

Receipt (pavti)

350/22146

पावती

Original/Duplicate

Tuesday, November 21, 2023

नोंदणी क्र. :39म

10:29 AM

Regn.:39M

पावती क्र.: 23387 दिनांक: 21/11/2023

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई3-22146-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: दिपाली सुहास वडे -

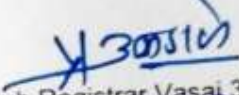
नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 82

₹. 30000.00  
₹. 1640.00

एकूण:

₹. 31640.00

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

  
Sub Registrar Vasai 3  
सह. मुख्य निबंधक वसई-३  
वसई क्र. ३

बाजार मुल्य: ₹.2507000 /-

मोबदला ₹.4305200/-

भरलेले मुद्रांक शुल्क : ₹. 301400/-

1) देयकाचा प्रकार: DHC रकम: ₹.1640/-

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

विकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011186109202324E दिनांक: 21/11/2023

विकेचे नाव व पत्ता:

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

वसई-३
दस्ता क्र. २२४६/२०२३
१/१२

मुल्यांकन अहवाल सन २०२३

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५(६)
२. तालुका : वसई
३. गावाचे नाव : विरार
४. सर्व्हे क. क्रमांक : २४२/६/२
५. मुल्य दरविभाग झोन : २
६. मिळकतीचा प्रकार : निवासी अनिवासी  
५२३००
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ३३.८४ चौ. मी कार्पेट
८. कारपार्किंग : \_\_\_\_\_ गच्ची : १२.१८ & ६.२१ चौ. मी
९. मजला क्रमांक : \_\_\_\_\_ घसारा : \_\_\_\_\_
१०. बांधकामाचा प्रकार : आर आर सी
११. वाजारमुल्य तक्क्यातील मार्गदर्शक सुचना क्र. : \_\_\_\_\_ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले वाजारमुल्य : रु. २५,०७,०००
१३. दस्तात दर्शविलेला मोबदला : रु. ४३,०५,२००
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. ३,०१,४००
१५. नोंदणी फी : रु. ३०,०००

लिपीक



सह दुय्यम निबंधक

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20231121328	21 November 2023, 10:08:30 AM			
मूल्यांकनाचे वर्ष	2023	वसई 3			
जिल्हा	पालघर				
मूल्य विभाग	तालुका वसई				
उप मूल्य विभाग	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक	सर्व्हे नंबर#242		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
15900	52300	60400	65900	60400	चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)	37.224 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	33.84 चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.56222/-			
घसाऱ्यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसाऱ्यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )			
		= ( ( \$6222-15900 ) * ( 100 / 100 ) ) + 15900 )			
		= Rs 56222/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 56222 * 37.224				
	= Rs 2092807.728/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	18.39 चौ मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 18.39 * ( 56222 * 40/100 )				
	= Rs 413569.032/-				
Applicable Rules	= 3, 9, 18, 19, 14				
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + येव्हीनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2092807.728 + 0 + 0 + 0 + 0 + 413569.032 + 0 + 0 + 0 + 0				
	= Rs. 2506377/-				
	= २ पंचवीस लाख सहा हजार तीन शे सत्याहत्तर /-				

**वसई-३**

**दस्त क्र. 2278/2023**

*(Signature)*

Home Print





CHALLAN  
MTR Form Number-6

वसई-३  
दस्ता २२९४६१२०२३  
३१२

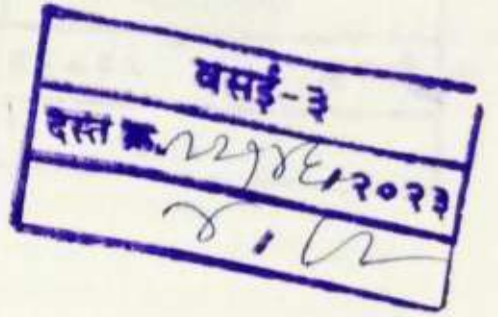


GRN	MH011186109202324E	BARCODE			Date	21/11/2023-08:10:30	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			Full Name	Dipali Suhas Wade						
Location	PALGHAR										
Year	2023-2024 One Time			Flat/Block No.	Flat No 1307 Bldg No 6 Sheetal Mayra						
	Account Head Details			Premises/Building							
		Amount In Rs.		Road/Street	Virar						
0030046401	Stamp Duty		301400.00	Area/Locality	Tal Vasai						
0030063301	Registration Fee		30000.00	Town/City/District							
				PIN		4	0	1	3	0	5
				Remarks (If Any)	SecondPartyName=DGS Infra-CA=4305200						
				Amount In	Three Lakh Thirty One Thousand Four Hundred Rupees						
				Words	Only						
Total			3,31,400.00								
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
	Cheque-DD Details			Bank CIN	Ref. No.	69103332023112110472	2839413552				
				Bank Date	RBI Date	21/11/2023-08:11:42	Not Verified with RBI				
	Cheque/DD No.			Bank-Branch	IDBI BANK						
	Name of Bank			Scroll No. , Date	Not Verified with Scroll						
	Name of Branch										

Mobile No. : 9823412541

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



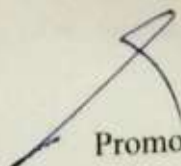


## AGREEMENT FOR SALE

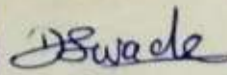

ARTICLES OF AGREEMENT made and entered into at Vasai, on 21<sup>st</sup> day of Nov in the Christian Year **2023** BY AND BETWEEN **M/S. DGS INFRA**, having Pan No.AATFD9604J, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at of Raghunath Krupa, Walawalkar Wadi, 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/directors of the said Company, their successors and assigns) of the Other Part;

  
Promoter/s



Allottee/s

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 १०३  
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WHEREAS:

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



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

C) That by Deed of Conveyance dated 05/12/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 3031 on 05/12/1996, One Mr. Harishchandra Krishna Choudhari, & 2 others, had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No.1-C, admeasuring 3900 Square Meters, assessed at Rs 8.45 Paise, lying, being and accordingly by virtue thereof the said Owners herein came to be vested unto with the Ownership Right, Title, Interest with respect to the First Land as more particularly mentioned in the First Schedule hereunder written and accordingly are in settled possession in respect of the said First Land, having custody of all the Original Title Documents, relevant 6/12, 7/12 extracts, Land Revenue Bills and Payment Receipts etc. interalia in that behalf.

Promoter's  
 Allottee's

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

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

F) That by Deed of Conveyance dated 13/07/2006 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 06194/2006, on 13/07/2006, Mr. Anton P. Lopes & others had sold and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2, admeasuring about 1042.5 Square Meters, out of the total area of 2780 Square Meters, assessed at Rs.5.06 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar (hereinafter referred to as "THE FIFTH LAND"), to Mr. Ashutosh Madhukar Joshi, for a valuable consideration and the said Conveyance is valid and subsisting as on date hereof & that the said Owners have been put into the vacant & peaceful possession of the said Fifth Land & accordingly by virtue thereof the said Owners herein came to be vested unto with the Ownership Right, Title, Interest with respect to the Fifth Land as more particularly mentioned in the First Schedule hereunder written and accordingly are in settled possession in respect of the said Fifth Land, having custody of all the Original Title Documents, relevant 6/12, 7/12 extracts, Land Revenue Bills and Payment Receipts etc. interalia in that behalf.

Promoter's



Allottee's  
 Bhavack

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 दिनांक 22/09/2023  
 Documents, relevant Payment Receipts etc. interalia in that behalf.

6/12, 7/12 extracts, Land Revenue Bills &

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

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

Sr. No.	Survey Nos.	Area in Sq. Meters	Name of Owners
1.	242/1/1	3870	Mr. Ashutosh Madhukar Joshi
2.	244/2	1042.5	
3.	244/2	1737.5	Mr. Ashutosh Madhukar Joshi and Mrs. Meena Jitendra Shah
4.	245/1/B	2500	Mr. Veena Ashutosh Shah
5.	245/1/C	3900	Mr. Ashutosh Madhukar Joshi
6.	246/4	3900	
	Total	14490	

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



H) The Owner No. 1 Mr. Ashutosh Madhukar Joshi, has applied and obtained Development Permission from the CIDCO on dated 04/02/2006, vide its order No. CIDCO/W/SR/BP-1566 /E/6037, in respect of land bearing Survey No. 245, Hissa No. 1(C), for residential purpose. The planning authority of Vasai Virar Sub Region has been sanctioned 2 Buildings, FSI admeasuring 1370.48 Sq.Meters Built-up area.

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

Promoter's (4) Allottee's

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शुद्ध - ३  
 दिनांक 22/09/2023

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

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

L) AND WHEREAS, thereafter the owners of the said Larger Land applied for amalgamation of different plots of lands. The said lands were surveyed and "Karni Jast Patrak" order No Bhunapan/Mauije-Virar/A.Ta.Bi.Mo.R.No 1132/2021/1493/2021 Dated 14/07/2021, according Du.Ta.Na. 538/2021 was prepared by DYLR and submitted to the Tehsildar Vasai. The Tehsildar Vasai by his order No.Mansuik/1/7-2/Hakkanond/Kavj-616/2021, dated 29/07/2021 allowed the Karni Jast Patrak and Division of Land and renumbering of plots. Accordingly Mutation Entry No.13752 was recorded on 29/07/2021 by Talathi Saja Virar. Accordingly new Numbers were given to the respective Plots of land. As per the said Karni Jast Patrak the Said Larger Land was given following new Numbers (Which is More Particularly Described in the second schedule hereunder written)

Sr. No.	Survey No./Hissa No.	Area in Square Meters	N.A. Use/Reservation	Name of Holder	OF 7/12
1.	242# 1/	10-77-82	D. P. Reserved Gardens	1) MR. ASHUTOSH MADHUKAR JOSHI,	
2.	242# 2/	118-73-86	Residential	2) MRS. MEENA JITENDRA SHAH & 3) MRS. VEENA ASHUTOSH JOSHI	
3.	242# 3/	15-38-32	12 Mtr D. Road		
	Total	144-90-00 i.e. 14490			Square Meters

M) The Planning authority of the said Larger Land region i.e. City Municipal Corporation has issued a Development Permission in respect of Residential building No. 206, existing St+G+22 upper Floor having Built up area of 10 Sq. Meters said larger lands being

Sr. No.	Survey No./Hissa No.	Area in Square Meters	N.A. Use/Reservation	Name of Holder	OF 7/12
1.	242# 1/	10-77-82	D. P. Reserved Gardens	1) MR. ASHUTOSH MADHUKAR JOSHI,	
2.	242# 2/	118-73-86	Residential	2) MRS. MEENA JITENDRA SHAH & 3) MRS. VEENA ASHUTOSH JOSHI	
3.	242# 3/	15-38-32	12 Mtr D. Road		
	Total	144-90-00 i.e. 14490			Square Meters

Promoter's (4) Allottee's



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Documents relevant 6/12, 7/12 extracts, Land Revenue Bills & Payment Receipts etc. interalia in that behalf.

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

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

Sr. No.	Survey Nos.	Area in Sq. Meters	Name of Owners
1.	242/1/1	3870	Mr. Ashutosh Madhukar Joshi
2.	244/2	1042.5	
3.	244/2	1737.5	Mr. Ashutosh Madhukar Joshi and Mrs. Meena Jitendra Shah
4.	245/1/B	2500	Mr. Veena Ashutosh Shah
5.	245/1/C	3900	Mr. Ashutosh Madhukar Joshi
6.	246/4	3900	
	Total	14490	

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

H) The Owner No. 1 Mr. Ashutosh Madhukar Joshi, has applied and obtained Development Permission from the CIDCO on dated 04/02/2006, vide its order No. CIDCOMVSR/BP-1566 /E/6037, in respect of land bearing Survey No. 245, Hissa No. 1(C), for residential purpose building, and The planning authority of Vasai Virar Sub Division has been sanctioned 2 Buildings, FSI admeasuring 1370.48 Meters Built-up area.

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



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

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

L) The Vasai Virar City Municipal Corporation has issued Commencement Certificate vide its order No. VVCMCTP/CVMP-0019-5062/2014-15, dated 16/07/2014, which is as under,

Sr. No.	Predominant use	Bldg No.	No. of Floors	No. of Flats	Built-up area in Sq. Meters	
1.	Residential	5 Wing B, C, D	Upper	Gr-S+7	85	4665.361
2.	Residential	6	Gr+1	Part	24	1183.461

M) AND WHEREAS, thereafter the owners of the said Larger Land applied for amalgamation of different plots of lands. The said lands were surveyed and "Karni Jast Patrak" order No. Bhurnapan/Mauje-Virar/A.Ta.Bi.Mo.R.No. 1132/2021/1493/2021 Dated 14/07/2021, according to Du.Ta.Na. 538/2021 was prepared by DYLR and submitted to the Tehsilidar Vasai. The Tehsilidar Vasai by his order No. Mahsul/K-1/T-2/Hakkanond/Kav-6/16/2021, dated 29/07/2021 allowed the Karni Jast Patrak and Division of Land and renumbering of plots Accordingly Mutation Entry No.13752 was recorded on 29/07/2021 by Talathi Saja Virar. Accordingly new Numbers were given to the said respective Plots of land. As per the said Karni Jast Patrak the Said Larger Land was given following new Numbers (Which is More Particularly Described in the second schedule hereunder written)

SR. NO.	SURVEY NO./ HISSA NO.	AREA IN SQUARE METERS	USE/ RESERVATION	NAME OF HOLDER	OF 7/12
1.	242# /1	10-77-82	D. P. Reserved Gardens	1) MR. ASHUTOSH MADHUKAR JOSHI	
2.	242# /2	118-73-86	Residential	2) MRS. MEENA JITENDRA SHAH & 3) MRS. VEENA ASHUTOSH JOSHI	
3.	242# /3	15-36-32	12 Mtr D. P. Road		
	Total	144-90-00	i.e. 14490 Square Meters		

N) The Planning authority of the said Larger Land Sub region i.e. City Municipal Corporation has issued Development Permission in respect of Residential with Shop Building No. 246 existing St+Gr+22 upper Floor having Built up area of 3600.00 Sq. Mtrs. said larger lands being



Allotee's

Promoter's

(4)

Allotee's

Promoter's

(4)

Allotee's

Promoter's



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 New Survey No. V/C/MC/T/P/RDP/00019 & 5062/782/2021-22. Dated 04/01/2022.

242B/1, 242B/2, 242B/3, vide its order No. P/0019 & 5062/782/2021-22. Dated 04/01/2022.

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

O) The Promoter approached to 1) MR. ASHUTOSH MADHUKAR JOSHI, 2) MRS. VEENA ASHUTOSH JOSHI & (3) MRS. MEENA JITENDRA SHAH to grant and transfer development right FSI of Residential with Shopline Building No. 06, consist of S+G+22 upper floor, FSI admeasuring 21432.24 Square Meters Built-up area (P Line Area), lying, to be constructed on the portion of land bearing new Survey No. 244B/2, lying, being and situated at Village Virar, Taluka Vasai, District Palghar in favour of Promoter.

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

Virar City Municipal Corporation has issued Revised Development Permission for proposed residential with shopline Building No.06 and CFC building on land bearing survey No.242 Hisssa No B/1, B/2 and B/3 of Village Virar, Taluka Vasai, Dist Palghar vide its order No. V/C/MC/T/P/RDP/0019 -5062/4A/08/2022-23, dated 04/11/2022-23, which is as under:-

Sr.	Predominant Bldg	No. of Floors	Built-up
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Promoter/s

{6}

Allottee/s

*Pradeep Joshi*

No.	use	No.	area in Sq. Meters
1.	Residential with Residential	6	Basement+S+G+Podium +3 <sup>rd</sup> Gr+16 Pt 21431.84

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

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

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

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

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

W) AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to construct the Apartments in the said buildings to be constructed by the Promoter on the project land and to enter into Agreements with the Apartment owners to receive the sale consideration in the project land.

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

Promoter/s

{7}

Allottee/s

*Pradeep Joshi*



शरीफ-३  
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 ११/०२/२०२३

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

Y) AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure IX,

Z) AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by Vasai Virar City Municipal Corporation.

AA) AND WHEREAS the Promoter has got some of the approvals from Vasai Virar City Municipal Corporation to the plans, the specifications, elevations, sections and of the said buildings and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

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

CC) AND WHEREAS the Promoter has accordingly commenced construction of the said buildings in accordance with the said proposed plans.

DD) AND WHEREAS the Allottee is offered an Flat bearing number 1307 on the 13th Floor, (herein after referred to as the said "Apartment") of the Building No.6, Building called "SHEETAL MAYRA" after referred to as the said "Building") being constructed of the



WHEREAS the Rera carpet area of the said Apartment is 33.84 sq.mtrs. "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive use of the Allottee, but includes the area covered by the Promoter's

(8)

Allottee's

*Shri. B. B. B. B.*

शरीफ-३  
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 १२/०२/२०२३

Internal partition walls of the apartment along with Boundary Area 17.18 Sq. Mtrs and EF area admeasuring 6.21 Sq. Mtrs

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

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 Lakhs Fifty One Thousand only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

HH) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on 26/09/2022 under registration No. **P99000046948** under the provisions of **The Real Estate (Regulation & Development) Act, 2016** with the Real Estate Regulator Authority.

II) AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

JJ) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment).

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

1. The Promoter has constructing the said building No.6, Basement-St+Podium+3<sup>rd</sup> Gr+16 Pt upper Floor and Proposed 16<sup>th</sup> Part to 28<sup>th</sup> Floor upper floor the said Building shall be known as "SHEETAL MAYRA" on the project land in accordance with the plans, designs and specifications as approved by the concerned authority from time to time. Provided that the Promoter shall obtain prior consent in writing of the Allottees in respect of or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to changes in law.



1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 1307, having admeasuring **33.84 sq. Mtrs RERA Carpet area** along with Balcony Area 12.18 Sq. Mtrs and EF area admeasuring 6.21 Sq. Mtrs, on 13th Floor in the building No.6, building known as SHEETAL MAYRA (hereinafter referred to as "the Apartment")

(9)

Promoter's

Allottee's  
*Shri. B. B. B. B.*

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 27th March 2023  
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in the Floor plan heretofore annexed and marked as 'X' for the consideration of Rs.43,05,200/- (Rupees Four Lakhs Five Thousand Two Hundred only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

1(b) The total aggregate consideration amount for the apartment excluding of car parking spaces is thus Rs.43,05,200/- (Rupees Forty Three Lakhs Five Thousand Two Hundred only)

1(c) The Alottee has paid on or before execution of this agreement a sum of Rs.4,51,000/- (Rupees Four Lakhs Fifty One Thousand only) as part payment or application fee and agrees to pay full and final payment Rs.43,05,200/- (Rupees Forty Three Lakhs Five Thousand Two Hundred only) in the following manner:-

No	Amount	%	Nature of works
i	Rs.4,30,520/-	10%	not exceeding 10% of the total consideration) being earnest payment of consideration value
ii	Rs.8,51,040/-	20%	not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
iii	Rs.8,45,780/-	19%	(not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
iv	Rs.88,104/-	2%	(not exceeding 47 % of the total consideration) to be paid to the Promoter on completion of the 2 <sup>nd</sup> slabs
v	Rs.88,104/-	2%	(not exceeding 49 % of the total consideration) to be paid to the Promoter on completion of the 4 <sup>th</sup> slabs
vi	Rs.88,104/-	2%	(not exceeding 51 % of the total consideration) to be paid to the Promoter on completion of the 6 <sup>th</sup> slabs
vii	Rs.88,104/-	2%	(not exceeding 53 % of the total consideration) to be paid to the Promoter on completion of the 8 <sup>th</sup> slabs
viii	Rs.88,104/-	2%	(not exceeding 55 % of the total consideration) to be paid to the Promoter on completion of the 10 <sup>th</sup> slabs
ix	Rs.88,104/-	2%	(not exceeding 57 % of the total consideration) to be paid to the Promoter on completion of the 12 <sup>th</sup> slabs



Promoter's

(10)

Alottee's

*Signature*

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 27th March 2023  
 9/3/2023

x	Rs.88,104/-	2%	(not exceeding 59 % of the total consideration) to be paid to the Promoter on completion of the 14 <sup>th</sup> slabs
xi	Rs.88,104/-	2%	(not exceeding 61 % of the total consideration) to be paid to the Promoter on completion of the 16 <sup>th</sup> slabs
xii	Rs.88,104/-	2%	(not exceeding 63 % of the total consideration) to be paid to the Promoter on completion of the 18 <sup>th</sup> slabs
xiii	Rs.88,104/-	2%	(not exceeding 65 % of the total consideration) to be paid to the Promoter on completion of the 20 <sup>th</sup> slabs
xiv	Rs.88,104/-	2%	(not exceeding 67 % of the total consideration) to be paid to the Promoter on completion of the 22 <sup>nd</sup> slabs
xv	Rs.43,0520/-	1%	(not exceeding 68 % of the total consideration) to be paid to the Promoter on completion of the 24 <sup>th</sup> slabs
xvi	Rs.43,0520/-	1%	(not exceeding 69 % of the total consideration) to be paid to the Promoter on completion of the 26 <sup>th</sup> slabs
xvii	Rs.43,0520/-	1%	(not exceeding 70 % of the total consideration) to be paid to the Promoter on completion of the 28 <sup>th</sup> slabs
xviii	Rs.2,15,260/-	5%	(not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment
xix	Rs.2,15,260/-	5%	(not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the S fittings, staircases, lift wells upto the floor level of Apartment
xx	Rs.2,15,260/-	5%	(not exceeding 85% of the total consideration) to be paid to the Promoter on completion of plumbing and external elevation, terraces with water of the building or wing in which the Apartment is located
xxi	Rs.4,30,520/-	10%	(not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, elect



Promoter's

(11)

Alottee's

*Signature*

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x	Rs. 2,15,280/-	5% mechanical and equipment requirements, entrance lobby, plant protection, parking of stress apparatus and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located. agreed and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate
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14) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

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

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

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

Promoter's

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Allottee's

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14) The Allottee authorizes the Promoter to sign/execute/execute on payments made by her/him under any head/ty of dues against her/him outstanding, if any, in her/his name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to dispute/dividend the Promoter to reject the payments in any manner.  
 Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/flat/floors in case of multi-storied building wing.

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

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

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of said Building No.6 is 2.1431 84 square meters Built up area only and Promoter has planned to utilize Floor Space Index of Sq.mts by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of Sq.mts. as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the Apartment based on the proposed construction and sale to be carried out by the Promoter by utilizing the proposed Floor Space Index and Allottee has agreed to purchase the Apartment on the basis of the understanding that the declared proposed FSI Promoter only.

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

Promoter's

(13)

Allottee's

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On the date the said amount is payable by the allottee(s)

- 4.2 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 due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement. Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'I', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before 31/12/2026. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 therein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.



Provided that the Promoter shall be entitled to reasonable extension of time by giving delivery of Apartment on the aforesaid date, if the registration of building in which the Apartment is to be situated is on account of -  
a) completion or act of God.  
b) delay in giving notification of the government and/or other public independent authority/author.

**Procedure for taking possession -**

7.1 The Promoter upon obtaining the occupancy certificate from the concerned authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment/Prior/  
Promoter

(14)

Attorney's

Pratik  
Kumar

पक्ष ३  
अपार्टमेंट प्रॉमोटर  
११/११/२०१३  
११/११/२०१३

to the Allottee in terms of this Agreement to be taken within 3 days of months from the date of issue of such notice and the Promoter shall give possession of the [Apartment] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy.

7.3 **Failure of Allottee to take Possession of [Apartment]:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the [Apartment/Prior] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Prior] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

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

8. The Allottee/s shall use the Apartment or any part thereof for the same to be used only for purpose of residence and their family and use the garage or parking space only for purpose of keep vehicle.

9. The Allottee along with other allottee(s) of Apartments in the [Apartment] shall join in forming and registering the Society or Association of Allottees (Company) to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association of Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded



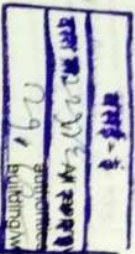
Promoter

(15)

Attorney's

Pratik  
Kumar





- is, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/ wing 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 Allottees 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 Allottees under this Agreement.
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottees in the manner contemplated in this Agreement.
- ix. 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;
- x. 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.

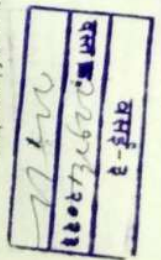


Promoter's (18)  
 Allottee's  
*[Signature]*

- iii. 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 provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. 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 addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Parids or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and building in which the Apartment is situated or any part thereof, and by any increased premium shall become payable by the Allottee/s in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or any other material in or to the building in which the Apartment is situated or any portion of the project land and the building in which the 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 authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.



Promoter's (19)  
 Allottee's  
*[Signature]*



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and pay increase in local taxes, water charges, insurance interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottees to the Promoter under this Agreement are fully paid up.

ix. The Allottees shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottees to the Promoter under this Agreement are fully paid up.

x. The Allottees shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottees shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottees shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xiii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottees shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums due to the Promoter from the Allottees as advance or deposit, in account of the share capital for the promotion of the Society or association or Company or towards the outgoings, charges and shall utilize the amounts only for the purpose for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottees shall have no claim save and except in respect of the Promoter's



(20)

Allottee's  
Shukla  
Soni

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23/1/2023

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

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE** After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottees who has taken or agreed to take such [Apartment/plot].

18. **BINDING EFFECT:** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottees until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottees and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottees and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottees for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottees, application of the Allottees shall be treated as cancelled and all sums deposited by the Allottees in connection therewith including the booking amount shall be returned to the Allottees without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or otherwise, between the Parties in regard to the said apartment/plot/case may be.

20. **RIGHT TO AMEND:** This Agreement may only be amended in writing with the written consent of the Parties.

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



(21)

Allottee's  
Shukla  
Soni



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

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

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

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

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

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



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

Name of Allottee  
**MRS. DIPALI SUHAS WADE**  
**MR. SUHAS SHASHIKANT WADE**  
 Add: B/204, Florence Building Mohak City, Manvel Pada Road, Virar East, Palghar, Maharashtra, 401303

Promoters

(22)

Allottee's  
*Dipali Waade*

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

PROMOTER:  
**M/S. DGS INFRA**  
 through its partner **MR. SURAJDEV D. SHUKLA**  
 Add : Raghunath Krupa, Valawalkar Wadi, Aarey Road, Goregaon East, Mumbai 400065.

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

28. **JOINT ALLOTTEES**: That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees

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 amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulation Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

31. **GOVERNING LAW**: That the rights and obligations of the parties hereunder or arising out of this Agreement shall be construed according to the law and accordance with the laws of India for the time being in force and the Vasai courts will have the jurisdiction for this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**"A" SCHEDULES OF LAND**

ALL THAT pieces and parcels of N.A. Land bearing.

SR NO/ HISSA NO.	SURVEY NO/ HISSA NO.	AREA IN SQUARE METERS	N/A RESERVATION	USE/ RESERVATION	NAME OF THE HOLDER
1.	242B/1	10-77-82		D. P. Reserved Gardens	1) MR. ASHUTOSH MADHUKAR JOSHI.
2.	242B/2	118-73-86		Residential	2) MRS. MEENA JITENDRA SHAH & 3) MRS. VEENA ASHUTOSH JOSHI
3.	242B/3	15-38-32	12 Mtr D. P. Road		
Total		144-90-00 i.e. 14490 Square Meters			

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

Promoters

(23)

Allottee's  
*Dipali Waade*

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2024/2025

**B" SCHEDULES OF FSI**

ALL THAT FSI of Residential with Shopline Building No. 06, consist of Basement+St+Podium +3<sup>rd</sup> Gr+16 Pl, FSI admeasuring 21431.84 Square Meters Built-up area and Proposed 16<sup>th</sup> Part to 28<sup>th</sup> upper Floor, lying, to be constructed on the portion of land bearing new Survey No. 242B/2, lying, being and situated at Village Virar, Taluka Vasai, District Palghar

**C" SCHEDULES OF APARTMENT**

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

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

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



Promoter's

(24)

Allottee's

*Sheetal Mayra*

IN WITNESS WHEREFO THE PARTIES HERETO HAVE HEREINTO SET THEIR HANDS AND SIGNED AND DELIVERED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

2413-3  
2024/2025

SIGNED AND DELIVERED by the )  
withinnamed Promoter )

M/S. DGS INFRA

) For M/S. DGS INFRA

Through its Partners

MR. SURAJDEV D. SHUKLA

Partner



In the presence of )

1) N. H. Padi )

) *NH*

2) Sunil Pava )

) *SP*

withinnamed ALLOTTEES:

MRS. DIPALI SUHAS WADE )

) *Dipali*



MR. SUHAS SHASHIKANT WADE )

) *Suhas*



In the presence of )

1) N. H. Padi )

) *NH*

2) Sunil Pava )

) *SP*

Promoter's



Allottee's

*Suhas Shashikant Wade*

बसई-३  
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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 aforesaid.

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

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

For M/S. DGS INFRA

*[Signature]*

Through its Partners

WITNESSES:

1) *[Signature]*

2) *[Signature]*



Promoter's

[26]

Allottee's

*[Signature]*

LIST OF ANNEXURES

बसई-३  
 २०१४/२०१३  
 २०१२

- Annexure I : List of Amenities
- Annexure II : MAHA-RERA CERTIFICATE
- Annexure III : INDEX II (Development Agreement)
- Annexure IV : Search & Title Report (issued by Adv. Kalish H. Patil)
- Annexure V : 7/12 Extract
- Annexure VI : Non-Agriculture Certificate (issued by Collector of Thane)
- Annexure VII : Commencement Certificate (issued by Vasai-Virar City Municipal corporation)
- Annexure VIII : Revised Development Permission (issued by Vasai-Virar City Municipal corporation)
- Annexure IX : 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



Promoter's

[27]

Allottee's

*[Signature]*

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 दाखल क्र. 22/28/130029  
 39/1/22

LIST OF AMMENITIES

**STRUCTURE**

- Earthquake resistant R.C.C. Frame Structure

**DOORS**

- Wooden Door Frame.
- Hot-Pressed Solid Core Flush Door with laminate finish brass hardware fittings

**WINDOWS**

- White Colored anodized aluminum full height sliding window with reflecting glass
- Granite / marble window sills.

**FLOORING**

- Vitrified in living, dining, kitchen, bedrooms and corridors.

**CEILING / PAINTING**

- Internal wall with gypsum finishing 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

**KITCHEN**

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

**TOILETS**

- 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 fittings

**OTHER AMINITIES**

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



Promoter's

(28)

Allottee's

Shade

बतर्फ-३  
 दाखल क्र. 22/28/130029  
 39/1/22



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'  
 [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**PR9900046848**  
**Project: SHEETAL MAYRA - Plot Bearing / CTS / Survey / Final Plot No. Survey No 242 H No B/T B/Z & B/DW**  
**Vasahat/Var City (M Corp), Vashi, Pughar, 401305.**

1. Dga Infra, having its registered office / principal place of business at **Tank, Borivali, District, Mumbai Suburban Pin- 400023**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottee.
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts related by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.
  - The entire of the amounts to be realized hereunder by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated reasonable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 26/09/2022 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Date: 26/09/2022  
 Place: Mumbai

Signature and seal of  
 Maharashtra Real Estate Regulatory Authority  
 Digitally Signed by  
 (Seal of Maharashtra Real Estate Regulatory Authority)  
 Date: 26/09/2022 13:00:51



Promoter's

(29)

Allottee's

Shade



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229849003  
39/2

Ref No. RENA-L-TR-016/2022

**B) THE DOCUMENTS OF PLOT OF LAND :**

- i) Original 7/12 extract download on 30/08/2022 of Survey No.242 B Hissa No. 2 of Village Virar, Taluka Vasal, Dist Palghar from Bhumi Abhilekh site.
- ii) Deed of Conveyance Dated 18/06/1996 registered at Sub-Registrar Vasal No. II at Serial No. Vasal-2-1704-1996, Deed of Conveyance Dated 18/06/1996 registered at Sub-Registrar Vasal No. II at Serial No. Vasal-2-1705-1996, Deed of Conveyance Dated 05/12/1996 registered at Sub-Registrar Vasal No. II, at Serial No. Vasal-2-3031-1996
- iii) Deed of Conveyance Dated 04/12/2003 registered at Sub-Registrar Vasal No. II at Serial No. Vasal-2-6129-2003, Deed of Conveyance Dated 13/07/2006 duly registered at Sub-Registrar Vasal-2, vide its registration No. Vasal-2-6194-2006.
- iv) Deed of Conveyance Dated 30/12/2006 duly registered at Sub-Registrar Vasal-2, vide its registration No. Vasal-2-1982-2006.
- v) Mutation Entry No.13752 dated 07/08/2021
- vi) Development permission vide their order No. VVCMC/TP/RDP/V-0019 5062/78/12021-22 Dated 04/02/2021.
- vii) Revised Development permission vide their order No. VVCMC/TP/RDP/V-0019 & 5062/78/2/2021-22 Dated 04/02/2021
- viii) Commencement Certificate vide their order No. VVCMC/TP/CC/NP-0019 & 5062/5/16/2021-22 Dated 04/02/2021
- ix) Development Agreement Dated 25/08/2022 duly registered at Sub-Registrar Vasal-5, vide its registration No. Vasal-5-13386-2022
- x) Search report for 30 years from 1992 till 2022.

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

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Promoter's

(32)

Allottee's *Devade*

Ref No. RENA-L-TR-016/2022

**Owners of the Land**

- a) 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah are owner of Survey No. 242B Hissa No. 2 area admeasuring 118-73-86 R Sq. Mtrs of Revenue village Virar, Taluka Vasal, Dist- Palghar and FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square Meters= Total P Line area is admeasuring 21432.24 Square Meters), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasal, District Palghar.

- b) AND Development Agreement Dated 25/08/2022 duly registered at Sub-Registrar Vasal-5, vide its registration No. Vasal-5- 13386-2022, 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah has given development right of FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square Meters= Total P Line area is admeasuring 21432.24 Square Meters), of Building No. 06, lying, being and situated at Survey No. 242B Hissa No. 2 of Village Virar, Taluka Vasal, District Palghar to M/S. DGS INFRA THROUGH ITS PARTNER MR. ISHWARDDEV DUDHNATH SHUKLA

- 3) The report reflecting the flow of the title of land owner 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah and title of FSI of M/s. DGS Infra is enclosed herewith as annexure.

Encl: Annexure.

Dated : 30<sup>th</sup> August, 2022

*Devade*  
Kailash H. Patil  
Advocate  
ADV. KAILASH H. PATIL  
B.A., LL.B.  
108, Shubhikarni Shopping Centre,  
Vasant Nagar, Vasal (E), Dist. Palghar



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Promoter's

(33)

Allottee's *Devade*

वर्ग - 3  
229849003  
24/1/22

बही - 3  
दिनांक 20/06/2022  
501/22

Kailash H. Patil

Ref No RERA/TR-016/2022

बही - 3  
दिनांक 20/06/2022  
501/22

Ref No RERA/TR-016/2022

ADVOCATE & LEGAL ADVISOR  
B. A., LL. B.  
109, First floor, Shubham Shopping Centre, Vasai  
Vasai (East), Dist. Palghar - 401206, office tel : 8823 1002  
Mob No: 9823412541, email ID : adv\_kailashpatil@yahoo.co.in

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, Dist Palghar, reflect the name of 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah being the owner of land
- 2) That by a Deed of Conveyance dated 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 1705/1996 on 18/06/1996, of Book No 01, wherein One SMT. BHANUMATI KRISHNA CHOUHDARI and others had sold, conveyed & assigned all that N. A. land bearing Survey No. 246, Hissa No. 4, admeasuring 1440 Square Meters, assessed at Rs.2.94 Paise, lying, being & situated at Village: Virar, Taluka Vasai, District Palghar, to One MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration
- 3) That by Deed Conveyance dated: 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 1704, on 18/06/1996, MR. MOHAN KRISHNA CHOUHDARI & 3 others had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No. 1B, admeasuring 2500 Square Meters, assessed at Rs. 5.41 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, to MRS. VEENA ASHUTOSH JOSHI for a valuable consideration  
by Deed of Conveyance dated 05/12/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 3031 on 05/12/1996, One MR. HARSICHANDRA KRISHNA CHOUHDARI & 2 others, had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No.1-C, admeasuring
- 4) That by Deed of Conveyance dated 30/12/2006 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 11982/2006, MR. SAIMON D. LOPES & others had sold and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2, admeasuring about 1737.5 Square Meters out of the total area of 2780 Square Meters, assessed at Rs. 5.06 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar to MR. ASHUTOSH MADHU KAR JOSHI & MRS. MEENA JITENDRA SHAH for a valuable consideration
- 5) That by Deed of Conveyance dated 13/07/2006 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 06194/2006, on 13/07/2006, MR. ANTON P. LOPES & others had sold and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2, admeasuring about 1042.5 Square Meters, out of the total area of 2780 Square Meters, assessed at Rs.5.06 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, to MR. ASHUTOSH MADHURKAR JOSHI, for a valuable consideration
- 6) That by Deed of Conveyance dated: 04/12/2003 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 06129/2003, on 04/12/2003, MR. PHILIP PITTAR KORIVA & 6 others had sold & conveyed the N. A. land bearing Survey No. 242, Hissa No. 1/1, admeasuring 3870 Square Meters, assessed Rs.5.05 Paise, lying, being & situated at Village: Virar, Taluka Vasai, District Palghar, to MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration.
- 7) Thus the 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah herein are the lawful owners of



Promoter's

(34)

Allottee's

*[Signature]*

(35)

Allottee's

*[Signature]*

SIPARCO

श्री १  
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 ३०/१२

2022

their respective properties of Village Virar, Taluka Vasal, Distn Palghar as under:-

Sr. No.	Survey Nos.	Area in Sq. Meters	Name of Owners
1.	242/1/1	3870	MR. ASHUTOSH MADHUKAR
2.	244/2	1042.5	JOSHI
3.	244/2	1737.5	MR. ASHUTOSH MADHUKAR JOSHI & MRS. MEENA JITENDRA SHAH
4.	245/1/B	2500	MRS. YEENA ASHUTOSH JOSHI
5.	245/1/C	3900	MR. ASHUTOSH MADHUKAR
6.	246/4	3900	JOSHI
	Total	14490	

Hereinafter referred to as "THE SAID LARGER LAND".

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

10) The Owner No. 1 MR. ASHUTOSH MADHUKAR JOSHI, has amalgamated land bearing Survey No. 245, Hissa No. 1(B) & 1(C), and applied and obtained Revised Development Permission from the CIDCO on dated 04/02/10, vide its order No. CIDCO/VV/SR/RDP/BP1564-1566/E/5790, for residential building, and The planning authority of Vasal Virar Sub region, has been sanctioned 1 Building i.e. Building No. 5, consisting of Ground/Part upper floor, FSI admeasuring 2091.222 Square Meters Built up area.



Promoters

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Allottees *Dr. Pradeep Joshi*

Ref No RE/ALTR-0162022

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

12) The Vasal Virar City Municipal Corporation has issued Commencement Certificate vide its order No. VVCMG/TP/CCVP-0019 -5062/096/2014-15, dated 16/07/2014, which is as under:

Sr. No.	Predominant use	Bldg No.	No. of Floors	No. of Flats	of Built-up area in Sq. Meters
1.	Residential	5 W/ing B, C, D	Gr. S+7 Upper	85	4665.361
2.	Residential	6	Gr.+1 Part	24	1183.461

13) AND WHEREAS, thereafter the owners of the said Larger Land applied for amalgamation of different plots of lands. The said lands were surveyed and "Karni Jast Patrak" order No. Bhunapan/Maje- Virar/ A. Ta. Bt. Mo. R. No./1132/2021/1493/2021, dated- 14/07/2021, according Du. Ta. Na. 538/2021 was prepared by DYLR and submitted to the Tehsildar Vasal. The Tehsildar Vasal by his order No. Mansulk-1/R-2/Hakkanonid/Kav-616/2021, dated 29/07/2021 allowed the Karni Jast Patrak and Division of Land and renumbering of plots. Accordingly Mutation Entry No. 13752 was recorded on 29/07/2021 by Talathi Seja Virar. Accordingly new Numbers were given to the respective Plots of land. As per the said Karni Jast Patrak the Said Larger Land was given following new Numbers

Sr. NO.	SURVEY NO./ HISSA NO.	AREA IN SQUARE METERS	N. A. RESERVATION	USE/ HOLDER	NAME OF HOLDER



Page

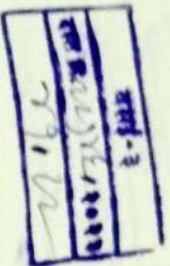
Promoters

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Allottees *Dr. Pradeep Joshi*

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 २०/१२





Ref No: BSR/AL/78/0/19/2022

1.	242B/1	10-71-82	D. P. Reserved Gardens	1) MR. ASHUTOSH MADHUKAR JOSHI
2.	242B/2	118-73-86	Residential	2) MRS. MEENA JITENDRA SHAH &
3.	242B/3	15-38-32	1/2 Mr. D. P. Road	3) MRS. VEENA ASHUTOSH JOSHI
Total			14450.00 i.e. 14450 Square Meters	

14) The Planning authority of Vasal Vihar Sub region i.e. City Municipal Corporation has issued Revised Development permission in respect of said larger lands being New Survey No. 242B/1, 242B/2, 242B/3, vide its order No. V/C/MO/T/PRO/P/00118 & 505/27/82/2021-22. Dated 04/7/2022 for proposed Residential with Shopping Building No. 08, SH-G-22, consisting Ser. NO. 372 and No. of Shop/ Clinic. 19 having 13360.110 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters built up area+ ancillary FSI admeasuring 8072.13 Square Meters Total P Line area is admeasuring 21432.24 Square Meters)

15) By and DEVELOPMENT AGREEMENT dated 25/09/2022 duly Registered at Vasal-5, vide its Registration No. Vasal-5-13396-2022 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah sold and conveyed Survey No. 242B Hissa No. 2, FSI admeasuring about 21432.24 Sq. Mtrs (Built up area), of Building No. 08 of Revenue Village Vsar, Taluka Vasal, Dist. Palghar in favour of M/S. DGS INFRA THROUGH ITS PARTNER MR. ISHVARDEV DUDHNAATH SHUKLA.

Date: 30<sup>th</sup> August, 2022



Advocate

ADV. KAILASH H. PATIL

B.A., LL.B.  
ENR. No. 14/11/173/2008  
10A, Durgam Chaudhary Building, Vasal  
Vasal, Taluka Vasal, Dist. Palghar

19/09/2022



Ref No: BSR/AL/78/0/19/2022

Kailash H. Patil

ADVOCATE & LEGAL ADVISOR  
B.A., LL.B.  
10A, Durgam Chaudhary Building, Vasal  
Vasal, Taluka Vasal, Dist. Palghar  
Vasal No. 19/09/2022, email id: kailashpatil@rediffmail.in

SEARCH REPORT:

Search Report in respect of Land being Survey No. 242B Hissa No. 2 and admeasuring 118-73-86 R Sq. Mtrs and FSI admeasuring 2-43224 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square Meters Total P Line area is admeasuring 21432.24 Square Meters), of Building No. 08, Vingar, being and situated at Village Vsar, Taluka Vasal, District Palghar.

Year	Index Book #	Year	Index Book #
1993		1993	NI
1994		1994	NI
1995		1995	NI
1996		1996	NI
1999		1999	NI

ENTRY No. 1

Type of Agreement : Conveyance Deed  
 Agreement Date : 19/09/1999  
 Registration Date : 19/09/1999  
 Registration No. : 1724/1999-Vasal-2  
 Made Between :  
 Vendor :  
 1. Mrs. Sharmal Krishna Choudhary  
 2. Mr. Mohan Krishna Choudhary  
 3. Mrs. Lata Dandekar Kavi  
 4. Mrs. Shanti Madan Patil  
 Purchaser :  
 : Mrs. Veena Ashutosh Joshi  
 Agreement Value : Rs.4,75,000/-  
 Property Details : Area admeasuring 0-25-0 Hq situated on land being Survey No. 245 809A admeasuring 0-24-0 Hq. Ptd Kotara area 0-05-41 H.R. Revenue Village Vsar, Tal. Vasal, Dist. Palghar.

ENTRY No. 2

Type of Agreement : Conveyance Deed  
 Agreement Date : 19/09/1999  
 Registration Date : 19/09/1999



Promoter's

(38)

Allotee's *Patil*

Promoter's

(39)

Allotee's *Patil*

वर्ग-३  
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Ref No REVA-L-TR-016/2022

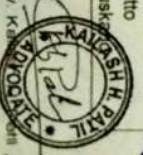
Registration No. Made Between Vendor	: 1705/1996-Vasai-2 : 1. Mrs. Bhanumati Krishna Choudhary 2. Mr. Mohan Krishna Choudhary 3. Mrs. Lata Damodar Kavli 4. Mrs. Shalini Madan Patil : Mr. Ashutosh Madhukar Joshi : Rs.2,61,000/-
Purchaser Agreement Value Property Details	: Area admeasuring 2.95 Sq. Mtrs 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 HR Revenue Village Virar, Tal- Vasai, Dist Palghar
<b>ENTRY No. 3</b>	
Type of Agreement	: Conveyance Deed
Agreement Date	: 05/12/1996
Registration Date	: 21/12/1996
Registration No. Made Between Vendor	: 3031/1996 -Vasai-2 : 1) Mr. Harishchandra Krishna Choudhary 2) Mrs. Leena Ramesh Choudhary 3) Mrs. Jagruti Jaywant Vartak : Mr. Ashutosh Madhukar Joshi : Rs. 6,90,000/-
Purchaser Agreement Value Property Details	: Area admeasuring 0-39-0 HR, situated on land being Survey No. 245 Hissa Pot Kharba area 0-01-0 HR of Revenue Village Virar, Tal- Vasai, Dist Palghar
1997	Nil
	Nil
	Nil
	Nil



वर्ग-३  
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 २०१०

Ref No REVA-L-TR-016/2022

2001	Nil
2002	Nil
2003	<b>ENTRY No. 4</b> Type of Agreement : Conveyance Deed Agreement Date : 04/12/2003 Registration Date : 04/12/2003 Registration No. : 6129/2003-Vasai-2 Made Between Vendor : : Mr. John Piter Korian for himself and for Mr. Phillip Peter Korla, Mr. Igenous Peter Korla, Mr. Sebastian Peter Korla, Mr. Teraja 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/-
2004	Nil
2005	Nil
2006	<b>ENTRY No. 5</b> Type of Agreement : Conveyance Deed Agreement Date : 13/07/2006 Registration Date : 13/07/2006 Registration No. : 6194/2006-Vasai-2 Made Between Vendor : : 1. Mrs. Anton P. Lopes 2. Mr. Alex Pascol Lopes 3. Mr. Andrew Pascol Lopes 4. Mr. Anton Louis Dibritto 5. Mr. Aiais Louis Dibritto 6. Mr. Michael John Tuskano



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वर्ग-३  
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Ref No REVA-L-TR-016/2022

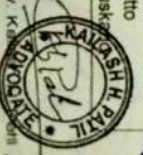
Registration No. Made Between Vendor	: 1705/1996-Vasai-2 : 1. Mrs. Bhanumati Krishna Choudhary 2. Mr. Mohan Krishna Choudhary 3. Mrs. Lata Damodar Kavli 4. Mrs. Shalini Madan Patil : Mr. Ashutosh Madhukar Joshi : Rs.2,61,000/-
Purchaser Agreement Value Property Details	: Area admeasuring 2.95 Sq. Mtrs 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 HR Revenue Village Virar, Tal- Vasai, Dist Palghar
<b>ENTRY No. 3</b>	
Type of Agreement	: Conveyance Deed
Agreement Date	: 05/12/1996
Registration Date	: 21/12/1996
Registration No. Made Between Vendor	: 3031/1996 -Vasai-2 : 1) Mr. Harishchandra Krishna Choudhary 2) Mrs. Leena Ramesh Choudhary 3) Mrs. Jagruti Jaywant Vartak : Mr. Ashutosh Madhukar Joshi : Rs. 6,90,000/-
Purchaser Agreement Value Property Details	: Area admeasuring 0-39-0 HR, situated on land being Survey No. 245 Hissa Pot Kharba area 0-01-0 HR of Revenue Village Virar, Tal- Vasai, Dist Palghar
1997	Nil
	Nil
	Nil
	Nil



वर्ग-३  
 क्र. २२९६१०२१  
 २०१०

Ref No REVA-L-TR-016/2022

2001	Nil
2002	Nil
2003	<b>ENTRY No. 4</b> Type of Agreement : Conveyance Deed Agreement Date : 04/12/2003 Registration Date : 04/12/2003 Registration No. : 6129/2003-Vasai-2 Made Between Vendor : : Mr. John Piter Korian for himself and for Mr. Phillip Peter Korla, Mr. Igenous Peter Korla, Mr. Sebastian Peter Korla, Mr. Teraja 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/-
2004	Nil
2005	Nil
2006	<b>ENTRY No. 5</b> Type of Agreement : Conveyance Deed Agreement Date : 13/07/2006 Registration Date : 13/07/2006 Registration No. : 6194/2006-Vasai-2 Made Between Vendor : : 1. Mrs. Anton P. Lopes 2. Mr. Alex Pascol Lopes 3. Mr. Andrew Pascol Lopes 4. Mr. Anton Louis Dibritto 5. Mr. Aiais Louis Dibritto 6. Mr. Michael John Tuskano



11 Page

Promoter/s

(40)

Allotee/s *Shivade*

Promoter/s

(41)

Allotee/s *Shivade*

दिनांक २०/१२/२०२२

Purchaser : Mr. Baptist Thomas Tuscano  
 Agreement Value : Rs. 15,00,000/-  
 Govt. value : Rs. 25,02,000/  
 Property Details : Area admeasuring 10.425 Gunthas situated on land being Survey No. 244 Hissa No. 2 area admeasuring 0-25-8, Pot. Kharba area admeasuring 0-02-0 HR assessed at Rs. 5.06 Paise, Revenue Village Virar, Tal. Vasai, Dist. Palghar.

ENTRY No. 6  
 Type of Agreement : Conveyance Deed  
 Agreement Date : 30/12/2006  
 Registration Date : 30/12/2006  
 Registration No. : 11982/2006-Vasai-2  
 Made Between :  
 Vendor : 1. Mr. Salmon D. Lopes  
 2. Mr. Jokim Daigo Lopes  
 3. Mr. Louis Daigo Lopes  
 4. Mr. Baptista Daigo Lopes and Mr. Michael Daigo Lopes through their Power of Attorney Mr. Peter Louis Lopes

Purchaser : 1. Mr. Ashutosh Madhukar Joshi  
 2. Mrs. Meena Jitendra Shah  
 Agreement Value : Rs. 14,00,000/-  
 Govt. value : Rs. 14,00,000/-  
 Property Details : Area admeasuring 17.375 Gunthas situated on land being Survey No. 244 Hissa No. 2 area admeasuring 0-25-8, Pot. Kharba area adms 0-02-0 HR assessed at Rs.5.06 Paise of Revenue Village Virar, Tal. Vasai, Dist. Palghar

2007	Nil
2008	Nil



Palghar

Promoter's

(42)

Allottee's *Pravara*

Ref No RERA/LTR-016/2022

2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Nil

ENTRY No. 7  
 Type of Agreement : Development Agreement  
 Agreement Date : 25/08/2022  
 Registration Date : 25/08/2022  
 Registration No. : Vasai-5-13366-2022  
 Made Between :  
 Owner : 1. Mr. Ashutosh Madhukar Joshi  
 2. Mrs. Veena Ashutosh Joshi  
 3. Mrs. Meena Jitendra Shah

Purchaser : Ms. DGS Infra through its Partner Mr. Ishwardev Dudhnath Shukla  
 Agreement Value : Rs. 35,00,00,000/-  
 Govt. value : Rs. 35,36,81,000/-  
 Property Details : Survey No. 2428 Hissa No. 2, F admeasuring about 21432.24 Sq Mtr (Built up area), of Building No. 00 lying, being and situated at Village Virar, Taluka Vasai, District Palghar

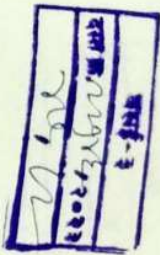


Palghar

Promoter's

(43)

Allottee's *Pravara*



R/1 No REBA-LTR-01820222

- 1) Search to be taken in respect of above referred property within the limits of Sub-Registrars office at Vasal-1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search
- 2) The Government Fees is paid vide GRN No. MH007102917202223E date 30/08/2022
- 3) Most of the Manual records of Index II are in torn conditions And Computer record is also not properly maintained some pages are missing

Date: 30<sup>th</sup> August, 2022

*Kailash H. Patil*  
 Advocate  
 Kailash H. Patil

**ADV. KAILASH H. PATIL**  
 B.A., LL.B.  
 ENRL No. MH/173/2008  
 108, Shubham Shopping Centre,  
 Vasal Nagar, Vasal (E), Dist. Paigwar.



Promoters

(44)

Allottee's

*Divade*

No REBA-LTR-01820222

**ADVOCATE & LEGAL ADVISOR**  
 B. A., LL. B.  
 108, First Floor, Shubham Shopping Centre, Vasal Nagar,  
 Vasal (E), Dist. Paigwar - 401208, Office Tel: 98234 10022  
 Mob No: 9823412541, Email ID: adv\_kashishpatil@yahoo.com

**Kailash H. Patil**



INION :

I certify that after going through all the records of documents submitted to me and record of concern Sub-Registrar's office, I found that 1. Mr. Ashulosh Madhukar Joshi, 2. Mrs. Vaena Ashulosh Joshi and 3. Mrs. Meena Jitendra Shah are owners of land bearing Survey No. 242B Hissa No. 2 of Village Virar, Taluka Vasal, District Paigwar, and land 118-73-96 R Sq. Mtrs and Mrs. DGS Infra possessing and having Development rights of FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square Meters) Total P Line area is admeasuring 21432.24 Square Meters, of Building No. 06, lying, being and situated at Village Virar, Taluka Vasal, District Paigwar, and Mrs. DGS Infra having Right and possess of Residential FSI admeasuring about 21432.24 Sq. Mtrs (Built up area), of Building No. 06.

I further certify that the Title of the said land bearing Survey No. 242B Hissa No. 2 area admeasuring 118-73-96 R Sq. Mtrs of Revenue Village Virar, Taluka Vasal, Dist. Paigwar and FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square Meters) Total P Line area is admeasuring 21432.24 Square Meters), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasal, District Paigwar are clear and marketable and free from all encumbrances.

Dated: 30<sup>th</sup> August, 2022

*Kailash H. Patil*  
 Kailash H. Patil  
 (ADVOCATE)

**ADV. KAILASH H. PATIL**  
 B.A., LL.B.  
 ENRL No. MH/173/2008  
 108, Shubham Shopping Centre,  
 Vasal Nagar, Vasal (E), Dist. Paigwar.



15/8/2022

Promoters

(45)

Allottee's

*Divade*

पत्रांक-३  
 दिनांक 20/07/2023  
 20/07



संघीय प्रसारण  
 (संघीय प्रसारण विभाग)  
 संघीय प्रसारण विभाग, दिल्ली-110055  
 दिनांक: 20/07/2023

संघीय प्रसारण-1

क्र. सं.	नाम	पता	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.
1	श्री. राजेश कुमार	...	...	...	...	...	...	...	...

श्री. राजेश कुमार (संघीय प्रसारण)  
 संघीय प्रसारण विभाग, दिल्ली-110055

क्र. सं.	नाम	पता	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.
1	श्री. राजेश कुमार	...	...	...	...	...	...	...	...

श्री. राजेश कुमार (संघीय प्रसारण)  
 संघीय प्रसारण विभाग, दिल्ली-110055



श्री. राजेश कुमार (संघीय प्रसारण)  
 संघीय प्रसारण विभाग, दिल्ली-110055

Form: 130/2023  
 मॉडल नं.: 271/0004211/0000072021161

Promoters

(46)

Allottees  
 Prasad

दिनांक: 20/07/2023

पत्रांक-३  
 दिनांक 20/07/2023  
 20/07



संघीय प्रसारण  
 (संघीय प्रसारण विभाग)  
 संघीय प्रसारण विभाग, दिल्ली-110055  
 दिनांक: 20/07/2023

संघीय प्रसारण-2

क्र. सं.	नाम	पता	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.
1	श्री. राजेश कुमार	...	...	...	...	...	...	...	...

श्री. राजेश कुमार (संघीय प्रसारण)  
 संघीय प्रसारण विभाग, दिल्ली-110055

क्र. सं.	नाम	पता	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.	सं. सं.
1	श्री. राजेश कुमार	...	...	...	...	...	...	...	...

श्री. राजेश कुमार (संघीय प्रसारण)  
 संघीय प्रसारण विभाग, दिल्ली-110055

Form: 130/2023  
 मॉडल नं.: 271/0004211/0000072021161



श्री. राजेश कुमार (संघीय प्रसारण)  
 संघीय प्रसारण विभाग, दिल्ली-110055

Promoter/s

(47)

Allottees  
 Prasad

दिनांक: 20/07/2023

बतल नं. 22984/2023  
५९१७२



सरकारी प्रमाणित  
मात्र प्रमाणित (संशोधित प्रमाणित प्रमाणित)  
मात्र प्रमाणित (संशोधित प्रमाणित प्रमाणित)  
मात्र प्रमाणित (संशोधित प्रमाणित प्रमाणित)

मात्र प्रमाणित 31/03/2022

मात्र प्रमाणित 22/2/21

मात्र प्रमाणित 22/2/21

मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित
1126	1126	1126	1126	1126	1126
1126	1126	1126	1126	1126	1126
1126	1126	1126	1126	1126	1126

मात्र प्रमाणित 24/2/21

मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित	मात्र प्रमाणित
(1)	(2)	(3)	(4)	(5)	(6)
(7)	(8)	(9)	(10)	(11)	(12)
(13)	(14)	(15)	(16)	(17)	(18)

मात्र प्रमाणित 24/2/21



मात्र प्रमाणित 24/2/21

मात्र प्रमाणित 24/2/21

Promoters

(48)

Allottee's Bhawal



मात्र प्रमाणित 22/2/21

बतल नं. 22984/2023  
५९१७२

- मात्र प्रमाणित 22/2/21
- मात्र प्रमाणित 22/2/21
- मात्र प्रमाणित 22/2/21
- मात्र प्रमाणित 22/2/21

मात्र प्रमाणित 22/2/21

- मात्र प्रमाणित 22/2/21
- मात्र प्रमाणित 22/2/21
- मात्र प्रमाणित 22/2/21
- मात्र प्रमाणित 22/2/21



मात्र प्रमाणित 22/2/21

Promoters

(49)

Allottee's Bhawal







2021  
04/01/2021

9 & 5062/516/2021-22.

शरीफ-३  
WVCMC/TP/CC/VP/0019-5062/516

WVCMC/TP/CC/VP/0019-5062/516 is functioning as per Mr.P. K. Kulkarni and SPA for 21 villages WVCMC is functioning as per Mr.P. K. Kulkarni. The details of permission are as under:  
The conditions mentioned in the letter No. WVCMC/TP/CC/VP-0019-5062/516/2021-22, dated 04/01/2022, are binding on you.

The details of the Buildings is given below:

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential	06	St+Gr+22	372	19	13360.110

1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of WVCMC.

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 Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.

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

6) You shall construct cupboard if any, as per UDCPR Regulation.

7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of WVCMC. 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 WVCMC.



Promoters

{54}

Allotee's *Pravara*

प्रकारांतर्गत, विरार  
फारि (ग्रॅव्ह),  
पर. शहर - ४०१ ३०५.



WVCMC/TP/CC/VP-0019 & 5062/516/2021-22.

8) You shall provide two distinct pipelines for potable and for non-potable water.

9) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TBA-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by WVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of WVCMC.

10) You shall construct the compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.

12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.

13) You shall provide flush tanks in all W.C./Toilets with dual valve system.

14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No. 6 of 2009.

15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, WVCMC 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 MSED, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ, wetlands etc., as may be applicable and N.A TLR 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 WVCMC is not responsible for the lapses from your side.



Promoters

{55}

Allotee's *Pravara*

शरीफ-३  
WVCMC/TP/CC/VP/0019-5062/516

शरीफ-३  
WVCMC/TP/CC/VP/0019-5062/516

वर्ग - ३  
 वसई-३  
 ५६५ यदु अरे

04/01/2021

वसई-३  
 0019 & 5062/516/2021-22

responsible for complying with all conditions of N.A. order/sale permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to other permissions of other Authorities, only you shall be responsible for the said violation provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any Municipal Corporation has not complied like validity conditions pertaining to validity of said orders are not compiled as may be of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

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

19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

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



21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.

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

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



Promoter's

{56}

Allottee's

कार्यालय, विरार  
 विरार (पूर्व),  
 वरार - ४०९ ३०५.



दुराणी : ०२५०-२५२५१०१/०२/१२/२५/५०६  
 फोन : ०२५०-२५२५१०९  
 ई-मेल : vasaiVirarcorporation@vibhoq.com

जिल्हा कार्यालय  
 विरार

VVCNC/TP/CC/VV-0019 & 5062/516/2021-22

04/01/2021

वर्ग - ३  
 वसई-३  
 ५००१२

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

24) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.

25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.

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

27) You shall provide Grey Water recycling plant for said layout, if applicable.

28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.

29) Fire Infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

30) Right to access agreement, if applicable shall be submitted before Commencement of work falling to which this Commencement Certificate stands invalid.



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

Encl.: a/d.  
 c.c. to:  
 1. Asst. Commissioner, UCD,  
 Vasai-Virar city Municipal Corporation.  
 Ward office

Deputy Director,  
 VVCMC, Virar.



Promoter's

{57}

Allottee's

वर्क-३  
 दिनांक २२/११/२०२२  
 ६९०७

मुखा कार्यालय, विहार  
 विहार (पूर्व),  
 गा. वार्ड, वि. कारवार - ४०१ ३०६,



सुवाती : २३०० - ३४३५९९ / २३/११/२०२२  
 फोन : २३०० ३४३५९९  
 ई-मेल : vasai@corporation.gov.in  
 कार्यालय : व. वि. कार. म.  
 विहार :

०५/ 11 / 2022

WVC/MCTP/RDP/VP-0019 & 5062/4/08/2022-23  
 To,  
 1. Smt Ashutosh M. Joshi  
 B/301, Parikh Apartment,  
 Virar (West), Tal.: Vasai,  
 Dist.: Palghar.  
 2. M/s. Prithvi Arch Consultant  
 122, Ghauri Complex, 1<sup>st</sup> Floor,  
 Near Bank of Baroda, Vasai (East),  
 Tal.: Vasai, Dist.: PALGHAR

Sub: **Revised Development Permission for proposed Residential with Shopline B/L, 0/6 and CRC Building on Land bearing S. No. 242, H. No. B/L, B/2 and B/3 Villages: Virar, Tal. Vasai, Dist. Palghar.**

- Ref :
1. Commencement Certificate No. CIDCO/WSR/CC/PP-1564 & 1566/E/5791, Dated 04/02/2010.
  2. Revised Development Permission No.: WVC/MCTP/CC/VP-0019 & 5062/0133/2013-14, Dated 03/07/2013.
  3. Revised Development Permission No.: WVC/MCTP/RDP/VP-0019 & 5062/782/2021-22, Dated 04/01/2022
  4. Your Architect's letter dated 29/06/2022.

Sr./Msdm. The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TP-1209/1546/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 ERS in pending. Further 5 ERS were approved vide Notification No. TP-1208/1917/CR-89/09/UD-12 dt. 13/03/2009. 31 ERS were approved vide Notification No. TP-1208/1917/CR-89/09/UD-12 dt. 19/09/2009. Notification No. TP-1209/1917/CR-89/08/UD-12 dt. 05/10/2009. 11 ERS were approved vide Notification No. TP-1209/1917/CR-89/09/UD-12 dt. 18 August 2011. 1<sup>st</sup> ERS was approved vide notification no. TP-1214/975/CR-77/14/UD-12 dt. 27<sup>th</sup> Feb 2015. Govt. entrusted notification no. TP-1214/975/CR-77/14/UD-12 dt. 27<sup>th</sup> Feb 2015. Govt. entrusted notification no. TP-1209/2429/CR-262/2010/UD-12 dt. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. Maharashtra as SPA Corporation vide notification no. TP-1209/2429/CR-262/2010/UD-12 dt. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. Maharashtra as SPA for 21 villages Arnaia, Arnaia Kula, Padipada, Mukkam, Gerasli, Chhapur, Chandrapada, Tokri, Khairpada, Vasali, Rangda, Dohi, Khatli, Khatam, Chhatli, Th. Th. Chhatre, Tarkhad, Maljipada, Sasipala & Kalamn notification no. TP-1214/UD-12 dt. 17/11/2010. The Development Control and Promotion Regulations which was published as per Govt. Notification No. TP-1818/CR-230/18/Sec 37 (L&M)/UD-13 dt. 2<sup>nd</sup> December 2020. In the absence of as Planning Authority/Training Authority for respective Jurisdiction and SPA for villages WVC/MC is functioning as per HRP Act 1966. The details of permission are as follows:-

1	Name of Assessee owner / P. A. Holder	Smt. Ashutosh M. Joshi
2	Location	Virar.
3	Land use (Predominant)	Residential with Shopline Building

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

Promoter's

(58)

Allottee's *Shraddha Joshi*

वर्क-३  
 दिनांक २२/११/२०२२  
 ६९०७

WVC/MCTP/RDP/VP-0019 & 5062/4/08/2022-23

०५/ 11 / 2022

4	Area of Plot. (as per 1/12 extract)	14490.00 Sq.m
5	Area under 12.0 mtr wide DP Road	1538.315 Sq.m
6	Total Reservation Area	1077.820 Sq.m
7	Balance Plot Area (4.5c)	2616.135 Sq.m
8	Required -	11873.865 Sq.m
9	Net Plot Area	593.693 Sq.m
10	Recreational Open Space, (if applicable)	11280.170 Sq.m
11	Required - 20% and 10%	1254.00 Sq.m
12	BUA with reference to basic FSI as per front road width (Sr. No. B X 1.10)	1128.017 Sq.m
13	Maximum permissible Premium FSI - based on road width / TOD Zone @ 0.5	12408.189 Sq.m
14	Proposed FSI on payment of premium @ 0.50	7245.00 Sq.m
15	TDR utilized	6966.00 Sq.m
16	Total Area (Basic + Premium + TDR)	4055.590 Sq.m
17	Approved Built-Up Area	23429.779 Sq.m
18	Balance Potential base FSI permissible	8987.691 Sq.m
19	Balance Potential base FSI permissible - Residential	14442.088 Sq.m
20	Ancillary FSI permissible - Commercial	14105.518 Sq.m
21	Ancillary FSI permissible upto 60% with payment of charges	336.570 Sq.m
22	Ancillary FSI permissible upto 80% with payment of charges	9463.311 Sq.m
23	Total Ancillary Area permissible	269.250 Sq.m
24	Total Balance Potential permissible	8732.561 Sq.m
25	Total entitlement area in the proposal	23174.649 Sq.m
26	Proposed Built-Up Area-Residential	32162.34 Sq.m
27	Proposed Built-Up Area-Commercial	8987.69 Sq.m
28	Proposed Ancillary Area-Residential @ 60%	13016.31 Sq.m
29	Proposed Ancillary Area-Commercial @ 60%	336.57 Sq.m
30	Total P-Line Area-Residential	7809.715 Sq.m
31	Total P-Line Area-Commercial	269.25 Sq.m
32	Total P-Line Area	20826.02 Sq.m
33	Total P-Line Area	605.82 Sq.m
34	Total P-Line Area	21431.84 Sq.m



This 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 & 2.5.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Buildings on land bearing S. No. 242, H. No. B/L, B/2 & B/3, Village: Virar, Tal.: Vasai, Dist.: Palghar, as per the following details:-

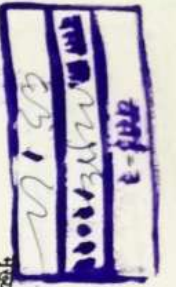
Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Shops	P-Line Area (In sq. mt.)	Remarks
1.	Residential with Shopline	06	3 <sup>rd</sup> +0 <sup>th</sup> +15 <sup>th</sup> fl.	323	21431.84	Now Amended



Promoter's

(59)

Allottee's *Shraddha Joshi*



मुख्य कार्यपालक, विरार  
विरार (पूर्व),  
ता. वसाई, वि. वावूर - ४०१ ३०६



इमारती - ०१५ - २३३५६१ / ०१५१५१५१  
दफ्तार - ०१५ - २३३५६१  
ई-मेल : vasai@vvcmc.org  
वाचक क्र.: व.वि.कार.म.  
दिनांक : ०४/११/२०२२

VVCMC/TP/RDP/NP-0019 & 5062/408/2022-23 04/11/2022

The revised plan duly approved herewith supercedes all the earlier approved plans. The conditions of Revised Development Permission granted by VVCMC office letter No. VVCMC/TP/RDP/NP-0019 & 5062/782/2021-22. Dated 04/01/2022, stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of M.R.T.Y. Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected/dy-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, Municipal 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 Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TB-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TB-4307/296/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.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 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 permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access Corporation as per the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.



04/11/2022

- 13) You shall construct cupboards if any, as per UDCEPs Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Cavells 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 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. Vasai-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) 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.
- 20) You shall plant the plants by taking the sapling/plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this offices.
- 21) 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, TWSL, MOEF, CRZ/wetlands etc., as may be applicable and N.A. TLR as required as per N.A. order and other applicable compliances. If any of the compliances as per other Dept/Accts/ requirements are not done, only you shall face the consequences arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWSL etc. In case of any violation with reference to conditions for the said violation and the same may call for actions for concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders as may be contemplated by the said authority you are liable for any actions as may be contemplated by VVCMC as the same need to be ensured by notwithstanding the permission granted by VVCMC as the same need to be ensured by concerned Authority.
- 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 lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs, you are responsible for the same and VVCMC is not responsible for your negligence in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.



4

Promoter/s

(61)

Alloctees  
Bhaskar  
High

वर्ग - १  
 दाखल क्र. ०२१४६२००१  
 ६१/१२

गुण्य कार्यालय, विहार  
 विहार (पूर्व),  
 ता. वर्धा, वि. वावरा - ४०११०६



वर्धा : १०४ - ११११११ : ११११११  
 फोन : १०४ - ११११११  
 ई-मेल : vasai@vasaivirar.municipal.gov.in  
 वावरा : १०४ - ११११११  
 फोन : १०४ - ११११११

०५/११/२०२३

VVCMC/TP/RS/VP/0019 & 5062/108/12022-23

- 25) You are responsible for the disposal of Construction & Demolition Waste (CDW) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 26) You shall provide separate dust bin 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 time to time as instructed by this office as per ambient compliance report regarding the above before approaching this office for grant of Occupancy Certificate from VVCMC and State/Central Govt. You shall prepare Comprehensive Flood Management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the flood management of Vasai Virar Sub region affecting for your layout.
- 28) VVCMC has asked IIT-Bombay and NERDI to prepare Comprehensive Flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the flood management of Vasai Virar Sub region affecting for your layout.
- 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 30) You shall provide temporary toilet blocks at site for labour/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 34) You shall be legally responsible for taking care of provisions of BEBA in respect of present development, where third party rights are created by way of registered permissions. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 35) You should provide lightning 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 Honble High Court, any revenue/co-operative court or in any Govt. Authority like Police, NICLIT, ED, etc. the said permission stands cancelled without giving prior notice or opportunity being heard.
- 37) You shall submit consent to establish from MPCA department before Commencement of work otherwise this permission stands cancelled.

You shall submit Revised Provisional Fire NOC from Chief Fire Officer before commencing work at site  
 breach of conditions mentioned above will lead to cancellation of this order without heard.



34/ Commissioner  
 Vasai Virar City Municipal Corporation  
 Certified that the above permission is  
 issued by Commissioner VVCMC, Virar.

Deputy Director,  
 VVCMC, Virar.

To,  
 1. Asst. Commissioner, UCD,  
 Vasai-Virar City Municipal Corporation,  
 Ward office: .....

Promoter's

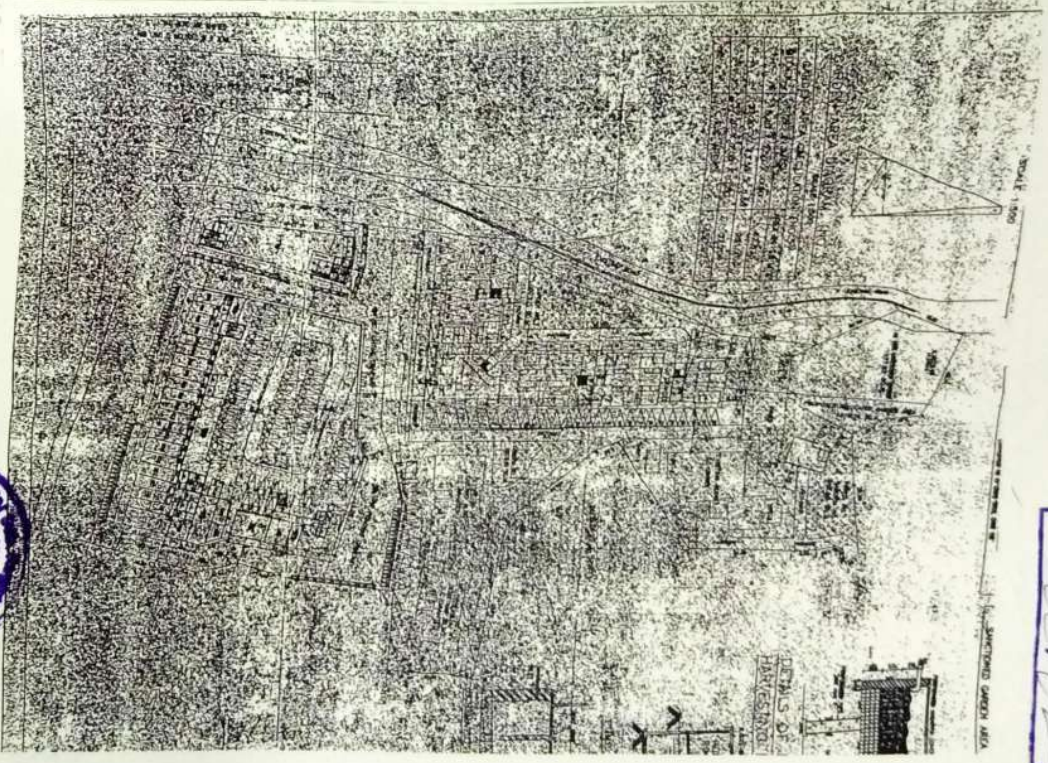
(62)

Allottee's

Dr. B. S. Bhatnagar

5/12/23

वर्ग - १  
 दाखल क्र. ०२१४६२००१  
 ६६/१२



Promoter's

(63)

Allottee's

Dr. B. S. Bhatnagar

5/12/23

वर्ग-३  
 २०१४/२०१५  
 ६०१०२

PROFORMA II

CONTENTS OF SHEET  
 PLOT AREA, CUL, LOCATION PLAN, FLOOR PLAN, LINE DIA, AREA, CUL, BUL, AREA STATEMENT, DOORS AND  
 SCHEDULE, ELEVATION, SECTION, ELEVATION, CONSTRUCTION AREA STATEMENT, ETC.

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

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



Deputy Director,  
 VVCMC, VITRAI

COMMISSIONER  
 VASARAH CITY MUNICIPAL CORPORATION  
 VITRAI (EAST) Pin No. 407 305, DIST. PALGHAR.  
 Certified that the above permission is  
 issued by Commissioner VVCMC, Vitrai.

Subject to the  
 conditions mentioned in this Office Letter  
 No. VVCMC/ITP/AMEND./12/2014/12/2014  
 VPI, DC/19, D. SEC/62, 64, 68, 12/2014/2/2  
 Dated: 12/11/2014

PART OF PROFORMA - I  
 The building plans submitted for approval satisfy the safety requirements for fire  
 Certified that the building plans submitted for approval satisfy the safety requirements for fire  
 construction in accordance with the provisions of the Building Code of India. It is also certified that the structural design, including safety provisions, has been  
 duly specified in accordance with the provisions of least BE (CNS) or equivalent.

SIGNATURE OF  
 STRUCTURAL ENGINEER  
 LICENSE

DESCRIPTION OF PROPOSAL AND PROPERTY  
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING  
 S.NO.242, H.NO.81,82 & 83  
 VILLAGE-VITRAI, TALUKA-VASARAH, DISTRICT-PALGHAR.

NAME OF OWNER  
**SHRI ASHUTOSH JOSHI**

DATE	JOB NO.	DEG. NO.	SCALE	DRAWN BY	CHECKED
	376	02			



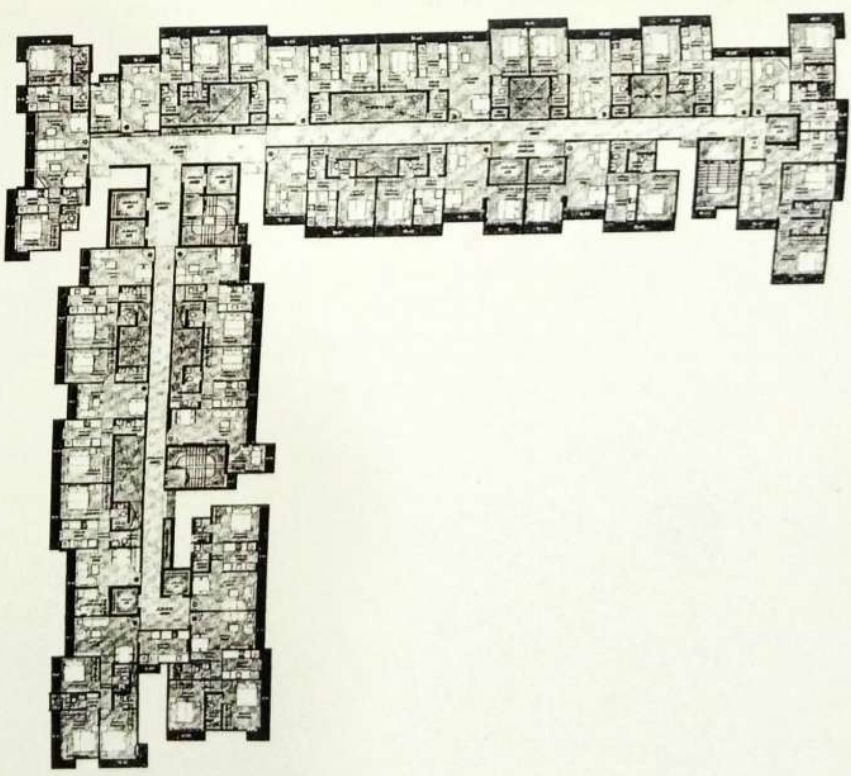
PRITHVI  
 ARCHITECTS & ENGINEERS  
 LICENSED SURVEYOR & ENGINEERS  
 182 GAUR COMPLEX, 1st FLOOR  
 NEAR BANK OF BARODA,  
 VASARAH (E), DIST - THANE,  
 PHONE - 98250 2393435/31



Promoters

{64}

Allottee's  
*Shri Ashutosh Joshi*



वर्ग-३  
 २०१४/२०१५  
 ६०१०२



Promoters

{65}

Allottee's  
*Shri Ashutosh Joshi*



बाराई - ३  
 क्रमा. २९८५१२०२३  
 १०१/८२

बाराई - ३  
 क्रमा. २९८५१२०२३  
 १/१२

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME We, (1) MR. SURAJDEV D. SHUKLA aged 50 years, having Pan No. ALHPS98981K, having address at H. No. 337, Koli Palna Pada, Post Kampana, Vassal, Dist Palghar, 401208, SEND GREETINGS:

WHEREAS:

1) We are partner of M/S. DGS INFRA, a partnership registered under Indian Partnership Act, 1932, having its office at of RAGHUNATH KRUPA WALAWALKAR WADI, AAREY ROAD, GOREGAON (EAST), MUMBAI



- 2) It is continue required to execute and registration of Agreement for sale, Rectification Deed, Cancellation Deed, Development Agreement on behalf of firm.
- 3) Being unable to attend sub-registrar office, we are desirous of appointing Mr. DILIP GOVIND NAIK, residing at House No. 83, Matcoti, Nala Road, opp Coca-Cola Godown, Umrani, Gurnadi wadi, Nalasopara West, Dist Palghar 401203, to be my true and

*[Signature]*

*[Signature]*

Promoters *[Signature]*

{68}

Allottee's *[Signature]*

बाराई - ३  
 क्रमा. २९८५१२०२३  
 १०१/८२

बाराई - ३  
 क्रमा. २९८५१२०२३  
 १/१२

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

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

- 1. TO LODGE the Agreement for sale, Rectification Deed, Cancellation Deed, Development Agreement, Conveyance Deed, and/or any other deeds, documents executed by us or hereinafter by us for and to admit execution of the same on our behalf and to appear before the sub-Registrar of Assurance at ...
- 2. ANY and all purpose mentioned hereinabove all such documents, writings, undertakings, application and other papers as may be necessary for the purpose of registering documents in our name or on behalf of firm.
- 3. AND GENERALLY to do and perform all acts, deeds, matters and things that may be necessary and convenient for all or any of the purpose mentioned aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could in my person do.



4. WE HEREBY AGREED TO RATIFY AND CONFIRM and ratify and confirm the said Attorney shall do in the premises by virtue of these presents:

*[Signature]*

*[Signature]*



Promoters *[Signature]*

{69}

Allottee's *[Signature]*



शुद्धि-३  
दिनांक 22/12/2022  
03102

IN WITNESS WHEREOF I have hereunto subscribed on this  
15th day of December 2022

शुद्धि-३  
दिनांक 22/12/2022  
03102

SIGNED AND DELIVERED  
by the within named  
MR. SURAJDEV D. SHUKLA



(Signature) (Left Thumb Impression)

Specimen signature of Attorney  
Mr. DILIP GOVIND NAIK

(Signature)



In presence of

(Signature)

(Left Thumb Impression)

V. H. Padi

W



Promoter's

(70)

Allottee's

Shukla  
Padi

शुद्धि-३  
दिनांक 22/12/2022  
03102



(Signature)



शुद्धि-३  
दिनांक 22/12/2022  
03102

शुद्धि-३	दिनांक 22/12/2022	03102
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शुद्धि-३  
दिनांक 22/12/2022  
03102



शुद्धि-३  
दिनांक 22/12/2022  
03102

शुद्धि-३	दिनांक 22/12/2022	03102
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Promoter's

(71)

Allottee's

Shukla  
Padi

Page 1 of 1  
 2022-23  
 2022-23

Page 1 of 1  
 2022-23  
 2022-23



2022-23  
 2022-23



Promoter/s

(72)

Allottee/s

15/12/2022 12:45 PM

2022-23

2022-23

2022-23  
 2022-23

1. The person who has been appointed as the promoter of the company shall be responsible for the payment of the subscription fee and the allotment fee of the shares of the company.

2. The person who has been appointed as the promoter of the company shall be responsible for the payment of the subscription fee and the allotment fee of the shares of the company.

No.	Type of Party's Name	Date & Time of Withdrawal with USD	Amount Withdrawn from USD (Rupee, Cent, Mill)	Bank Name	Branch
1	Bank of India	15/12/2022 12:38:55 PM	1000.00000000	Bank of India	Chandigarh
2	Bank of India	15/12/2022 12:38:20 PM	1000.00000000	Bank of India	Chandigarh

15/12/2022 12:38:55 PM  
 15/12/2022 12:38:20 PM

15/12/2022 12:38:55 PM  
 15/12/2022 12:38:20 PM

No.	Purchase Type	Verification no./folio	QIN/KC/Serial	Amount	Lot	Order Number	Order Date
1	Bank of India	691033202215151548	146107218337022222	1000.00	02	00060417832222	15/12/2022
2	Bank of India	691033202215151548	146107218337022222	1000.00	02	00060417832222	15/12/2022
3	Bank of India	691033202215151548	146107218337022222	1000.00	02	00060417832222	15/12/2022



Promoter/s

(73)

Allottee/s

बसई-३  
 वस्तु क्र. 227349029

शोधना पत्र

मी. श्री. दिलीप नाईक यादारे घोषित करतो की दुय्यम निबंधक बसई ३ यांचे कार्यालयान्त कारारनामा या शिबकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री सुरज देव शुक्ला यांनी दिनांक १५.१२.२०२२ रोजी दिलेल्या कुलमुज्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निघ्यादीत कलम कुठलीनवाच दिला आहे. सादर कुलमुज्यार पत्र लिहून देणार यांनी कुलमुज्यार रदद केलेले नाही किंवा कुलमुज्यार पत्र लिहून देणार व्यक्तींची कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुज्यार पत्र रददवातल ठरलेले नाही. सादरचे कुलमुज्यार पत्र पूर्णरूपेने वैध असून उरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कवन चुकीचे आढळून आल्यास नोंदणी अहिनियम १९०८ चे कलम ८२ अन्वये शिरोस मी पात्र राहिन याची मला जाणिव आहे.

दिनांक ३

*(Signature)*  
**दिलीप नाईक**

कुलमुज्यारपत्र धारकाची सही

मी आम्ही सादर कुलमुज्यारपत्राचे सत्यतेविषयी संपुर्ण चौकशी केली आहे व ते खरे असल्या बदलची आम्ही मूल मुज्यारपत्रावरून खात्री करून घेतलेली आहे.



Promoter's

(74)

Allottee's *(Signature)*

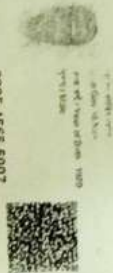
बसई-३  
 वस्तु क्र. 227349029



भारत सरकार  
 भारत सरकार  
 GOVT. OF INDIA  
 GOVT. OF GUJARAT  
 DISTRICT REGISTRAR  
 DISTRICT JALGAON  
 DISTRICT JALGAON  
 GUJARAT

गुजरात सरकार  
 गुजरात सरकार  
 GOVT. OF GUJARAT  
 DISTRICT REGISTRAR  
 DISTRICT JALGAON  
 DISTRICT JALGAON  
 GUJARAT

2543 1646 7000  
 6825 4555 5007



शोधना पत्रासाठी



Promoter's

(75)

Allottee's *(Signature)*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्वाधी लेखा संख्या कार्ड  
Permanent Account Number Card  
BMHPS5665R

नाम  
DIPALJ SUHAS WADE

पिता का नाम / Father's Name  
ANANT NARAYAN SANKHE

जन्म की तिथि /  
Date of Birth  
19/11/1983

Colour Xerox

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUHAS SHASHIKANT WADE  
SHASHIKANT BABURAO WADE  
28/11/1982  
Permanent Account Number  
ABAPW6946J

Colour Xerox

भारत सरकार  
Government of India

चुनाव दिनांक: 24/10/2020

रिजिस्ट्री सुहास वाडे  
Dipal Suhas Wade  
जन्म तिथि/DOB: 19/11/1983  
लिंग FEMALE  
Mobile No: 8208415308  
7168 5981 0334  
VID : 9139 4586 4312 4227

Colour Xerox

मेरा आधार, मेरी पहचान

*Swade*

भारत सरकार  
Government of India

वसई-3  
पत्र क्र. 2298/1/2023

सुहास शशिकान्त वाडे  
Suhansh Shashikant Wade  
जन्म तिथि / DOB: 28/11/1982

Issue Date: 10/01/2012

7734 3024 3984  
माझे आधार, माझी ओळख

Colour Xerox

भारतीय विनिश्चिit ओळख प्राधिकरण  
Unique Identification Authority of India

पता: B/204 फ्लोरेंस बिल्डिंग, मोहाक सिटी मार्वेल पाद्री रोड, विसर ईस्ट, वसाळी विसर नगरपालिका, महाराष्ट्र - 401305

Address: B/204 Florence Building, Mohak City Marvel Padri Road, Virar East, Vasai Virar Municipal Corporation, Palghar, Maharashtra - 401305

7168 5981 0334  
VID : 9139 4586 4312 4227

Colour Xerox

भारतीय विनिश्चिit ओळख प्राधिकरण  
Unique Identification Authority of India

पत्र क्र. 204, फ्लोरेंस बिल्डिंग, मोहाक सिटी, मार्वेलपाद्री रोड, विसर ईस्ट, वसाळी, महाराष्ट्र - 401305

Print Date: 16/10/2020

Address: B-204, Florence Mohak City, Marvelpada Road, Virar East, Vasai, Palghar, Maharashtra, 401305

7734 3024 3984

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार  
GOVERNMENT OF INDIA

रिजिस्ट्री दीपगोविंद नाईक  
Dip Govind Naik  
जन्म वर्ष / Year of Birth: 1970  
पुरुष / Male

6825 4555 5007

आधार - सामान्य माणसाचा अधिकार

भारतीय विनिश्चिit ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: घर नं. 63 मातोश्री, नाला रोड, कोकोशिया गोदोवन नगर, उमराव नुरी वडी, वसाळी नगरपालिका, वसाळी, महाराष्ट्र - 401203

Address: House No. 63 Matoshree, Nala Road, Opposite Cocokia Godown, Umrale Gurdli Wgdli, Nallosopara(West), Thane, Sopaq, Maharashtra, 401203

7167 help@uidai.gov.in www.uidai.gov.in



12/11/23, 10:29 AM

350/22146

मंगळवार, 21 नोव्हेंबर 2023 10:29 म.पू.

दस्त गोशवारा भाग-1

बसड3

दस्त क्रमांक: 22146/2023

दस्त क्रमांक: बसड3 /22146/2023

वाजारा मूल्य: रु. 25,07,000/-

मोबदला: रु. 43,05,200/-

प्रत्येक मुद्राक शुल्क: रु.3,01,400/-

दु. नि. मद्र. दु. नि. बसड3 यांचे कार्यालयात

पावती:23387

पावती दिनांक: 21/11/2023

प्र. क्र. 22146 वर दि.21-11-2023

सादरकरणाचा नाव: दिपाली सुहास बडे -

मोती 10:27 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण: 31640.00

दस्त हजर करणाऱ्याची सही:

  
 Sub Registrar Vasaj 3  
 सह. दुय्यम निदेशक वर्ग-२  
 वसई क्र. ३

  
 Sub Registrar Vasaj 3  
 सह. दुय्यम निदेशक वर्ग-२  
 वसई क्र. ३

दस्ताचा प्रकार: करारनामा

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

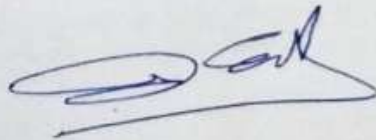
शिक्का क्र. 1 21 / 11 / 2023 10 : 27 : 50 AM ची वेळ: (सादरीकरण)

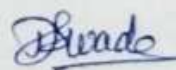
शिक्का क्र. 2 21 / 11 / 2023 10 : 28 : 40 AM ची वेळ: (फी)

दस्तपत्रात कोणता दोषदेले काढण्याचे, कुलपुस्त्यापत्रा  
 अधिकाराने ह्यादी बनावट अस्तित्वात  
 बाची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लि. देणार

लि. घेणार









वस्तु सोपवारा भाग-2

पत्र क्र. 22146/2023

पत्र क्रमांक : पत्र3/22146/2023  
पत्राचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	साक्षात्कार	हस्ता प्रमाणित
1	वाच. दिपाली मुद्दाम वडे - पत्ता: प्लॉट नं: बी/204, माळा नं: -, इमारतीचे नाव: फ्लोरेन्स विलिंग, ब्लॉक नं: मोहक सिटी, सतवेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: BMHPS5665R	विहून वेणार वय -39 स्वाक्षरी		
2	वाच. मुद्दाम शशिकांत वडे - पत्ता: प्लॉट नं: बी/204, माळा नं: -, इमारतीचे नाव: फ्लोरेन्स विलिंग, ब्लॉक नं: मोहक सिटी, सतवेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: ABAPW6946J	विहून वेणार वय -40 स्वाक्षरी		

वरील वस्तुऐवज करून देणार त्थाकधीत करारनामा चा वस्तु ऐवज करून दिल्याचे कबूल करतात.

नोंद:- वरर हस्त दुय्यम निबंधक बाब्या नोंदणीचे असून वस्तुऐवज करून देणा-याला नवीन नोंदणी, न नवीन नोंदणी पडवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	साक्षात्कार	हस्ता प्रमाणित
1	वाच. विलास पाटील वय: 33 पत्ता: आचोळे, नालासोपारा पूर्व पिन कोड: 401208	स्वाक्षरी	

वस्तुऐवज लिप्यावलाचा कबुलीजबाब देणाऱ्या अनु क्र. 1, 2, या पक्षकारांची नोंदणी-आधारित - आधार प्रणालीद्वारे पडताळण्यात आनी आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून वेणार दिपाली मुद्दाम वडे -	21/11/2023 10:30:25 AM	दिपाली मुद्दाम वडे F 1176386636608987136 
2	विहून वेणार मुद्दाम शशिकांत वडे -	21/11/2023 10:30:05 AM	मुद्दाम शशिकांत वडे M 1176386554383851520 

बाबीत पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. 1 पक्षकाराचे नाव व पत्ता  
मेसर्स डीजीएस इन्फा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. सु. दिलीप गोविंद नाईक :-  
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रघुनाथ कृपा, ब्लॉक नं: वाळवलकर वाडी, आरे रोड, रोड नं: गोरगाव पूर्व, महाराष्ट्र, ठाणे.  
AATFD9604J

सह. दुय्यम निबंधक वर्ग-2  
वसई क्र. 3



Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Dipali Subhas Wadke	eChallan	69103332023112110472	MH011186109202324E	301400.00	SD	0005853916202324	21/11/2023
2		DHC		1123206011715	1640	RF	1123206011715D	21/11/2023
3	Dipali Subhas Wadke	eChallan		MH011186109202324E	30000	RF	0005853916202324	21/11/2023

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

22146 /2023

Know Your Rights as Registrants

- 1. Verify Business Document for correctness through thumbnail (4 pages on a visit period after scanning).
- 2. Get paid immediately after registration.

For feedback, please write to us at [feedback.nvra@nraa.com](mailto:feedback.nvra@nraa.com)

बस-३  
 २९/११/२०२३  
 २९/११



दस्त गोपवारा भाग-2

वसई 3

दस्त क्रमांक: 22146/2023

11/23/23, 10:19 AM



23/11/2023 10:19:04 AM

दस्त क्रमांक: वसई 3/22146/2023  
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	घायाचित्र	ठसा प्रमाणित
1	नाव: मेसर्स डीजीएम इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिलीप गोविंद नाईक - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रघुनाथ कृपा, ब्लॉक नं: वाळवलकर वाडी, आरे रोड, रोड नं: गोरेगाव पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AATFD9604J	लिहून देणार वय :- स्वाक्षरी:-		

बरीत दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 23 / 11 / 2023 10 : 09 : 42 AMश्रेष्ठ:-  
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची श्रेष्ठ संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार दिपाली सुहास वडे -	21/11/2023 10:30:25 AM	दिपाली सुहास वडे F 1176386636608987136 
2	लिहून घेणार सुहास शशिकांत वडे -	21/11/2023 10:30:05 AM	सुहास शशिकांत वडे M 1176386554383851520 
3	लिहून देणार मेसर्स डीजीएम इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिलीप गोविंद नाईक -	23/11/2023 10:10:01 AM	दिलीप गोविंद नाईक M 1169494732659253248 

घालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	दिपाली सुहास वडे :- प्लॉट नं: वी/204, माळा नं. -, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक सिटी, मनबेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. BMHPS5665R
2	सुहास शशिकांत वडे :- प्लॉट नं: वी/204, माळा नं. -, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक सिटी, मनबेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. ABAPW6946J

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

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

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-३

प्रमाणित करण्यात येते की  
सदा दस्तामध्ये एकूण.....पाने आहेत  
पुस्तक क्र. 1 चे अनुक्रमांक 229४६  
वर दिनांक 23/11/2023 रोजी नोंदला

वसई क्र. ३

सह. दुय्यम निबंधक वर्ग-३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	AI	Deface Number	Deface Date
1	Dipali Suhas Wade	eChallan	69103332923	1123206011715D	301400.00	SD	0005853916202324	21/11/2023
2		DHC			1640	RF	1123206011715D	21/11/2023
3	Dipali Suhas Wade	eChallan		1123206011715D	30000	RF	0005853916202324	21/11/2023



DHC: Document Handling Charges





23/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 22146/2023

नोंदणी :

Regn 63m

## गावाचे नाव : विरार

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	4305200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2507000
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्यास)	1) पानिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: गाव मोजे विरार, नवीन सर्वे नं. 242/बी/2, मदनिक क्र. 1307, तेगावा मजला, बिल्डिंग नं. 6, शीतल मायरा बिल्डिंग, विरार गाव, तानुका बसई, जिल्हा पालघर, मदनिका क्षेत्र. 33.84 चौ. मी. कार्पेट आणि बाल्कनी 12.18 चौ. मी आणि इएफ 6.21 चौ. मी. (( Survey Number : 242/B/2 : ))
(5) क्षेत्रफळ	1) 33.84 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज बन्धन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-मेमर्स डीबीएस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिलीप गोविंद ताईक - वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रघुनाथ कुपा, ब्लॉक नं: वाळवनकर बाडी, आरे रोड, रोड नं: गोरगाव पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AATFD9604J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-दिवाणी मुहाम बडे - वय:-39, पत्ता:-प्लॉट नं: बी/204, माळा नं:-, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक मिटी, मनबेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BMHPS5665R 2) नाव:-मुहाम शशिकांत बडे - वय:-40, पत्ता:-प्लॉट नं: बी/204, माळा नं:-, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक मिटी, मनबेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABAPW6946J
(9) दस्तऐवज करून दिव्याचा दिनांक	21/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22146/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह. दुय्यम निबंधक वर्ग-३  
वसई क्र. ३

मुल्याकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

## Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	Dipak Suhar Wade	eChallen	89103332122112110472	SR-011198109202324E	301400.00	SD	0005853916202324	21/11/2023
2		DHC		1123206011715	1640	RF	1123206011715D	21/11/2023
3	Dipak Suhar Wade	eChallen		SR-011198109202324E	30000	RF	0005853916202324	21/11/2023

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