र, ठाजे. प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रघुनाथ कृपा , ब्लॉक नं: वाळवलकर वाडी , आरे रोड, रोड नं: गोरेगाव पूर्व, महाराष्ट्र, ठाजे.

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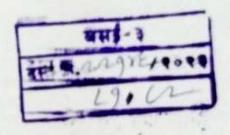
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22146 /2023

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दस्त गोपवारा भाग-2

दस्त क्रमांक:22146/2023

इस क्रमांक :वसइ3/22146/2023 हुम्ताचा प्रकार - करारनामा

पसकाराचे नाव व पता 明末

नाव मेसर्स डीजीएस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे क्. म्. दिलीप गोविंद नाईक -

उ पत्ताःप्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रघुनाथ कृपा , ब्लॉक स्वाक्षरी:-

नं बाळवलकर बाडी , आरे रोड, रोड नं: गोरेगाव पूर्व, महाराष्ट्र,

पॅन नंबर AATFD9604J

पक्षकाराचा प्रकार

लिहन देणार



ठमा प्रमाणित



वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:23 / 11 / 2023 10 : 09 : 42 AM

अळव. इस्तऐका निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती

लप्रमाणे आहे. Sr. Type of Party & Name		Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gende UID, Photo)			
1	लिहून घेणार दिपाली मुहास वडे -	21/11/2023 10:30:25 AM	दिपानी मुहास वडे F 1176386636608987136			
2	लिहून घेणार मुहास शशिकात वडे -	21/11/2023 10:30:05 AM	मुहास शशिकात वडे M 1176386554383851520			
3	लिहून देणार मेसर्स डीजीएस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिलीप गोविंद नाईक -	23/11/2023 10:10:01 AM	दिलिय गोविंद नाईक M 1169494732659253248			

खालील पक्षकाराची कबुली उपलब्ध आहे

अन् क्र.

प्रवारण पुरुष्ति प्रजः -प्लॉट नं: वी/204, माळा नं: -, इमारतीचे नावः फ्लोरेन्स बिल्डिंग , ब्लॉक नं: मोहक सिटी, मनवेल पाडा रोड , रोड नं: विरार पूर्व , महाराष्ट्र, ठाणे.

गुहास शासकात वड .न प्लॉट नं: बी/204, माळा नं: -, इमारतीचे नावः फ्लोरेन्स बिल्डिंग , ब्लॉक नं: मोहक सिटी, मनवेल पाडा रोड , रोड नं: विरार पूर्व , महाराष्ट्र, ठाणे.

ABAPW6946 300110

शिक्का क्र. 4 ची वेळ: 23 / 11 / 2023 10 : 10 : 02 AM

शिक्का क.5 ची वेळ:23 / 11 / 2023 10 : 18 : 52 AM नोंदणी पुस्तक 1 मध्ये

मदर दस्तामध्ये एकुण. पाने आहेत पुस्तक क. 1 चे अनुक्रमांक. 229 Y E वर दिनांक? 31991 200 रीजी नॉदला

Sub Registrar Vasai 3

Payr	यम निबंध	3		Amount	म निव सई ब्र	Datace Number	Deface Date
sr.	Purchaser	Туре	Verification no/Vendor GRN/Licence		AL		24/44/2022
	Dipali	eChallan	691033322 3 1 1 2 472 MH31 195 9202324E	301400.00	SD	0005853916202324	21/11/2023
1	Suhas Wade	COIL	12 1 123 0 5 5	1640	RF	1123206011715D	21/11/2023
2		DHC	1			0005853916202324	21/11/2023
3	Dipali Suhas Wade	eChallan	MHO M 196109202324E	30000	RF	000282391020202	

POUC: Document Handling Charges



सची क.2

इप्यम निवधक सह द नि वसई 3

इम्त क्रमाक: 22146/2023

नोदंणी: Regn:63m

गावाचे नाव: विरार

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदना

4305200

(3) बाजारभाव(भाडेपटटवाच्या

2507000

ते तम्द करावे)

बाबतितपटटाकार आकारणी देतो की पटटेदार

(4) भू-मापन,पोटहिस्सा व वरक्रमाक (अमन्याम)

 पालिकेचे नाव पालघर इतर वर्णन :, इतर माहिती: गाव मौजे विरार नवीन सर्वे न. 242/बी/2, सदिनिक क. 1307,तेरावा मजला,बिल्डिंग नं. 6,शीतल मायरा बिल्डिंग,बिरार गाव,तालुका बसई,जिल्हा पालघर,सदनिका क्षेत्र. 33.84 ची. मी. कार्पेट आणि बाल्कनी 12.18 ची. मी आणि इएफ 6.21 ची. मी.((Survey Number 242/B/2:))

(5) টামফত

1) 33.84 ची मीटर

(६)आकारणी किंवा जुडी देण्यान असेल तेव्हा.

(7) दस्तारेवज करन देणा-या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हक्मनामा किंवा आदेश असऱ्यास,प्रतिवादिचे नाव व पना.

1): नाव -मेमर्स डीजीएस इन्क्रा तर्फे भागीदार मुरजदेव डी. शुक्ता तर्फे कु. मु. दिलीप गोबिंद नार्डक - वय:-, पत्ता -प्लॉट ने: -, माळा नं: -, इमारतीचे नाव: रघुनाथ कृपा , ब्लॉक न: वाळवलकर बाडी , आरे रोड, रोड नं: गोरेगाव पूर्व, महाराष्ट्र, ठाणे, पिन कोड:-401303 पैन न:-AATFD9604J

(8)दस्तांखज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्मनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-दिपाली मुहास वडे - वय:-39, पत्ता:-प्लॉट नं: बी/204, माळा नं: -, इमारतीचे नाव: फ्लोरेन्स बिन्डिंग, ब्लॉक नं: मोहक सिटी, मनबेल पाड़ा रोड , रोड नं विरार पूर्व , महाराष्ट्र, ठाणें, पिन कीड -401303 पॅन न:-BMHPS5665R

2): नाव:-मुहास शशिकात बडें - वय:-40; पत्ता:-प्लॉट न: वी/204, माळा न: -, इमारतीचे नाव: फ्लोरेन्स विन्डिंग , ब्लॉक ने: मोहक सिटी, मनवेल पाडा रोड , रोड ने: विरार पूर्व , महाराष्ट्र, ठाणे. पिन कीड: 401303 पेन न:-ABAPW6946J

(9) दस्तोवज करन दिल्याचा दिनांक

21/11/2023

(10)दस्त नोंदणी केल्याचा दिनांक

23/11/2023

(11)अनुक्रमांक,खंड व पृष्ठ

22146/2023

(12)बाजारभाबाप्रमाणे मुद्रांक शुल्क

301400

(13)बाजारभाबाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मृत्याकनामाठी विचारात घेतलेला तपशील -

मुद्रोक शुल्क आकारनाना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

	Portugue	Type	Verfication no/vendor	GRNLearce	Amount	Used	Deface Number	Dieface Date
-	Dispet Sulters Weeks	eChatas	##1000000000 12110472	98-011186109000304E	301400.00	SD	0005853916202324	21/11/2023
2		DHIC		1123208611716	1640	RF	11232080117150	21/11/2020
20	Dipet Suhas Wade	eChelles		M-0111961080023246	30000	RF	0005853916202324	21/11/2023

(NO Sterry Duty) (NF Registration Fise; (DHC Document Handling Charges)