

Receipt (pavti)

350/22148

पावती

Original/Duplicate

Tuesday, November 21, 2023

नोंदणी क्र.: 39म

10:33 AM

Regn.: 39M

पावती क्र.: 23389 दिनांक: 21/11/2023

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई3-22148-2023

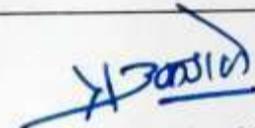
दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: सतिश वि डुरे -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1640.00
पृष्ठांची संख्या: 82	

एकूण: ₹. 31640.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे
10:53 AM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

सह. मुख्य निबंधक वर्ग-२
वसई क्र. ३

बाजार मूल्य: ₹. 2878000 /-

मोबदला ₹. 3628052/-

भरलेले मुद्रांक शुल्क : ₹. 254000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123200011626 दिनांक: 21/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011186301202324E दिनांक: 21/11/2023

बँकेचे नाव व पत्ता:

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

वसई-३
दस्त क्र. 2982/2023
9162

मुल्यांकन अहवाल सन २०२३

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : 25(b)
२. तालुका : वसई
३. गावाचे नाव : विरार
४. सर्व्हे क. क्रमांक : 242/B/2
५. मुल्य दरविभाग झोन : 2
६. मिळकतीचा प्रकार : निवासी अनिवासी
52300
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 38.29 चौ. मी कार्पेट
८. कारपार्किंग : _____ गच्ची : 14.22 & 8.37 चौ. मी
९. मजला क्रमांक : _____ घसारा : _____
१०. बांधकामाचा प्रकार : आर आर सी
११. वाजारमुल्य तक्तायातील मार्गदर्शक सुचना क्र. : _____ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले वाजारमुल्य : रु. 28,78,000
१३. दस्तात दर्शविलेला मोवदला : रु. 36,28,052
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. 2,54,000
१५. नोंदणी फी : रु. 30,000

लिपीक



सह दुय्यम निबंधक

Valuation ID		20231121361		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		21 November 2023, 10:13:43 AM	
मूल्यांकनाचे वर्ष	2023	जिल्हा	पालघर	मूल्य विभाग	तालुका वसई	उप मूल्य विभाग	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नांव	Vasar-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक		सर्व्हे नंबर#242			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर		
15900	52300	60400	65900	60400			
बांधीव क्षेत्राची माहिती							
बांधकाम क्षेत्र (Built Up)	42.119 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव		
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	बांधकामाचा दर	Rs.26620/-		
उद्भववाहन सुविधा	आहे	मजला	11th to 20th Floor	कार्पेट क्षेत्र	38.29 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/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
		= ((56222-15900) * (100 / 100)) + 15900					
		= Rs.56222/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 56222 * 42.119						
	= Rs.2368014.418/-						
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	22.59 चौ. मीटर						
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 22.59 * (56222 * 40/100)						
	= Rs.508021.992/-						
Applicable Rules	= 3, 9, 18, 19, 14						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनरॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दुमाराती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + संलग्नवाहत वाहनतळ						
	= A + B + C + D + E + F + G + H + I + J						
	= 2368014.418 + 0 + 0 + 0 + 0 + 508021.992 + 0 + 0 + 0 + 0						
	= Rs.2876036/-						
	= ₹ अठ्ठावीस लाख शहात्तर हजार उत्तीस/-						

वसई-३
दस्त क्र. 2984/2023
[Signature]

Home Print





CHALLAN
MTR Form Number-6

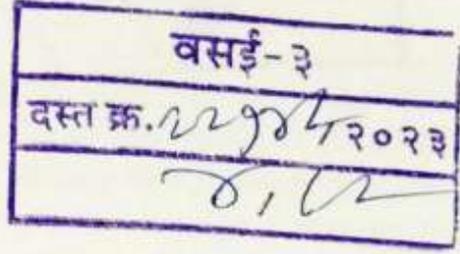
वसई-३
दस्त क्र. २२४२०२३
312



MH011186301202324E		BARCODE		Date	21/11/2023-08:23:26	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Registration No.		VSI3_VASAI NO 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)			
Location		PALGHAR		Full Name		Satish V Dure	
Period		2023-2024 One Time		Flat/Block No.		Flat No 1404 Bldg No 6 Sheetal Mayra	
Account Head Details		Amount In Rs.		Premises/Building			
046401 Stamp Duty		254000.00		Road/Street		Virar	
063301 Registration Fee		30000.00		Area/Locality		Tal Vasai	
				Town/City/District			
				PIN		4 0 1 3 0 5	
				Remarks (If Any)			
				SecondPartyName=DGS Infra-CA=3628052			
				Amount In		Two Lakh Eighty Four Thousand Rupees Only	
		2,84,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023112110514	2839414298
Cheque/DD No.				Bank Date	RBI Date	21/11/2023-08:24:24	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Address of Branch				Scroll No. , Date		Not Verified with Scroll	

Registration ID : Mobile No. : 9823412541
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू





AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Vasai, on 21st 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

MR. SATISH V. DURE aged 37 years, having Pan Card No. AOWPD8536Q AND Aadhar card No. 5585 7656 4260 AND **MRS. DURE ARCHANA SATISH** aged 36 years, having Pan Card No. BFQPD5431Q AND Aadhar card No. 4615 8090 1992, residing at: D-404, Florence Building, Mohak City, Virar-Nallasopara Link Road, Virar East, Palghar, Maharashtra, 401305, 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:

[Signature]
Promoter/s

{1}

[Signature]
Dure
Allottee/s

पत्राङ्क-३
दस्तावेज नं. १२१४/२०२३
१/१२

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 & on the terms and conditions as mentioned therein. The said Deed of 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 & 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 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 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 &

Promoter's

(2)

Allottee's

पत्राङ्क-३
दस्तावेज नं. १२१४/२०२३

substituting 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.

D) 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 and 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.

E)

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 & 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 & Payment Receipts etc. interalia in that behalf.

Promoter's

(3)

Allottee's

वर्ग-३
दस्तावेज नं. 229/42023
91/2

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. Philip 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 hereinunder 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/VS/RDP-1566 /E/6037, in respect of land bearing Survey No. 245, Hissa No. 1(C), for residential purpose in a shopline building, and The planning authority of Vasai Virar Sub Division has been sanctioned 2 Buildings, FSI admeasuring 1370.48 Square Meters Built-up area.

I) The Owner No. 1 Mr. Ashutosh Madhukar Joshi, has amalgamated obtained Revised Development Permission from the CIDCO on dated 04/02/10, vide its order No. CIDCO/VS/RDP/BP-1564-1566/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 of Ground/Part upper floor, FSI admeasuring 2091.222 Square Meters Built up area.

J) 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.

K) The Vasai Virar City Municipal Corporation has issued Commencement Certificate vide its order No. WCMC/TP/C/CV/P-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	Gr-S+7 Upper	85	4665.361
2.	Residential	6	Gr.+1 Part	24	1183.461

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 "Kami Jast Patrak" order No. Bhurnapan/Mauje-Virar/A.Ta.Bi.Mo.R.No. 1132/2021/1493/2021 Dated 14/07/2021, according Du.Ta.Na. 538/2021 was prepared by DYL R and submitted to the Tehsildar Vasai. The Tehsildar Vasai by his order No. MansulK-1/T-2/Hakkanord/Kaw-6/16/2021, dated 29/07/2021 allowed the Kami Jast Patrak and Division of Land and renumbering of plots. Accordingly Mutation Entry No.13752 was recorded on 29/07/2021. Talathi Salja Virar. Accordingly new Numbers were given to the respective Plots of land. As per the said Kami Jast Patrak the Larger Land was given following new Numbers (Numbers in the Particulars Described in the second schedule hereunder written).

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

M) The Planning authority of Vasai Virar Sub region i.e. City Municipal Corporation has issued Revised Development permission in respect of Residential with Shopline building No. 06 consisting St+Gr+22 upper Floor having Built up area 13360.110 Sq. Mtrs. said larger lands being New Survey No. 242B/1, 242B/2, 242B/3, vide its order No. WCMC/TP/RDP/P/0019 & 5062/782/2021-22, Dated 04/01/2022.

शर्त-३
 दिनांक 22/07/2023
 2102

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 St+Gr+22 upper floor, FSI admeasuring 21432.24 Square Meters of 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), to be constructed on the portion of land bearing Survey No. 242B2, Ying, 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 mentioned 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 St+Gr+22 upper floor, FSI admeasuring 21432.24 Square Meters Built-up area (P Line Area), Ying, to be constructed on the portion of land bearing new Survey No. 244B2, Ying, 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 St+Gr+22 upper floor, FSI admeasuring 21432.24 Square Meters Built-up area (P Line Area), Ying, to be constructed on the portion of land bearing new Survey No. 244B2, Ying, being and situated at Village Virar, Taluka Vasai, District Palghar, in favour of M/S. DGS INFRA



Vasai 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 Hissa No.B1, B2 and B3 of Village Virar, Taluka Vasai, Dist Palghar vide its order No. WCMC/TP/RDP/VP-0019 -5062/408/2022-23, dated 04/11/2022-23, which is as under:

Sr. No.	Pre-dominant use	Bldg No.	No. of Floors	Built-up area in Sq.

Promoter's

(6) Allottee's

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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+3rd Gr+16 Fl upper floor and Proposed 16th Part to 26th 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 **Ms. 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 Building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

W) AND WHEREAS by virtue of the Development Agreement signed by the Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreements with the allottee(s)'s of the Apartments to receive the sale consideration in respect thereof.

X) AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Ms. 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. Kailash H. Patil** of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant



Promoter's

(7) Allottee's

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revenue 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 Aliotee, 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 building/s 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 building/s shall be granted by the concerned local authority.
- CC) AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.



AND WHEREAS the Aliotee is offered an Flat bearing number **1404** on the **14th Floor**, (herein after referred to as the said "Apartment") of the **Building No.6**, Building called "**SHEETAL MAYRA**" (hereinafter referred to as the said "Building") being constructed of the said building.

AND WHEREAS the Rera carpet area of the said Apartment is **38.29** square 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 Aliotee or verandah area and exclusive open terrace area appurtenant to the said Apartment for internal partition walls of the apartment along with Balcony Area **14.22** Sq. Mtrs and EF area admeasuring **8.37** Sq. Mtrs.

Promoter's {8} Aliotee's

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.

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- GG) AND WHEREAS, prior to the execution of these presents the Aliotee has paid to the Promoter a sum of **Rs.3,62,805/- (Rupees Three Lakhs Sixty Two Thousand Eight Hundred and Five only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Aliotee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Aliotee 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 Regulatory 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 Aliotee, 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 the agreement and as mutually agreed upon by and between the Promoter and the Aliotee the Promoter hereby agrees to sell and the Aliotee hereby purchase the (Apartment).



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

1. The Promoter has constructing the said building **No.6**, Basement+St+Podium+3rd Gr+16 Pt upper Floor and Proposed 16th Part to 28th 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 local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Aliotee/s in respect of variations or modifications which may adversely affect the Apartment of the Aliotee except any alteration or addition required by any Government authorities or due to changes in law.

1.a (i) The Aliotee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Aliotee **Flat No. 1404**, area admeasuring **38.29 sq. Mtrs RERA Carpet area** along with Balcony Area **14.22** Sq. Mtrs and EF area admeasuring **8.37** Sq. Mtrs, on **14th Floor** in the building **No.6**, building known as **SHEETAL MAYRA** (hereinafter referred to as "the Apartment") as shown in the Floor plan hereof hereto annexed and marked

Promoter's {9} Aliotee's

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Annexures XI for the consideration of Rs.36,28,052/- (Rupees Thirty Six Lakh Twenty Eight Thousand and Fifty Two 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.36,28,052/- (Rupees Thirty Six Lakh Twenty Eight Thousand and Fifty Two only)

1 (c) The Allottee has paid on or before execution of this agreement a sum of Rs.3,62,805/- (Rupees Three Lakhs Sixty Two Thousand Eight Hundred and Five only) as part payment or application fee and agrees to pay full and final payment Rs.36,28,052/- (Rupees Thirty Six Lakh Twenty Eight Thousand and Fifty Two only) in the following manner :-

No	Amount	%	Nature of works
I	Rs.3,62,809/-	10%	not exceeding 10% of the total consideration) being earnest payment of consideration value
II	Rs.7,25,610/-	20%	not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
III	Rs.5,44,207/-	15%	(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.72,561/-	2%	(not exceeding 47 % of the total consideration) to be paid to the Promoter on completion of the 2 nd slabs.
V	Rs.72,561/-	2%	(not exceeding 49 % of the total consideration) to be paid to the Promoter on completion of the 4th slabs.
VI	Rs.72,561/-	2%	(not exceeding 51 % of the total consideration) to be paid to the Promoter on completion of the 6th slabs.
VII	Rs.72,561/-	2%	(not exceeding 53 % of the total consideration) to be paid to the Promoter on completion of the 8th slabs.
VIII	Rs.72,561/-	2%	(not exceeding 55 % of the total consideration) to be paid to the Promoter on completion of the 10th slabs.
IX	Rs.72,561/-	2%	(not exceeding 57 % of the total consideration) to be paid to the Promoter on completion of the 12th



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Allottee's

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X	Rs.72,561/-	2%	slabs (not exceeding 59 % of the total consideration) to be paid to the Promoter on completion of the 14th slabs.
XI	Rs.72,561/-	2%	(not exceeding 61 % of the total consideration) to be paid to the Promoter on completion of the 16th slabs.
XII	Rs.72,561/-	2%	(not exceeding 63 % of the total consideration) to be paid to the Promoter on completion of the 18th slabs.
XIII	Rs.72,561/-	2%	(not exceeding 65 % of the total consideration) to be paid to the Promoter on completion of the 20th slabs.
XIV	Rs.72,561/-	2%	(not exceeding 67 % of the total consideration) to be paid to the Promoter on completion of the 22nd slabs.
XV	Rs.36,280/-	1%	(not exceeding 68 % of the total consideration) to be paid to the Promoter on completion of the 24th slabs.
XVI	Rs.36,280/-	1%	(not exceeding 69 % of the total consideration) to be paid to the Promoter on completion of the 26th slabs.
XVII	Rs.36,280/-	1%	(not exceeding 70 % of the total consideration) to be paid to the Promoter on completion of the 28th slabs.
XVIII	Rs.1,81,402/-	5%	(not exceeding 75% of the total consideration) to be paid to Promoter on completion of the internal plaster, floorings, doors, windows of the said Apartment.
XIX	Rs.1,81,402/-	5%	(not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, loadings upto the floor level of the Apartment.
XX	Rs.1,81,402/-	5%	(not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
XXI	Rs.3,62,805/-	10%	(not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro,



Promoter's

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Allottee's

Signature of Allottee

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xxii		mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertian 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
Rs. 1,81,402/-	5%	against 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

1(d) 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].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the 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.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments 6 % 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.

1(g) 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 percent. The price payable for the carpet area shall be recalculated upon the variation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by 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.

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Allottee's

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1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
 Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-stored 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 installment and other dues payable by him/her 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 21431.84 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 schemes 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 the Promoter in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and the amount to be carried out by the Promoter by utilizing the said Floor Space Index and the understanding that the declared proposed 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

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Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

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 installments 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 herein above from the date the Promoter received the sum till the date the fittings and interest thereon is repaid.

7. Provided that the Promoter shall be entitled to reasonable extension of time for handing delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

11) any notice order notification of the government and/or other public or competent authority/court;

7. Procedure for taking possession -

7.1 The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot],

Promoter's (14) Allottee's *Dr. A. Praveen*



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to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the [Apartment] to the Allottee. The Promoter shall and undertakes to indemnify the Allottee in case of failure of fulfillment 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/Plot] 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/Plot] 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 as specified in the same to be used only for purpose of residence and the Allottee/s shall use the garage or parking space only for purpose of keeping of parking vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited 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 or 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's (15) Allottee's *Dr. A. Praveen*



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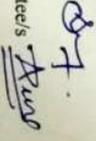
by the Promoter to the Allottees, so as to enable the Promoter to register the common organization of Allottees. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/Apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottees that the Apartment is ready for use and occupancy, the Allottees shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and buildings. Until the Society or Limited Company is formed and the said structure of the buildings or wings is transferred to it, the Allottees shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottees further agrees that Allottee's share is so determined the Allottee's shall pay to the Promoter provisional monthly contribution towards the outgoings. The amounts so paid by the Allottees to the Promoter shall carry any interest and remain with the Promoter until a Society or Association or Limited Company is formed and the said structure of the building or wings is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottees shall on or before delivery of possession of the said premises keep deposited of Rs.2,20,000/- with the Promoter, the following amounts:-
 (i) Rs. 600/- for share money, application entrance fee of the Society

Promoter's  (16) Allottee's 

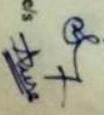
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11. (ii) for formation and registration of the Society or Limited Company/Federation/ Apex body.
 (iii) for proportionate share of taxes and other Charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
 (iv) for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
 (v) For Deposit towards Water, Electric, and other utility and services connection charges &
 (vi) for deposits of electrical receiving and Sub Station provided in Layout.
 (The said above mentioned in sub-clause No.1 to vi payment shall be applicable at the time of possession direct toward the concern authority)

11. The Allottees shall pay to the Promoter a sum of amount for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engraving the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottees shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottees shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER: The Promoter hereby represents and warrants to the Allottees as follows:
 i. The Promoter has clear and marketable title with respect to the project land, as declared in the title report and has the requisite rights to carry out development of the Project and also has actual possession of the project land for the implementation of the Project.
 ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
 iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report.
 iv. There are no injunction order against litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.

Promoter's  (17) Allottee's 



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v. All approvals, 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 allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

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. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order or 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.

xi. The Promoter or himself/himself with intention to bring all persons into whosever hands the Apartment may come, hereby covenants with the Promoter as follows:-
1. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required



ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottees in this behalf, the Allottees shall be liable for the consequences of the breach.

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 Allottees 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 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, Partis or other structural members in the Apartment without the prior written consent of the Promoter and/or the Society or the Limited Company. Not to do or permit to be done any act or thing which may be void or voidable any insurance of the project land or the Apartment in which the Apartment is situated or any part thereof or any increased premium shall become payable in respect of the insurance.



vi. Not to throw dirt, rubbish, rags, garbage or other refuse 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.

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Promoter's

{18}

Allottee's *[Signature]*

Promoter's

{19}

Allottee's *[Signature]*

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obligations go along with the [Apartment/Plot] for all intents and purposes.

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**: Whenever in this Agreement it is stipulated that the Allottee/s 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.

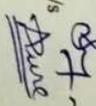
24. **FURTHER ASSURANCES** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of 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 Sub-Registrar within the time limit prescribed by the Registration Act and the Registrar will attend such office and admit execution thereof.

The names of the Allottees to be served on the Allottee and the Promoter as mentioned herein shall be deemed to have been duly served on the Allottee by this Agreement or the Promoter by Registered Post A/D or by e-mail to the Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee
MR. SATISH V. DURE
MRS. DURE ARCHANA SATISH
 Add: D-404, Florence Building, Mohak City, Virar-Nallasopara Link Road, Virar East, Palghar, Maharashtra, 401305

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Notified Email ID: satishdure03@gmail.com
 Mobile No. 8268340873

PROMOTER:
M/S. DGS INFRA
 through its partner **MR. SURAJDEV D. SHUKLA**
 Add : Raghunath Krupa, Watalwakar 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.

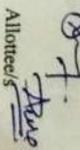
31. **GOVERNING LAW**: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts shall have the jurisdiction for this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO:
 "A" SCHEDULES OF LAND**

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



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

Promoter's  (23) Allottee's 

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 म.प्र. नं. 301/23

हस्तलिपि

RECEIVED on or before the execution hereof, of and from the within named Purchaser/s a sum of **Rs.3,62,806/- (Rupees Three Lakhs Sixty Two Thousand Eight Hundred and Five only)** as and by way of part payment of the consideration aforesaid.

NEFT Trans/ DD No	BANK/BRANCH	DATE	AMOUNT
363367		03/11/2022	Rs.11,000/-
000023		01/10/2023	Rs.1,00,000/-
000022		01/10/2023	Rs.40,000/-
000024		13/10/2023	Rs.2,11,806/-
		TOTAL:	Rs.3,62,806/-

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

For M/s. DGS INFRA

[Signature]
 Through its Partners

WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*



[Signature]
 Promoter/s

(26)

[Signature]
 Allottee/s

LIST OF ANNEXURES

List of Annexures

MAHARERA CERTIFICATE

INDEX II
 (Development Agreement)

Search & Title Report
 (issued by Adv. Karan H. Pali)

7/12 Extract

Non-Agriculture Certificate
 (issued by Collector of Thane)

Commencement Certificate
 (issued by Vasah-Vihar City Municipal corporation)

Revised Development Permission
 (issued by Vasah-Vihar City Municipal corporation)

Lay-Out Plan

Approved Plan / Blue Print

Floor Plan

Power of Attorney

Declaration of Power of Attorney

Annexure XIV

Promoter Pan Card / Aadhar Card

Annexure XV

Allottee's Pan Card / Aadhar Card

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 दिनांक: 22/07/2023
 म.प्र. नं. 301/23



Promoter/s

(27)

[Signature]
 Allottee/s

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33102



फॉर्म ३
परिचय नं. डी. १०१
परिचय 1337/2022
दि. ०६/०८/२०२२
पृष्ठिका

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१) एकाचिह्नातन परवानका अर्ज
दि. ०६/०८/२०२२
२) एकाचिह्नातन परवानका अर्ज
दि. ०६/०८/२०२२
३) एकाचिह्नातन परवानका अर्ज
दि. ०६/०८/२०२२

१) एकाचिह्नातन परवानका अर्ज	२५९८०००
२) एकाचिह्नातन परवानका अर्ज	१६२२९०
३) एकाचिह्नातन परवानका अर्ज	१६२२९०
४) एकाचिह्नातन परवानका अर्ज	१६२२९०
५) एकाचिह्नातन परवानका अर्ज	१६२२९०
६) एकाचिह्नातन परवानका अर्ज	१६२२९०
७) एकाचिह्नातन परवानका अर्ज	१६२२९०
८) एकाचिह्नातन परवानका अर्ज	१६२२९०
९) एकाचिह्नातन परवानका अर्ज	१६२२९०
१०) एकाचिह्नातन परवानका अर्ज	१६२२९०



Promoters
[Signature]
Attorneys

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दस्ता क्र. 2298/2023
33102

Kailash H. Patil

ADVOCATE & LEGAL ADVISOR
209, First Floor, Subhash Road, Shivajinagar, Mumbai-400016
VANI (EAST), DIST. PALGHAR - 401304, OFFICE TEL: 28234 5033
9999 No. 983313241, Email ID: kailashpatil@ymail.com

FORMATA
(Circular no.28/2021)

Date: 30th August, 2022

To,
MANAREFA
Housing Eshavan, Plot No. C-21,
E Block, Eshava Kuria Complex,
Bandra East,
Mumbai-400051.

LEGAL TITLE REPORT

R.F: The Clearance Certificate with respect to Land bearing Survey No. 242B Hissa No. 2 area admeasuring 118-73.88 R Sq. Mts of Revenue village Vasa, Taluka Vasai, Dist- Palghar and FSI admeasuring about 21432.24 Sq. Mts (Built up area) FSI admeasuring 13360.110 Square Meters Built up area/ FSI ancillary FSI admeasuring 8072.13 Square Meters Total P Line area is admeasuring 21432.24 Square Meters, of Building No. 05, Yng, being and situated at Village Vasa, Taluka Vasai, District Palghar.

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

- A) DESCRIPTION OF THE PROPERTY:
Residential FSI of 21432.24 Sq. Mts (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. 05, situated on Survey No. 242B Hissa No. 2, Yng, being and situated at Village Vasa, Taluka Vasai, District Palghar.



Promoters
[Signature]
Attorneys

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Ref No RE/JA.LTR-016/2022

D) THE DOCUMENTS OF PLOT OF LAND :

- i) Original 712 extract download on 30/08/2022 of Survey No.242 B Hissa No. 2 of Village Virar, Taluka Vasai, Dist Palghar from Bhum Abhilekh site.
- ii) Deed of Conveyance Dated 18/09/1996 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-1704-1996.
- iii) Deed of Conveyance Dated 18/06/1996 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-1705-1996.
- iv) Deed of Conveyance Dated 05/12/1996 registered at Sub-Registrar Vasai No. II, at Serial No. Vasai-2-3031-1996
- v) Deed of Conveyance Dated 04/12/2003 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-6129-2003.
- vi) Deed of Conveyance Dated 13/07/2006 duly registered at Sub-Registrar Vasai-2, vide its registration No. Vasai-2-6194-2006
- vii) Deed of Conveyance Dated 30/12/2008 duly registered at Sub-Registrar Vasai-2, vide its registration No. Vasai-2-11982-2008
- viii) Mutation Entry No.13752 dated 07/08/2021
- ix) Development permission vide their order No. VVC/MC/TP/RD/PV/P-0019 & 5062/781/2021-22 Dated 04/02/2021
- x) Revised Development permission vide their order No. VVC/MC/TP/RD/PV/P-0019 & 5062/782/2021-22 Dated 04/02/2021

1) Commencement Certificate vide their order No. VVC/MC/TP/RD/PV/P-0019 & 5062/516/2021-22 Dated 04/02/2021

2) Development Agreement Dated 28/08/2022 duly registered at Sub-Registrar Vasai-5, vide its registration No. Vasai-5-3366-2022

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

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ADV. KAILASH H. PATIL
 KAILASH H. PATIL
 ADVOCATE

Promoters
 33)

Ref No RE/JA.LTR-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 118-73-96 R Sq. Mtrs of Revenue village Virar, Taluka Vasai, 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 Vasai, District Palghar.

b) AND Development Agreement Dated 25/08/2022 duly registered at Sub-Registrar Vasai-5, vide its registration No. Vasai-5- 13366-2022, 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 Vasai, District Palghar to M/S. DGS INFRA THROUGH ITS PARTNER MR. ISHWARDEV DUDHATH 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

Kailash H. Patil
 Advocate

ADV. KAILASH H. PATIL
 B.A., LL.B.
 ENRL. No. MH/173/2008
 106, Shubhikeni Shopping Centre,
 Vasant Nagar, Vasai (E), Dist. Palghar

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ADV. KAILASH H. PATIL
 KAILASH H. PATIL
 ADVOCATE

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The Seal of Joint Sub-Registrar, Vasai-5, District Palghar

Promoters
 33)

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 सहा क्र. २२१४२०२३
 ३०१८२

Kailash H. Patil

B. A., LL. B.
 ADVOCATE & LEGAL ADVISOR
 109, First Floor, Subhashini Shopping Centre, Vasant Nagar,
 Vashi (East), Dist. Palghar - 401204, office Tel: 98224 10020
 Vash. Email: kailashpatil@gmail.com, vashi@kailashpatil@yahoo.co.in
 Web No: 9824312541, email ID: adv_kailashpatil@yahoo.co.in

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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. 1795/1996 on 18/06/1996, of Book No. 01, wherein One SMT BHANUMATI KRISHNA CHOUHDHARI 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 of 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 CHOUHDHARI & 6 others had sold and conveyed the N. A. land bearing Survey No. 246 Hissa No. 1B, admeasuring 2500 Square Meters, assessed at Rs. 2.94 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, to MRS. VEENA ASHUTOSH JOSHI for a valuable consideration.



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. HARI SHCHANDRA K. CHOUHDHARI & 2 others, had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No. 1-C, admeasuring 1440 Square



Promoters

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Advocate
 Kailash H. Patil
 Advocate's

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

5) 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. SAMON 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.

6) 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.

7) 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 PITAR KORIYA & 6 others had sold & conveyed the N. A. land bearing Survey No. 242, Hissa No. 1/1, admeasuring 3870 Square Meters, assessed at Rs. 3.05 Paise, lying, being & situated at Village: Virar, Taluka Vasai, District: Palghar, to MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration.

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



Promoters

(35)

Advocate
 Kailash H. Patil
 Advocate's

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2910

Ref No:REPAL/TR-016/2022

Sl. No.	Area	Category	Area (Sq. Mtrs)	Holder Name
1	242B/1	Gardens	10-77-82	1) MR. ASHUTOSH MADHUKAR JOSHI
2	242B/2	Residential	119-73-96	2) MRS. MEENA JITENDRA SHAH &
3	242B/3	Road	15-38-32	3) MRS. VEENA ASHUTOSH JOSHI
Total			144-90-00 i.e. 14490 Square Meters	

14) The Planning authority of Vasal Virar 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. VCMC/TP/RDPV/P0019 & 5062/782/2021-22. Dated 04/11/2022 for proposed Residential with Shopline Building No. 08, SH-G+422, consisting flat NO. 372 and No. of Shops/ 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 25/08/2022 duly Registered at Vasal-5, vide its Registration No. Vasal-5-13366-2022 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 Virar, Taluka Vasal, Dist. Palghar in favour of M/S. DGS INFRA THROUGH ITS PARTNER MR. VARDEV DUDHINATH SHUKLA.



August, 2022

Sd/-

Kailash H. Patil
Advocate

ADV. KAILASH H. PATIL
B.A., LL.B.
108, Shubhankar Shopping Centre,
Vasal (Near Vasal EI, Dist. Palghar)



Promoters

(18)

Sd/-
Kailash H. Patil
Advocate

वर्ष-3
दिनांक 20/07/2023
2910

Ref No:REPAL/TR-016/2022

SEARCH REPORT:

Search Report in respect of Land being Survey No. 242B Hissa No. 2 land admeasuring 118-73-96 R. Sq. Mtrs and FSI admeasuring 2,432.24 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. 08, Wing, being and situated at Village Virar, Taluka Vasal, District Palghar.

Year	Index Book II
1993	Nil
1994	Nil
1995	Nil
1996	Nil

Year	Index Book II	ENTRY No. 1	ENTRY No. 2
1993	Nil	Type of Agreement : Conveyance Deed Agreement Date : 18/06/1996 Registration Date : 18/06/1996	Type of Agreement : Conveyance Deed Agreement Date : 18/06/1996 Registration Date : 18/06/1996
1994	Nil	Registration No. : 1704/1996-Vasal-2	
1995	Nil	Made Between : : 1. Mrs. Bhanumati Krishna Choudhary : 2. Mr. Mohan Krishna Choudhary : 3. Mrs. Lata Damodar Kani : 4. Mrs. Shaili Madan Patil : Mrs. Veena Ashutosh Joshi	
1996	Nil	Vendor : : 1. Mrs. Bhanumati Krishna Choudhary : 2. Mr. Mohan Krishna Choudhary : 3. Mrs. Lata Damodar Kani : 4. Mrs. Shaili Madan Patil : Mrs. Veena Ashutosh Joshi	
		Purchaser : : Area admeasuring 0.25-0 HR situated on land being Survey No. 245 area admeasuring 0.24-0 HR. P/4 Kharba area 0.05-41 HR Revenue Village Virar, Tal. Vasal, Dist. Palghar	

Kailash H. Patil

ADVOCATE & LEGAL ADVISOR
B.A., LL.B.
108, High Road, Shubhankar Shopping Centre, Vasal
Vasal (Near) Dist. Palghar - 403208, Office Tel: 98234 10811
Mob No: 9823415251, email ID: sev_khshkshkshk@gmail.com

91 P a d e

Promoter's

(139)

Sd/-
Kailash H. Patil
Advocate



वर्क-३
 दा.क्र.२२१४२०२३
 २३.१०२

Ref No: REVA/LTR-016/2022



Promoters
 (40)
 Attorneys

Ref No: REVA/LTR-016/2022

वर्क-३
 दा.क्र.२२१४२०२३
 २३.१०२

Registration No. Made Between Vendor	: 1705/1996-Vasai-2 : 1. Mrs. Bhanumati Krishna Choudhary
Purchaser Agreement Value Property Details	: 2. Mr. Mohan Krishna Choudhary : 3. Mrs. Lata Damodar Kavli : 4. Mrs. Shalini Madan Patil : Mr. Ashutosh Madhukar Joshi : Rs.2,61,000/- : 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 H R Revenue Village Virar, Tal. Vasai, Dist Palghar
ENTRY No. 3	
Type of Agreement	: Conveyance Deed
Agreement Date	: 05/12/1996
Registration Date	: 21/12/1996
Registration No.	: 3031/1996 -Vasai-2
Made Between Vendor	: 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 No. 1, Area admeasuring 0-38-0 HR Pot Kharba area 0-01-0 HR of Revenue Village Virar, Tal. Vasai, Dist Palghar
	: Nil
	: Nil
	: Nil



Promoters
 (41)
 Attorneys

2004	Nil
2005	Nil
2006	ENTRY No. 4 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 Peter Korlan for himself and for Mr. Phillip Peter Korla, Mr. Ignacius Peter Korla, Mr. Sebastian Peter Korla, Mr. Teraja Joseph Tuskano, Mrs. Karmelijn Baylis Mineez, Mrs. Johna Sanjiv Lopes as a Power of Attorney : Mr. Ashutosh Madhukar Joshi : Rs. 3,00,000/- : Rs. 3,08,000/- Property Details : Survey No. 242 Hissa No. 1/1 Area admeasuring 0-37-9 HR, Pot Kharba area 0-00-8 H R assessed at Rs. 5.75 Paise, Revenue Village Virar, Tal. Vasai, Dist Palghar
2006	ENTRY No. 5 Type of Agreement : Conveyance Deed Agreement Date : 13/07/2006 Registration Date : 13/07/2006 Registration No. : 8194/2006-Vasai-2 Made Between Vendor : : 1. Mrs. Anton P. Lopes : 2. Mr. Alex Pascol Lopes : 3. Mr. Andrew Pascol Lopes : 4. Mr. Anton Louis Dibrito : 5. Mr. Alais Louis Dibrito : 6. Mr. Michael John Tuskano



Promoters
 (41)
 Attorneys

पत्रांक-३
२०१४/२०१५

7 Mr. Bapuji Thomas Tuskano
: Mr. Ashutosh Madhukar Joshi
: Rs. 15,00,000/-
: Rs. 25,02,000/-
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. 5.08 Paise, Revenue Village Virar, Tal- Vasai, Dist Paighar.

2006	ENTRY No. 6 Type of Agreement : Conveyance Deed Agreement Date : 30/12/2008 Registration Date : 30/12/2008 Registration No. : 11982/2008-Vasai-2 Made Between : Vendor : 1. Mr. Salmon D. Lopes 2. Mr. Jokin 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/-
2007	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 5.08 Paise of Revenue Village Virar, Tal- Vasai, Dist Paighar Nil
2008	Nil



Purchaser's

(42)

श्री. फारु
Allottees



Reg. X/2008/001/001

Reg. No. 2534-LTR-016/2022

पत्रांक-३
२०१४/२०१५

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	ENTRY No. 7 Type of Agreement : Development Agreement Agreement Date : 25/08/2022 Registration Date : 25/08/2022 Registration No. : Vasai-5-13396-2022 Made Between : Owner : 1. Mr. Ashutosh Madhukar Joshi 2. Mrs. Veena Ashutosh Joshi 3. Mrs. Meena Jitendra Shah : Mrs. DGS Intra through its Partner Mr. Ishwarday Dudhnath Shukla Purchaser : 1. Mr. Ashutosh Madhukar Joshi 2. Mrs. Veena Ashutosh Joshi 3. Mrs. Meena Jitendra Shah Agreement Value : Rs. 35,00,00,000/- Govt. value : Rs. 35,08,81,000/- Property Details : Survey No. 242B Hissa No. 2 FSI admeasuring about 21432.24 Sq. Mtrs (Built up area), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Paighar.



23/11/22

Promoter's

(43)

श्री. फारु
Allottees



रतई-३
रतई नं. 207/2022

- 1) Search to be taken in respect of above referred property within the limits of Sub-Registrar office at Vasah-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. MH007102817202223E dtd. 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: 30th August, 2022

Kailash H. Patil
Advocate

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. UH/1172/2008
10A, Shukrawar Mangal Centre,
Vasah Nagar, Vasah-1, Dist. Pimpri



Promoter's

(44)

Advocate
Attorneys

OPINION:

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. Kailash Madhwar Joshi, 2. Mrs. Vidya Anandash Joshi and 3. Mrs. Meera Madhwar Joshi are owners of land bearing Survey No. 242B Hissa No. 2 of Village Vasah, Taluka Vasah, District Pimpri and land 118-73-95 R. 96. Mrs. and Mrs. DGS who possessing and bearing Development rights of FSI measuring about 21432.24 Sq. Mtrs (Built up area) FSI measuring 13360/110 Square Meters Built up area+ ancillary FSI measuring 6072.13 Square Meters Total FSI measuring 21432.24 Square Meters. of Building No. 06, Jyoti Bang and situated at Village Vasah, Taluka Vasah, District Pimpri and Mrs. DGS who having rights and possess of Residential FSI measuring 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 measuring 118-73-95 R. 96. Mrs. of Kailash village Vasah, Taluka Vasah, Dist. Pimpri and FSI measuring about 21432.24 Sq. Mtrs (Built up area) FSI measuring 13360/110 Square Meters Built up area+ ancillary FSI measuring 6072.13 Square Meters Total FSI measuring 21432.24 Square Meters. of Building No. 06, Jyoti Bang and situated at Village Vasah, Taluka Vasah, District Pimpri are clear and marketable and free from all encumbrances.

Date: 30th August, 2022

Kailash H. Patil
(ADVOCATE)

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. UH/1172/2008
10A, Shukrawar Mangal Centre,
Vasah Nagar, Vasah-1, Dist. Pimpri



Promoter's

(45)

Advocate
Attorneys



Page 3
 11/11/2022
 11/11/2022



REPLYING OFFICE
 1. Name of the candidate
 2. Roll No.
 3. Date of birth
 4. Address
 5. Contact No.

Form - 1

1. Name of the candidate: _____

2. Roll No.: _____

3. Date of birth: _____

4. Address: _____

5. Contact No.: _____

Sl. No.	Name	Roll No.	Date of Birth	Address	Contact No.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Form - 2

1. Name of the candidate: _____

2. Roll No.: _____

3. Date of birth: _____

4. Address: _____

5. Contact No.: _____



REPLYING OFFICE
 1. Name of the candidate
 2. Roll No.
 3. Date of birth
 4. Address
 5. Contact No.

REPLYING OFFICE
 1. Name of the candidate
 2. Roll No.
 3. Date of birth
 4. Address
 5. Contact No.

Provisional

(46)

Signature
 Address

Page 3
 11/11/2022
 11/11/2022



REPLYING OFFICE
 1. Name of the candidate
 2. Roll No.
 3. Date of birth
 4. Address
 5. Contact No.

Form - 1

1. Name of the candidate: _____

2. Roll No.: _____

3. Date of birth: _____

4. Address: _____

5. Contact No.: _____

Sl. No.	Name	Roll No.	Date of Birth	Address	Contact No.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Form - 2

1. Name of the candidate: _____

2. Roll No.: _____

3. Date of birth: _____

4. Address: _____

5. Contact No.: _____

REPLYING OFFICE
 1. Name of the candidate
 2. Roll No.
 3. Date of birth
 4. Address
 5. Contact No.

REPLYING OFFICE
 1. Name of the candidate
 2. Roll No.
 3. Date of birth
 4. Address
 5. Contact No.



Provisional

(47)

Signature
 Address

वर्ष-३
 दिनांक: 22/06/2023
 49162



दिनांक: 31/07/2022

व्यक्तिगत विवरण
 नाम: [Blank]
 पता: [Blank]
 जन्म तिथि: [Blank]
 पेशा: [Blank]

क्र. सं.	व्यक्तिगत विवरण						
1	नाम	पता	जन्म तिथि	पेशा	शिक्षण	व्यक्तिगत विवरण	व्यक्तिगत विवरण
2	नाम	पता	जन्म तिथि	पेशा	शिक्षण	व्यक्तिगत विवरण	व्यक्तिगत विवरण

क्र. सं.	व्यक्तिगत विवरण						
1	नाम	पता	जन्म तिथि	पेशा	शिक्षण	व्यक्तिगत विवरण	व्यक्तिगत विवरण
2	नाम	पता	जन्म तिथि	पेशा	शिक्षण	व्यक्तिगत विवरण	व्यक्तिगत विवरण

दिनांक: 22/06/2023
 पता: [Blank]

श्री. [Blank]
 जिला पंचायत, धमरा



Promoters

(48)

[Signature]
 Promoters

वर्ष-३
 दिनांक: 22/06/2023
 49162

(19)

व्यक्तिगत विवरण
 नाम: [Blank]
 पता: [Blank]
 जन्म तिथि: [Blank]
 पेशा: [Blank]

1. [Blank]
2. [Blank]
3. [Blank]
4. [Blank]
5. [Blank]



व्यक्तिगत विवरण
 नाम: [Blank]
 पता: [Blank]
 जन्म तिथि: [Blank]
 पेशा: [Blank]

1. [Blank]
2. [Blank]
3. [Blank]
4. [Blank]
5. [Blank]



Promoters

(49)

[Signature]
 Promoters

विकास विभाग, वसा-विरर, जिला
 वसा-विरर, जिला
 संबंधित विभाग/विभाग SPA पर 21 विल्लेज वVCMC is functioning as per Reg
 Act 1965. The details of permission are as under:
 The conditions mentioned in the letter No. VCMC/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 No.	Bldg No.	No. of Floors	No. of Flats	No. of Shops	No. of Built Up Area (In sq. mt.)
1.	Residential	05	St-G+2L	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 VCMC.
- 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 Vasa-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 Vasa-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.
- 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Chelis system of Mosquito proofing to control Malaria to the satisfaction of VCMC.



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 Pramer's Associates



वसा-विरर, जिला
 वसा-विरर, जिला

VCMC/TP/CC/Vp-0019 5 5062/516/2021-22.

09/01/2021

- 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-432001/2111/CR-220/01/10-0-11, dt. 10/07/2005 & TRB-4307/196/CR-24/2007/10-11 dt. 08/08/2007 by appointing the Rain Water Consultants empanelled by VCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VCMC.
 - 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 annual 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 75% access water. Vasa-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. 8 of 2005.
 - 15) You shall plant the plants by taking the saplings/plants available with Vasa-Virar City Municipal Corporation. You shall contact DMC, Vasa-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VCMC under intimation to this office.
- You are responsible for obtaining various permissions from other authorities subsequent to grant of permission i.e. revised N.A. order, PWD, NCC, AOC from Highway Authority, NCC from Railway, HOC from MSED, NCC from Fire sensitive Zone, TWLS, MOEF, CRZ/ wetlands etc., as may be applicable and N.A. TILK as required as per N.A. order and other applicable provisions. If any of the compliances as per other DOP/ACTS/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VCMC is not responsible for the lapses from your side.



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 Pramer's Associates

वसई-३
229Y/4/2023
0201-22

04/01/2021

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

18) You shall take all precautionary measures as per various statutory provisions including provisions 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.



Promoters

{56}

87
Pune
Attorneys

मुख्या कार्यालय, विातर
वसई (पूर्व),
वसई विातार - ४०३ ३०६.



वसई-३
229Y/4/2023
0201-22
04/01/2021

VVCMC/PR/CMP/0019 & 5062/5/4/2021-22

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

24) You shall provide temporary toilet blocks at site for labourers/ 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 failing to which this Commencement Certificate stands invalid.



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

Dupuy Director,
VVCMC, Virar.



Promoters

{57}

87
Pune
Attorneys

वर्क-३
 दिनांक 29/11/2023
 ८५/102

श्री. संत. प्र. शिवा - १०११०५



श्री. संत. प्र. शिवा - १०११०५
 श्री. संत. प्र. शिवा - १०११०५
 श्री. संत. प्र. शिवा - १०११०५

04/11/2023

- 23) You are responsible for the disposal of Construction & Demolition Waste (C&D) that may be generated during the demolition of existing structure & during the extension work of building.
- 24) You shall provide separate dust box for every building for Dry & Wet waste & Composting unit as per IS 15919:2016 prior to Occupancy Certificate.
- 25) You shall submit by all conditions mentioned in MSRP rules 2016 and guidelines/letter about Solid Waste Management which needs to be implemented in your proposal. The time to time as instructed by this office shall submit compliance report regarding the same to VVCMC and State/Central Govt. You shall submit compliance report regarding the same before approaching this office for grant of Occupancy Certificate.
- 26) VVCMC has asked ITI/Donkey and HSEET to prepare Comprehensive Food management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do recommendations of ITI/Donkey and HSEET for food management of Vasai Virar Sub region affecting for your layout.
- 27) You will be liable to pay any conveyance with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 28) You shall provide temporary toilet blocks at site for labour/workers for the ongoing construction activity. The temporary constructed toilet blocks shall be demolished before final Occupancy Certificate.
- 29) You shall provide Solar water heating system for said layout, if applicable.
- 30) You shall provide Solar water heating system to said layout if applicable.
- 31) Fire infrastructure changes to be made as per guidelines from Govt. of Maharashtra.
- 32) Fire infrastructure changes to be made as per guidelines from Govt. of Maharashtra.
- 33) Fire infrastructure changes to be made as per guidelines from Govt. of Maharashtra.
- 34) You shall be legally responsible for taking care of provisions of MSRA in respect of present amendment when this project gets approved by way of registration agreement for sale or lease or other 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 Court or in Hon'ble High Court, any revenue/cor-operative court or with any Govt. Authority like Police, MCLT, ED, etc. the said permission stands cancelled without giving prior notice or opportunity being heard.
- 37) You shall submit consent to establish from MCD department before commencement of work otherwise this permission stands cancelled.
- 38) You shall submit Revised Provisional Fire NOC from Chief Fire Officer before commencing work at site.
- 39) Any breach of conditions mentioned above will lead to cancellation of this order without being heard.



Deputy Director,
 WCMC, Virar

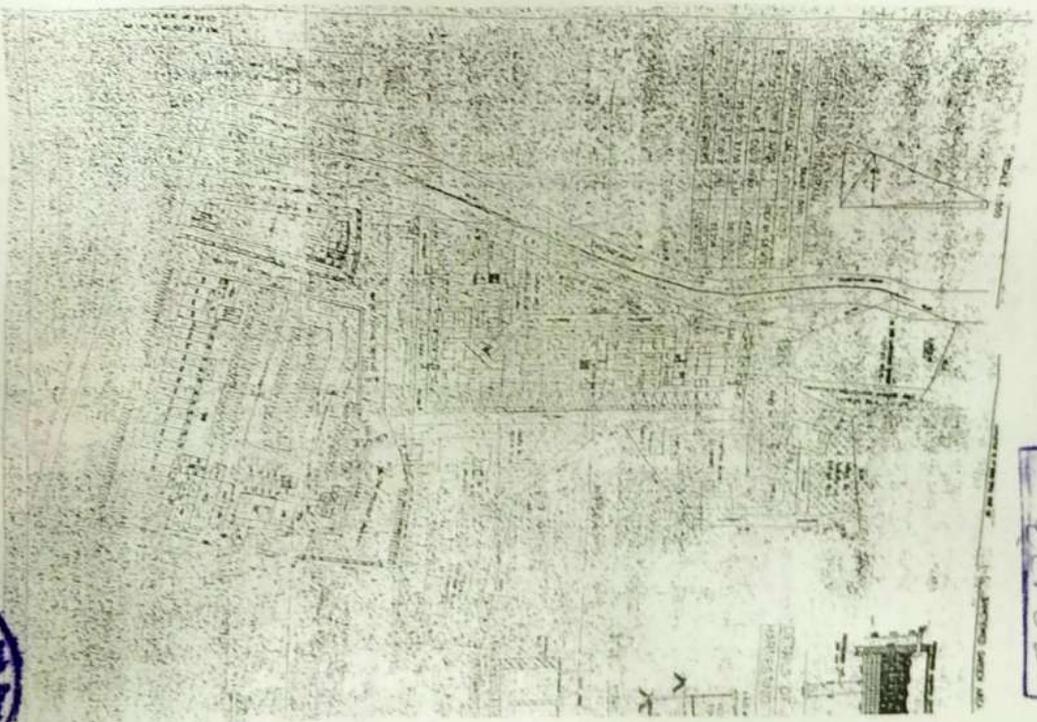


Proprietor's

श्री. संत. प्र. शिवा
 Allowee's

(62)

वर्क-३
 दिनांक 29/11/2023
 ८५/102



Proprietor's

श्री. संत. प्र. शिवा
 Allowee's

(63)

बरी-३
 ६०१०२

PROFORMA II

CONTENT OF SHEET
 NOT AREA CALCULATION PLAN/FLOOR PLAN/LINE ON AREA CALC. AREA STATEMENT, DOORS AND
 SCHEDULE, VENTILATION, STAIRMENT, SECTION, ELEVATION, CONSTRUCTION AREA, STATEMENT, ETC.

STAMP
 Approved as attached in subject to the
 Conditions mentioned in the Office Letter
 No. VYCMC/TP/AMEND/1/1/2022
 VPI, D.C.I. 19, A. 50622/4(C)S/4423/2
 Dated: 08/11/2022

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

COMMISSIONER
 VASAHVIRAR CITY MUNICIPAL CORPORATION
 VASAHVIRAR, PIN No. 607 305, DIST. PANCHALUR
 Certified that the above permission is
 Issued by Commissioner VYCMC, Virar.



Deputy Director,
 VYCMC, Virar.

NOTE FOR PROPRIETOR - 1
 Certified that the existing plans submitted for approval satisfy the safety requirements for site
 constructed in Special Zone-1. The existing plans are correct in the case of not having any and understanding
 it is also certified that the structural design including safety of the building has been
 duly checked in accordance with the provisions of latest Building Bye-Laws.

SIGNATURE OF
 STRUCTURAL ENGINEER
 SIGNATURE
 LICENSE

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
 S.NO.242, H.NO.81,82 & 83
 VILLAGES: VIRAR, TALUKA: VASAH, DISTRICT: PANCHALUR.

NAME OF OWNER
SHRI ASHUTOSH JOSHI

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

NORTH DUE

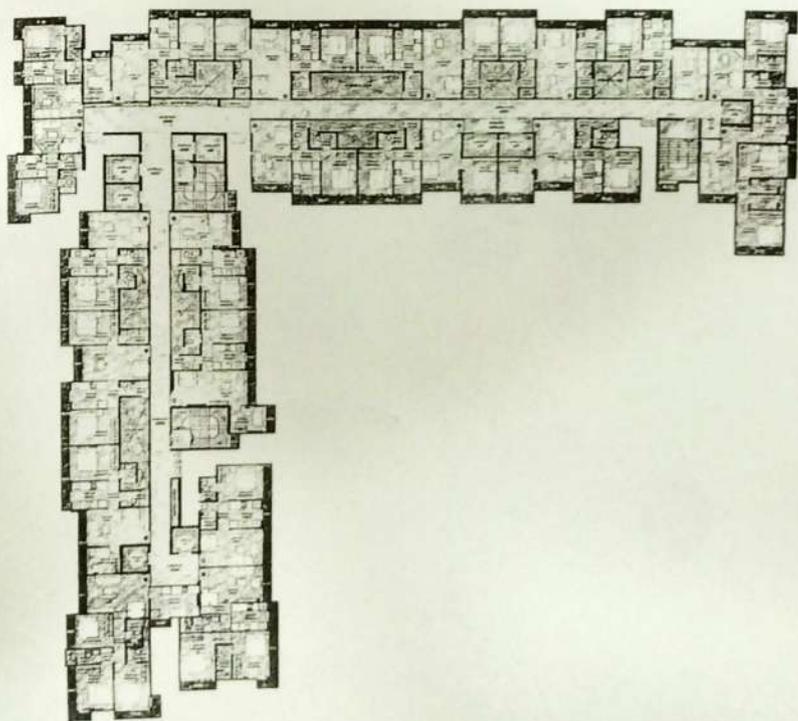
SPONSOR'S NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/STRUCTURAL ENGINEER

PRITHVI
 ARCHITECTS
 LICENSED SURVEYOR & ENGINEERS
 182 GAUR COMPLX, 1st FLOOR
 NEAR BANK OF BARODA,
 VASAH (B), DIST - THANE,
 PHONE - 98250 239345/91



Prithvi
 Architects

बरी-३
 ६०१०२



Promoter's

Prithvi
 Architects



Promoters

J

(66)

Allocees

of



Promoters

J

(67)

Allocees

of

2

Name of the Applicant	
Address	
Date of Birth	
Date of Issue	
Date of Expiry	
Remarks	
Signature of the Applicant	
Signature of the Officer	
Official Seal	



1
2
3
4
5

1
2
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4
5



1

Name of the Applicant	
Address	
Date of Birth	
Date of Issue	
Date of Expiry	
Remarks	
Signature of the Applicant	
Signature of the Officer	
Official Seal	



दस्तावेज - 3
 दस्ता क्र. 22924/2022
 00102

दस्तावेज - 3
 दस्ता क्र. 22924/2022
 9/92

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME (We-1) MR. SURAJDEV D. SHUKLA aged 50 years, having Pan No ALPHS8881K having address: at H. No.337, Koshi Panra Pada, Post, Kamrupa, Vasan, Dist Paigdar, 401208, SEND GREETINGS.

WHEREAS :

1) We are partner of M/S. DGS INFRA, a partners registered under Indian Partnership Act, 1932, having its office at of RAGHUNATH KRUPA WALAVALKAR 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-register office, we are desirous of appointing Mr. DILIP GOVIND NAIK, residing at House No.63, Maloti, Nasa Road, opp Coza-Coda Godown, Umrile, Guradi wadi, Malasopura West, Dist Paigdar 401203, to be my true and



Promoters

(68)

Attorneys

दस्तावेज - 3
 दस्ता क्र. 22924/2022
 9/92

दस्तावेज - 3
 दस्ता क्र. 22924/2022
 09/92

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT 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 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. AND WE HEREBY AGREED TO RATIFY AND CONFIRM whatsoever the said Attorney shall do in the premises by virtue of these presents :



Promoters

(69)

Attorneys

वसई - ३
 दस्ता क्र. 2988/2023
 02/12

IN WITNESS WHEREOF I have
 15th day of December 2022

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

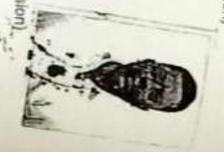
दस्ता क्र. 2988/2023
 02/12



(Signature) (Left Thumb Impression)

Specimen signature of Attorney
 Mr. DILIP GOVIND NAIK

(Signature)



(Signature) (Left Thumb Impression)

In presence of

V. H. Padi



Promoter's

(70)

Signature of Attorney

दस्ता क्र. 2988/2023
 02/12

वसई - ३
 दस्ता क्र. 2988/2023
 02/12

Form with multiple sections, including a barcode and various fields for identification and recording.



Form 1
 दस्ता क्र. 2988/2023
 02/12



Form with multiple sections, including a barcode and various fields for identification and recording.

Promoter's

(71)

Signature of Attorney



वसई-३
 दस्ता क्र. 2027/2023
 कृष्णा पर

मी श्री. दिलीप नाईक यादर धीरान करतो की दुयम विवेक वसई ३ याचे कार्यान्वयन कार्यान्वयन या निवेदनाचा दस्त मंगलीगाठ मदार कार्यान्वयन आला आहे. मी मारा देव गुक्ता यांनी दिनांक 14.12.2022 रोजी दिलेला कुलमुद्राचार पत्राचा आधाग मी मदार दस्त मंदवीम मदार केला आहे निवादन कलन करुनीतवार दिला आहे. मदार कुलमुद्राचार पत्र लिहून देणाग योने कुलमुद्राचार पत्र केलेले नाही किवा कुलमुद्राचार पत्र लिहून देणाग व्यक्तीवैकी कोणीही मयन झालेले नाही किवा अन्य कोणत्याही कारणापुढे कुलमुद्राचार पत्र पददातल टाकले नाही. मदारचे कुलमुद्राचार पत्र पूर्णपणे देव्य श्रमुन उपादान कृती कार्यागा मी पूर्णतः मक्षम आहे. मदारचे कयम पुढेच आढळून आल्या मंदवी अविनिवय 1000 वे कलन ८२ अन्वये निवेस मी पाव मदीन याची मला ज्ञातिय आहे.



दिलीप नाईक
 कुलमुद्राचार धारकाची मदी

मी अशकी मदार कुलमुद्राचारयाचे मयदीविद्ययी मरुणी चौकीकी कोनी आहे व ते जरे असल्या वदलवी अशकी मूण मयुद्वारापयवदन छाती कलन धेवलनी आहे.



Promoter's

(74)


 Anuraj
 Attorneys

वसई-३
 दस्ता क्र. 2027/2023
 10/1/22



श्री. अशकी मदार
 कुलमुद्राचार धारकाची मदी

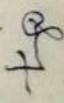


2543 1645 7000
 6825 4556 5000



Promoter's

(75)


 Anuraj
 Attorneys

202148
नोड नंबर 2023 10.33 म.पू.

रकम गोप्यता भाग-1

वसई क्र. 22148/2023

वसई क्र. 22148/2023

रकम गोप्य. क्र. 28,78,000/-

नोड नंबर क्र. 2,54,000/-

नोड नंबर क्र. 28,78,000/-

नोड नंबर क्र. 2,54,000/-

दि. मं. क्र. नि. वसई 3 यांचे कार्यालयाने
क्र. 22148 वर दि. 21-11-2023
ला. 10:32 म.पू. वा. हजर केला.

गावठी दिनांक: 21/11/2023

गावठी 23389

गावठी दिनांक: 21/11/2023

मादरकारणाचे माक: सविना वि. मुं. -
मोदणी की
रकम इतनाळणी की
पुण्याची संख्या: 82

₹. 30000.00

₹. 1640.00

एकूण: 31640.00

84

हजर करणाऱ्याची सही.

(Signature)

सह. वृत्तमान निबंधक वर्ग-२
वसई क्र. ३

Sub Registrar Vasai
सह. वृत्तमान निबंधक वर्ग-२
वसई क्र. ३

हजर करणाऱ्याची सही.

न्यायक गुल्मक. (मक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (देवा) मध्ये नमूद न
होण्यात कोणत्याही नागरी क्षेत्राने

दिनांक: 1 21 / 11 / 2023 10 : 32 : 23 AM की वेळ: (मादरीकरण)

दिनांक: 2 21 / 11 / 2023 10 : 33 : 15 AM की वेळ: (फी)

दलपुत्रा मोजा कोडचे उच्चादपत्र, कुलमुखत्यापत्रा
मदिल झाली इत्यादी बनावट आढळून आल्यास
याची संयुक्त जबाबदारी निष्पादकाची राहिल.

ति. देणार

(Signature)

ति. घेणार

84



2023-10-35:13 AM

Page 3
Date: 21/11/2023
2012

2023-10-35:13 AM

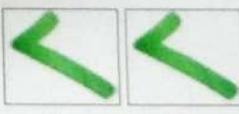
2023-10-35:13 AM

2023-10-35:13 AM

2023-10-35:13 AM

2023-10-35:13 AM

1. **पुस्तक लेखक का नाम**
 नाम: **श्री. अ. अ. अ.**
 पता: **श्री. अ. अ. अ.**
 मोबा. नं.: **9876543210**
 ईमेल: **aa@aa.com**



2. **पुस्तक लेखक का नाम**
 नाम: **श्री. अ. अ. अ.**
 पता: **श्री. अ. अ. अ.**
 मोबा. नं.: **9876543210**
 ईमेल: **aa@aa.com**



Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पुस्तक लेखक श्री. अ. अ. अ.	21/11/2023 10:34:54 AM	श्री. अ. अ. अ. M 11763877657596688
2	पुस्तक लेखक श्री. अ. अ. अ.	21/11/2023 10:34:37 AM	श्री. अ. अ. अ. F 1176387696321608704

पुस्तक लेखक का नाम

पुस्तक लेखक का नाम: **श्री. अ. अ. अ.**
 पता: **श्री. अ. अ. अ.**
 मोबा. नं.: **9876543210**
 ईमेल: **aa@aa.com**

पुस्तक लेखक का नाम
श्री. अ. अ. अ.

Sr. No.	Purchaser Name	Type	Ver No./M/Ver No.	Reference	Amount	Used At	Defence Number	Defence Date
1	Sales V	ecChallan	69	186301202324E	254000.00	SD	0005854115202324	21/11/2023
2	Sales V	DHC	2	28200011626	1640	RF	1123200011628D	21/11/2023
3	Sales V	ecChallan	3	186301202324E	30000	RF	0005854115202324	21/11/2023





दस्त गोपबारा भाग-2

पत्रांक 3 29/10
दस्त क्रमांक: 22148/2023

पत्रांक क्र. 3/22148/2023
पत्रांक प्रकार :- करारनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: संजय डी.जी.एस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिनीप गोविंद नाईक पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रघुनाथ कृपा, ब्लॉक नं. बाळकलकर बाडी, आरे रोड, रोड नं: मोरेगाव पूर्व, महाराष्ट्र, मुम्बई. पिन नंबर: AATFD9604J	निवृत्त देशार वय :- स्वाक्षरी:-		

दस्त गोपबारा करार देणार तयारकर्ता करारनामा भा दस्त एवज करार दिव्याचे कबुल करताना
क्र. 3 ची वेळ: 23 / 11 / 2023 10 : 10 : 43 AM

दस्त गोपबारा करार देणार तयारकर्ता करारनामा भा दस्त एवज करार दिव्याचे कबुल करताना
क्र. 3 ची वेळ: 23 / 11 / 2023 10 : 10 : 43 AM

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	निवृत्त देशार मतिश वि दुरे -	21/11/2023 10:34:54 AM	मतिश विष्णू दुरे M 1176387767657586688
2	निवृत्त देशार दुरे अर्चना मतिश -	21/11/2023 10:34:37 AM	अर्चना मतिश दुरे F 1176387698321608704
3	निवृत्त देशार संजय डी.जी.एस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिनीप गोविंद नाईक	23/11/2023 10:11:04 AM	दिनीप गोविंद नाईक M 1169494732659253248

दस्त गोपबारा करार देणार तयारकर्ता करारनामा भा दस्त एवज करार दिव्याचे कबुल करताना

क्र.सं.	पक्षकाराचे नाव व पत्ता मतिश वि दुरे :- प्लॉट नं: डी-404, माळा नं. -, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक मिटी, मनवेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. AOWPD8536Q दुरे अर्चना मतिश :- प्लॉट नं: डी-404, माळा नं. -, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक मिटी, मनवेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. BFQPD5431Q
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दस्त गोपबारा करार देणार तयारकर्ता करारनामा भा दस्त एवज करार दिव्याचे कबुल करताना

क्र.सं.	पक्षकाराचे नाव व पत्ता मतिश वि दुरे :- प्लॉट नं: डी-404, माळा नं. -, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक मिटी, मनवेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. AOWPD8536Q दुरे अर्चना मतिश :- प्लॉट नं: डी-404, माळा नं. -, इमारतीचे नाव: फ्लोरेन्स बिल्डिंग, ब्लॉक नं: मोहक मिटी, मनवेल पाडा रोड, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. BFQPD5431Q
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दस्त गोपबारा करार देणार तयारकर्ता करारनामा भा दस्त एवज करार दिव्याचे कबुल करताना
क्र. 4 ची वेळ: 23 / 11 / 2023 10 : 11 : 04 AM
क्र. 5 ची वेळ: 23 / 11 / 2023 10 : 17 : 20 AM नोंदणी पुस्तक 1 म



Sub Registrar Vasai 3
दुय्यम निबंधक वर्ग-३
बसई क्र. ३

Payment Details								
Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Satish V Dure	eChallan	69103332023112110514	MH011186301202324E	254000.00	SD	0005854115202324	21/11/2023
2		DHC		1123200011626	1640	RF	1123200011626D	21/11/2023
3	Satish V Dure	eChallan		MH011186301202324E	30000	RF	0005854115202324	21/11/2023

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

22148 /2023

Know Your Rights as Registrants
Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

वसई-३
दस्त क्र. २२१४५२०२३
<i>[Signature]</i>

प्रमाणित करण्यात येते की
सदर दस्तामध्ये एकूण *२* पाने आहेत
पुस्तक क्र. १ चे अनुक्रमांक *२२१४५*
वर दिनांक *२३/११/२०२३* रोजी नोंदला

[Signature]

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३





सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. वसई 3

दस्त क्रमांक : 22148/2023

नोंदणी :

Regn:63m

गावाचे नाव : विरार

क्र.सं/विषय	करारनामा
(1) विषयानुसार प्रकार	
(2) मालकी	3628052
(3) वाडागर्भावाक (भाडेपट्ट्याच्या अंतर्गत पट्टाकार आकारणी देतो की पट्टेदार व नमुद कराचे)	2878000
(4) प-मापन, पोटहिस्सा व पातळमाक (अमल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज बनव देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) पालिकेचे नाव-पालघर इतर वर्णन : इतर माहिती : इतर माहिती: गाव मोजे विरार, नवीन सर्वे नं. 242/बी/2, सदनिक क्र. 1404, चौदावा मजला, बिल्डिंग नं. 6, शीतल मायरा बिल्डिंग, विरार गाव, तालुका वसई, जिल्हा पालघर, सदनिका क्षेत्र. 38.29 चौ. मी. कार्पेट आणि बाल्कनी 14.22 चौ. मी आणि इएफ 8.37 चौ. मी ((Survey Number : 242/B/2 :))
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) 38.29 चौ. मीटर 1) नाव:-मेसर्स डीजीएस इन्फ्रा तर्फे भागीदार सुरजदेव डी शुक्ला तर्फे कु. मु. दिनीप गोविंद नाईक वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रघुनाथ कृपा, ब्लॉक नं: वाळवलकर बाडी, आरे रोड, रोड नं: गोरगाव पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400065 फॅन नं:-AATFD9604J
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22148/2023
(12) वाडागर्भावाप्रमाणे मुद्राक शुल्क	254000
(13) वाडागर्भावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारना 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/Licence	Amount	Used At	Deface Number	Deface Date
1	Satish V Dure	eChallan	69103332023112110514	MH011186301202324E	254000.00	SD	0005854115202324	21/11/2023
2		DHC		1123200011626	1640	RF	1123200011626D	21/11/2023
3	Satish V Dure	eChallan		MH011186301202324E	30000	RF	0005854115202324	21/11/2023

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