



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९०
12 SEP 2023
सक्षम अधिकारी

MEMORANDUM OF UNDERSTANDING

श्री. अतुल कि. किरडे

THE **MEMORANDUM OF UNDERSTANDING** is made and entered into at Vasai on this 11th day of Sh. Nav 2023, BETWEEN Mr/Mrs Edwin Ferreira, An Adult Indian residing at Subash Chandra Bose V. Vasai hereinafter referred to as the "VENDOR/TRANSFEROR" the Party of the **FIRST PART**;

AND :-

MR/S. Vijayashree Sridhar, An Adult Indian Inhabitant, residing at A/603 D.S.K. Harika CHS Thakur Complex hereinafter referred to as the "PURCHASER/TRANSFEREE" the Party of the **OTHER PART**.

AND :-

(Broker Jeevika Property Consultant)

MR/S. Dinesh M. Jaiswal, An Adult Indian Inhabitant, residing at (Maharashtra Real Estate Regulatory Authority) having RERA No. A99000020053 under the member of the Estate Agent Welfare Association of Vasai - Nallasopara, Having its Registration No. MAHA/1217/10/THANE)

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copy
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WHEREAS the Vendor is the absolute owner of the Flat No. 1301, on the 13th Floor, area Admeasuring 2962 Sq. Fts. Built-up, 'C' Wing, B. No. 1, building known as Maryland Green in Project Known as Green Meadows, situated at Revenue Village Bandar, Village Vasai, Taluka Vasai, District Palghar, (hereinafter referred to as the "Said Premises"). Along with Share Certificate no.

AND WHEREAS the Vendor herein is the lawful owner of abovementioned premises. Vendor herein agree to sell the said Flat more particularly described in the schedule hereunder written, to the Purchaser and the Purchaser herein have agreed to Purchase all right, titled and interest of the Vendor, on the terms and conditions mutually agreed upon by and between the parties hereto as hereinafter appearing.

NOW THIS M.O.U. WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Vendor hereby agree to sell and assign his/her /their all right, title and interest in respect of the said premises, more particularly described in the schedule hereunder written, to the Purchaser and the Purchaser hereby agree to Purchase and acquire from the Vendor the premises more particularly described in the schedule hereunder written at or for the price fixed at Rs. 3500000 /- (Rupees Thirty five lakhs only only) and same shall be paid by the Purchaser to the Vendor in the following proportion. This deal is package deal including stamp duty, registration, society transfer and paper work

a) The Purchaser has paid Rs. 1000000 /- (Rupees One lakh and Rupees only Only) as a token/part payment amount & has agreed to pay Rs. 2500000 /- (Rupees Two and fifty lakhs only Only) as a part payment amount before the execution and registration of Agreement for sale of the

[Signatures]

said flat & has agreed to pay Ra./-
(Rupees Only)

after obtaining loan / by cash / cheque within the stipulated period
of days) & if the purchaser fails to pay the said balance amount
then he/she/they shall be liable to pay penal interest @ 21 percent per
annum on the balance amount.

2. The Vendors hereby undertakes to deduce the clear marketable title of
the said premises free from all encumbrances and reasonable doubts.
3. The Vendor/s hereby declare, represent and covenant with the Purchaser
that.
 - a) The said premises in not encumbered by way of sale, lease, exchange, gift,
mortgage, charge, line, loan, tenancy, easement, attachment, possession
or otherwise and that the said premises is free from all encumbrances,
claims and demand.
 - b) He / She /They has not created any third party right in respect of the
said premises under any agreements or any arrangement thereof and
except by entering into the Agreement with the Purchaser herein he has
agreed to sell or transfer in any manner whatsoever the said premises or
any part thereof.
 - c) There is no dispute by or against vendor in respect of the said premises
filed with any Sub-Registrar of assurance nor there is any caveat filed by
or against vendor in respect of the said premises in any court of law.
 - d) Except him/her/themselves no one else has or have any right, title,
interest in the said premises.
 - e) The Vendor agreed to execute sale deed/ agreement for sale in favour of
the Purchaser.

[Signature]

[Signature]

It is agreed between the both parties that the Society transfer charges will be paid by purchaser and seller equally. All the expenses for the Stamp duty, Registration Charges shall be borne and paid by the Purchaser alone.

Both the parties hereby agree that they shall pay brokerage fee @ .. 2..% each to the concern agent i.e. Jeevika Property Consultant at the time of registration.

In case if the either one of the parties fail to complete this particular transaction then it is compulsory to the cancelling party must have to pay 2 % brokerage to the respected estate agent Jeevika Property Consultant for their valuable time and service.

In case if seller cancelled the deal he has to pay penalty 10% per month on total amount which he has received

In case purchaser fails to complete the deal the token amount will be not refundable.

SCHEDULE OF THE FLAT

Flat No. 1301, on the 12^m Floor, area Admeasuring 29.62 Sq. Ft. Built-up, 'C' Wing, No. 7, building known as Maruthel Green, in Project Known as Green d. Medhwa, situated at Revenue Village Bandar, Village Vasai, Taluka Vasai, District Palghar within the limit of Sub - Registrar Vasai.

[Signature]

[Signature]

IN WITNESS WHEREOF the parties hereto have signed seal their respective hands on the day and year first hereinafter written.

SIGNED, SEALED AND DELIVERED)

by the within named THE VENDORS)

Edwin dominic ferreria,)



SIGNED, SEALED AND DELIVERED)

by the within named THE PURCHASER)

MR/S. Viswanathan Sridhar)



In the presence of

1. Dinesh Jalowal)

2. Lakshman Singh)

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RECEIPT

RECEIVED from MR/S. Viswanath Sridhar, a sum of
 Rs. 100001/- (Rupees one lakh one thousand
Only) being the part payment against sale of Flat No. 1301, on
 the 13th Floor, area Admeasuring 29.62 Sq. Fts. Built-up, 'C' Wing,
 No. 1, building known as Maryland Green in Project Known
 as Green Meadows, situated at Revenue Village Sardes
 Village Vasai, Taluka Vasai, District Palghar.

P.O. No.	Bank	Branch	Date	Amount
000132	HDFC	Mumbai	01/10/23	100001/-
	Cash	Vasai		
			Total	

SIGNATURES

WITNESS

1. Dina m. Jaiou
[Signature]

I SAY RECEIVED

Rs. 100001/-

11/02/2021

17/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि वसई 8

दस्त क्रमांक : 1084/2021

नोंदणी :

Regn 63m

गावाचे नाव : सांडोर

क्र.सं.	करारनामा
(1) विलेखाचा प्रकार	2800000
(2) मोबदला	1536000
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	
(10) दस्त नोंदणी केल्याचा दिनांक	
(11) अनुक्रमांक, खंड व पृष्ठ	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेरा	

करारनामा

2800000

1536000

1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : , इतर माहिती : , इतर माहिती: गाव मीजे सांडोर, तालुका वसई, जिल्हा पालघर येथील सर्वे नं. 188 बी, हिस्सा नं. 1, 2, 3, 4, 5, 6, 7 आणि 8 ह्या मिळकतीवरील बिल्डींग नं. 1, सी बिंग, मेरीलॅन्ड ग्रीन्स इमारतीमधील सदनिका नं. 1301, तेराबा मजला, क्षेत्र 29.62 चौरस मीटर कारपेट (Survey Number : सर्वे नं. 188 बी, हिस्सा नं. 1, 2, 3, 4, 5, 6, 7 आणि 8 ;))

1) 29.62 चौ.मीटर

1): नाव:- मे. मेरीलॅन्ड ग्रीन्स तर्फे भागीदार केनेथ फ्रान्सिस कुटिन्हो वय:-48; पत्ता:- प्लॉट नं:- , माळा नं:- इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कौल हेरीटेज सिटी, माबोळा, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ABEFM2842H

1): नाव:- एडविन डॉमनिक फरेरा वय:-56; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सुतार झॉट, बंगली नाका जवळ, सालोली, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AABPF1204A

31/12/2020

17/02/2021

1084/2021

84000

28000

सह दुय्यम निबंधक वसई-६
वसई-६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Valuation ID	20210217732					मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)
मूल्यांकनाचे वर्ष	2020					17 February 2021 10:56:08 AM
जिल्हा	पालघर					वसई
मूल्य विभाग	तालुका वसई					
उप मूल्य विभाग	4 - रहिवास व इतर तत्सम वापरातील जमिनी					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सर्व्हे नंबर /न. भू. क्रमांक :					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मालिमापनाचे एवढे	
7100	40000	47200	54700	47200	चौ मीटर	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवान सुविधा -	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 11th to 20th Floor	
	35.868 चौ मीटर	1-आर सी सी आहे			मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर- बांधीव Rs.40000/-	
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार टक्केवारी}) * \text{मजला निहाय घट/वाढ}$ $= (40000 * (100 / 100)) * 108 / 100$ $= \text{Rs.43200/-}$					
A) मुख्य मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 43200 * 35.868$ $= \text{Rs.1549497.6/-}$					
Applicable Rules	= 3, 18, 19					
एकत्रित अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{मेझेंनाईंग मजला क्षेत्र मूल्य} + \text{लगतच्या गच्चीचे मूल्य (खुली बाल्कनी)} + \text{वरील गच्चीचे मूल्य} + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} + \text{बंदिस्त बाल्कनी}$ $= A + B + C + D + E + F + G + H + I$ $= 1549497.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.1549497.6/-}$					

CHALLAN
MTR Form Number-6

MH009088843202021M

BARCODE



Department	Inspector General Of Registration	Date	27/12/2020-20:08:46	Form ID	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	Payer Details		
Office Name	VS16_VASAI NO 6 JOINT SUB REGISTRAR	PAN No.(If Applicable)	वसाई - ६		
Location	PALGHAR	Full Name	9068 12022		
	2020-2021 One Time		Edwin D Ferreira		
			8/ey		
		Flat/Block No.	Flat No 1301 Thirteen Floor C Wing Maryland		
		Premises/Building	Greens		
Account Head Details	Amount in Rs.	Road/Street	sandor		
80046401 Stamp Duty	84000.00	Area/Locality	Vasai		
80063301 Registration Fee	28000.00	Town/City/District			
		PIN	4	0	1 2 0 1
		Remarks (If Any)	PAN2=ABEFM2842H-SecondPartyName=mssers Maryland Greens-CA=2800000-Marketval=1800000		
		Amount In	One Lakh Twelve Thousand Rupees Only		
	1,12,000.00	Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202012291167	691201447
Cheque/DD No.		Bank Date	RBI Date	29/12/2020-10:20:24	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No.: 9270020425

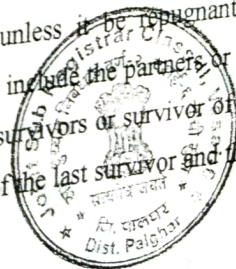
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दृश्य निबंधक कार्यालय नोदणी करवाच्या दस्तासाठी लागू आहे. नोदणी न करवाच्या दस्तासाठी सदर चलन लागू



पत्र - ६
१००४/२०२२
७/२५

AGREEMENT FOR SALE

This Agreement made at Vasai on 31st day of December in the year 2020 BETWEEN M/S. MARYLAND GREENS a Partnership firm registered under Indian Partnership Act, 1932 having its office at Kaul Heritage City, Bhabola, Vasai West, Taluka Vasai, District Palghar hereinafter referred to as "THE PROMOTER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the said firm the survivors or survivor of them and the heirs, executors, administrators of the last survivor and their/his/her assigns) of the ONE PART:



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AND

[Handwritten signature]

दाता
दस्ता क्रमांक 9068
EDWIN DOMINIC FERREIRA age 56 years
(Pan Card No. AABPF1201A, Aadhar No. 5253 6949 1497)

residing at Sutarbhat, Near Bangli Naka, Saloli, Vasai (w), Taluka Vasai, District Palghar, 401201. hereinafter referred to as "THE ALLOTTEE(S)/S " (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS Under several Sale Deed Anil Kantilal Shah and Mahesh Kantital Shah hereinafter referred to as the Owners have purchased from several land owners the properties situated at Village Sandor, Taluka Vasai, District Palghar and obtain possession of the said properties from the owners and more particularly described in the First Schedule hereunder written hereinafter referred to as the "said lands".

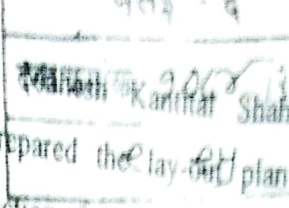
WHEREAS Anil Kantilal Shah and Mahesh Kantital Shah absolutely seized and possessed of or otherwise well and sufficiently entitled to the lands bearing Survey No. 185, Hissa No. 11, Survey No. 186, Hissa No. 1, 12, Survey No. 188, Hissa No. 5,7,8,9,10,11, 12A, 12B, 13, 14A, 14B, 15, Survey No. 189, Hissa No. 11, 13, Survey No. 190, Hissa No. 1, 2, 3, 5, 6, situated at Village Sandor, Taluka Vasai, District Palghar hereunder written hereinafter referred to as the said lands.

WHEREAS the Collector Palghar has issued Class I Certificate Vide letter No. REV/K-1/T-1/Vinischiti/SR-21/15 dated 27/10/2015.

WHEREAS the Collector Palghar has issued Class I Certificate Vide letter No. REV/K-1/T-1/Vinischiti/SR-23/15 dated 27/10/2015.

Ferreira

Palghar

WHEREAS Anil Kantilal Shah and  together with the buildings plans and prepared the lay-out plan submitted the same to Vasai Virar City Municipal Corporation (hereinafter called VVCMC) for approval.

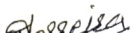
WHEREAS the VVCMC by its order No. VVCMC/TP/CC/VP-5793/2408/ 2015-16 has granted Commencement Certificate for the said lands.

WHEREAS the VVCMC by its order No. VVCMC/TP/RDP/VP-5793/ 011/ 2016 -17 dated 16/07/2016 has granted revise development permission for proposed Residential with shop line Building Stilt + Ground + upper Six Floors admeasuring 5010.47 Sq. Mtrs. Built F.S.I. and Seventh Floor for MHADA admeasuring 884.92 Sq. Mtrs. And One Residential Bunglow admeasuring 42.81 Sq. Mtrs. on the said lands on the on the terms and conditions mentioned therein.

WHEREAS by Development agreement dated 06/07/2017 registered under Serial No. 6233 -Vasai 3 the Owners agreed to grant and assign to the Promoter and the Promoter have agreed to acquire for development purpose F.S.I. admeasuring 1494.52 Sq. Mtrs. as per building plan approved by Vasai Virar City Municipal Corporation vide order bearing No. VVCMC/TP/RDP/VP - 5793/ 011/ 2016-17 dated 16/07/2016 in respect of the said lands to be utilised in construction Stilt + Ground+ six upper Floor of Wing No. C of Residential and Shop line of Building No. 1 on the part of the said land more particularly described in the Second Schedule hereunder written.

WHEREAS in pursuance of the said agreement the Owners have granted license to the Promoter to develop the said property described in the Second Schedule hereunder written and executed power of





वसई - ६
 दस्त क्रमांक १०८४ / २०१९
 २०/०५
 Promoter containing power

attorney in favour of the partners of the M/s. Maryland Greens the
 and authorities mentioned therein.

WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

WHEREAS the Promoter is in possession of the part project land as per the said Development Agreement.

WHEREAS the previously the plan was approved for Stilt + Ground + seven floor in respect of the said C wing of the building No. 1 as per plan approved by Planning authority as mentioned above. Now as per revised Development Permission given by Vasai Virar City Municipal Corporation vide order bearing No. VVCMC/TP/RDP/VP-5793/146/ 2018-19 dated 03/11/2018 VVCMC granted development permission to construct stilt + ground + 14 upper floor in C Wing of the said building No. 1 on the said part land more particularly described in the Second Schedule hereunder written on the terms and conditions mentioned therein.

WHEREAS by Development agreement dated 14/03/2019 registered under Serial No. 3796/2019 on 14/03/2019 in the office of the Sub-Registrar Vasai-3 the Owners agreed to grant and assign to the Promoter and the Promoter have agreed to acquire for development purpose Additional F.S.I. admeasuring 1604.44 Sq. Mtrs as per building plan approved by Vasai Virar City Municipal Corporation vide order bearing No. VVCMC/TP/RDP/VP-5793/ 146/ 2018-19 dated 03/11/2018 to be utilised in construction seven to Thirteen upper Floor of Wing No. C of Residential and Shop line of Building No. 1 on the on lands bearing reconstituted New Survey No. 188B, Hissa No. 1, 2, 3, 4, 5, 6, 7 and 8 situated at Village Sandor, Taluka Vasai, District Palghar as per kamijasta Patrak No. 843/2017



Sharma

Patil

of Taluka Inspector land Record, Vasai
No. 15167 of Village Sandor, Taluka Vasai,

वसई - ६
प्राप्त करणें per Mutation Entry
Vasai, District Palghar. २५

WHEREAS Now as per revised Development Permission given by Vasai Virar City Municipal Corporation vide order bearing No. VVCMC/TP/RDP/VP-5793/188/ 2019-20 dated 13/11/2019 VVCMC granted development permission toto the Owners on the terms and conditions mentioned therein.

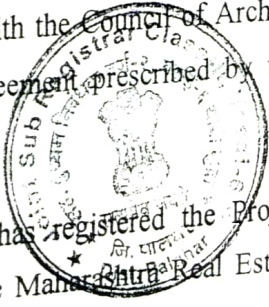
WHEREAS in pursuance of the said agreement the Owners have granted license to the Promoter to develop the said property described in the Second Schedule hereunder written and executed power of attorney in favour of the Partners of the M/s. MaryLand Greens the Promoter containing power and authorities mentioned therein.

WHEREAS the Promoter has proposed to construct on the project land Stilt + Ground + Fourteen upper Floor;

WHEREAS the Allottee(s)/s is offered Flat bearing No. 1301 on the Thirteenth Floor, (herein after referred to as the "SAID APARTMENT") in the C wing of the Building No. 1 called MARYLAND GREENS (hereinafter referred to as the "SAID BUILDING ") being constructed in the phase of the said project, by the Promoter;

WHEREAS the promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

WHEREAS the promoter has registered the Project under the Provisions of the Act with the Maharashtra Real Estate Regulatory



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plans, designs and specification 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 Allottee(s)/s in respect of variation or modifications which may adversely affect the Apartment of the Allottee(s)/s except any alteration or addition required by any Government authorities or due to change in law.

2. (a) (i) The Allottee(s)/s hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee(s)/s Flat No. 1301 of carpet area admeasuring 29.62 Sq. Mtrs. on Thirteenth Floor in C Wing of the Building No. 1 known as MARYLAND GREENS (hereinafter referred to as "THE APARTMENT") as shown in the floor plan thereof hereto annexed and marked annexures C-1 and C-2 for the consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) including Rs. _____ being 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).



(ii) The Allottee(s)/s hereby agree to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s)/s garage bearing Nos. - situated at - Basement and/or stilt and /or - podium being constructed in the layout for the consideration of Rs. _____.

(iii) The Allottee(s)/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to the Allottee(s)/s covered parking spaces bearing No. - situated at - Basement and/or

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stilt and/or _____ podium being constructed in the layout
for the consideration of Rs. _____/-

44-9
570 300 706
90 ey

2 (b) The total aggregate consideration amount for the apartment excluding garages/covered parking spaces is thus Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only).

2 (c) The Allottee(s)/s has paid on or before execution of this agreement a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only) as follows:

i. Amount of Rs. 14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the First slab.

ii. Amount of Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal, plaster, flooring doors and windows of the said Apartment.

iii. Amount of Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

iv. Amount of Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) not exceeding 85% of the total consideration to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terrace with waterproofing, of eh building or wing in which the said apartment is located.



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₹ 2,80,000/-
Balance Amount of Rs. 2,80,000/-
Only) (not exceeding 95% of the total consideration)

(Rupees Two Lakhs Eighty Thousand Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection paving of areas appertain 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.

vi) Balance Amount of Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) against and at the time of handing over of the possession of the Apartment to the Allottee(s)/s on or after receipt of occupancy Certificate or completion certificate.

2(d) The total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and Cess 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).

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

EDWIN DOMINIC FERREIRA
Sutarbhat, Near Bangli Naka, Saloli,
Vasai (w), Taluka Vasai,
District Palghar, 401201.
Notified Email ID

वसई - ६
दस्ता क्रमांक २०१४/२०२२
४७ ६५

M/S. MARYLAND GREENS
office at Kaul Heritage City, Bhabola,
Vasai West, Taluka Vasai,
District Palghar, 401202
Notified Email ID : marylandgreensvasai@gmail.com

It shall be the duty of the Allottee(s)/s 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(s)/s, as the case may be,

50. That in case there are Joint Allottee(s)/s all communications shall be sent by the Promoter to the Allottee(s)/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as property served on all the Allottee(s)/s.

51. The Stamp Duty and Registration of this Agreement and any writing incidental thereto shall be borne by the Allottee(s)/s.

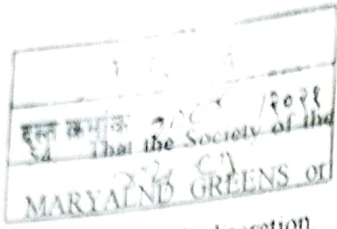
52. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016. Rules and Regulations, thereunder.

53. 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 will have the jurisdiction for this Agreement.



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said C Wing shall always be known as any other name as he Promoter may decide at his sole discretion

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

All that lands bearing reconstituted New Survey No. 188B, Hissa No. 1,2,3,4,5,6,7 and 8, situated at Village Sandor, Taluka Vasai, District Palghar as per kamijasta Patrak No. 843/2017 of Taluka Inspector land Record, Vasai and as per Mutation Entry No. 15167 of situated at Village Sandor, Taluka Vasai, District Palghar.

SECOND SCHEDULE ABOVE REFERRED TO

All that F.S.I. admeasuring 1494.52 sq. Mtrs. to be utilised in constructing C wing of the Building No. 1 as per plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/ 011/ 2016-17 dated 16/07/2016 for proposed Residential with shop line Building and additional F.S.I. admeasuring 1604.44 Sq. Mtrs. as per building plan approved by Vasai Virar City Municipal Corporation vide order bearing No. VVCMC/TP/RDP/VP-5793/146/2018-19 dated 03/11/2019 to be utilised in construction seven to Thirteen upper Floor of Wing No. C of Residential and Shop line of Building No. 1 on lands reconstituted New Survey No. 188B, Hissa No. 1, 2, 3, 4, 5, 6, 7 and 8, situated at Village Sandor, Taluka Vasai, District Palghar as per kamijasta Patrak No. 843/2017 of Taluka Inspector land Record, Vasai and as per Mutation Entry No. 15167 of , situated at Village Sandor, Taluka Vasai, District Palghar mentioned in First Schedule written above.

THIRD SCHEDULE ABOVE
Common Garden

REferred TO	दस्ता क्रमांक
9028/2022	183124

SCHEDULE 'A'

Flat No. 1301 of carpet area admeasuring 29.62 sq. mtrs., on Thirteenth Floor in C Wing of the Building No. 1 known as MARYLAND GREENS situated on the land mentioned in Second Schedule above written.

SIGNED AND DELIVERED

by the withinnamed PROMOTER

M/S. MARYLAND GREENS

Through its Partner

KENNETH COUINHO



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in the presence of

1.

2.

SIGNED, SEALED AND DELIVERED

by the withinnamed ALLOTTEE(S)/S

EDWIN DOMINIC FERREIRA



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in the presence of

1.

2.



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



दिनांक	१०/११/२०१८
संख्या	६३/२५
ई-मेल	vasaivirarcorporation@vasai.com

VVCMC/TP/RDP/VP-5793/146/2018-19

To,
Mr. Anil K. Shah & Mr. Mahesh K. Shah,
Lalgodown, Vasai Station,
Vasai (W),

Date: 03/11/2018

Tal: Vasai, Dist: Palghar.

Sub: Revised Development permission for the proposed Residential With Shopline Building & Residential Bungalow with shopline on land bearing S.No 188/B/1, 188/B/2, 188/B/3, 188/B/4, 188/B/5, 188/B/6, 188/B/7, 188/B/8 of village : Sandor, Tal Vasai, Dist. Palghar.

Ref:

- 1) Commencement Certificate granted vide letter No. VVCMC/TP/CC/VP-5793/2408/2015-16 Dated 09/11/2015.
- 2) Revised Development granted vide letter No. VVCMC/TP/RDP/VP-5793/011/2016-17 Dated 16/07/2016.
- 3) Land Revenue Certificate No. REV/C-1/T-1/Jaminbab 1/Kavi 674/SR-39/2017, from the Thasildar, Vasai dated 25/05/2017.
- 4) Your Architect's Letter dated 20/04/2018.

Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208 / 1917 / CR-89 / 09 / UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Dohy, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, Notification No. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:-
The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-5793/2408/2015-16 Dated 09/11/2015.

The details of the layout is given below :-

Mr. Anil K. Shah & Mr. Mahesh K. Shah,

1 Name of Assessee owner / P.A. Holder

Sandor

2 Location

Residential / Residential with Shopline &

3 Land use (Predominant)

Bungalow

9750.00

4 Total Plot Area As per 7/12 Extract

Residential Zone	Plantation Zone
9105.32 Sq.mt.	644.68 Sq.mt.
2796.36 Sq.mt.	--
6308.87 Sq.mt.	644.68 Sq.mt.
946.34 Sq.mt.	--
315.44 Sq.mt.	--
5362.61 Sq.mt.	644.68 Sq.mt.

5 Area of plot

6 Area in D.P. Road 20 mt. & 30 mt.

7 Net Plot Area

8 Deduction for

a) 15% R.G.

b) 5% CFC

9 Buildable Plot Area

COLOUR XEROX

(Signature)

वा.सं. - ९
 इ.सं. क्र. १००७ / २०११
 ०७७५
 मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. पालघर, पिन ४०१ ३०५.



टेलिफोन : ०२२०-२५२५१०१/०२/२५२५१०२
 फॅक्स : ०२२०-२५२५१०३
 ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.
 दिनांक :

Date : 03/11/2018

VVCMC TP/RDP/VP-5793/146/2018-19	1.00		
10 Permissible F.S.I	5362.61	Sq.mt.	193.40
11 Permissible B.U.A. (Basic)	2.40		
12 Max Permissible FSI with DR/TDR	14195.15	Sq.mt.	
13 Permissible F.S.I. with DR/TDR As per GR Dated 29-10-2016 (5362.53)+(6308.87 x 1.40)	5807.14	Sq.mt.	
14 Additional DR of DP Road Area (No.6 x 2.1)	11169.75	Sq.mt.	193.40
15 Total Permissible BUA (Basic + DR)	10468.88	Sq.mt.	193.32
16 Proposed BUA	1261.79	Sq.mt.	
17 Additional BUA 20% for MHADA	1299.47	Sq.mt.	
18 Proposed Built Up Area for MHADA Area			

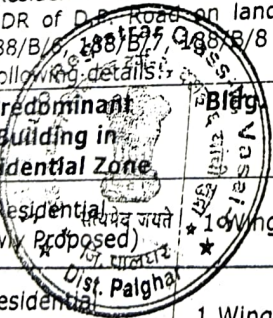
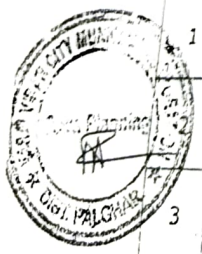
The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1973 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.4,03,000/- (Rupees Four Lakh three thousand only) deposited vide receipt No.40916 dated 09/11/2015, receipt No.473989 dated 15/07/2016 & receipt No.682883, 682884, 682885, 682887 dated 01/11/2018 with VVCMC as interest security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development permission for proposed Residential With Shopline Building & Residential Bungalow with shopline loading of DR of D.P. Road on land bearing S.No 188/B/1, 188/B/2, 188/B/3, 188/B/4, 188/B/5, 188/B/6, 188/B/7, 188/B/8 of village : Sandor, Tal Vasai, Dist. Palghar.

as per the following details:

Sr. No.	Predominant Building in Residential Zone	Bldg. No.	No. of Floors	No. of Flats / Shops	Built Up Area (in sq. mt.)
1	Residential (Newly Proposed)	1 Wing A	G+8	30	1112.70
	Residential (Now Amended)	1 Wing B	G+9	47	1560.61
3	Residential with Shopline (Now Amended)	1 Wing C	St+G+14	76 / 8	3098.92
4	Residential with Shopline (Now Amended)	1 Wing D	St+G+12	43 / 6	1611.45
5	Residential with Shopline (Now Amended)	1 Wing E	St+G+14	63 / 8	3085.20
Total					10465.88



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मुख्य कार्यालय, विरार
विरार (पूर्व),
वि. पालघर, पिन ४०१ ३०५.



वसाई-विरार - ६
दिनांक : ०३/११/२०१८
पिन : ४०१३०५
ई-मेल : vasaiVirarCorporation@yahoo.com
फोन नं. : २२६१०००
दिनांक :

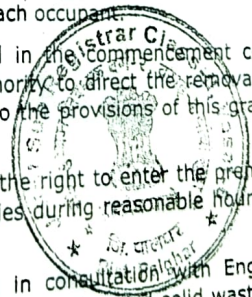
VVCMC/TP/RDP/VP-5793/146/2018-19

Sr. No.	Predominant Building in Plantation Zone	Bldg. No.	No. of Floors	No. of Bungalow/Shops	Built Up Area (in sq. mt.)
1	Residential with Shopline (Now Amended)	Bungalow	Gr+1	1 / 5	193.32

Sr. No.	Predominant Building for MHADA	Wing	No. of Floors	No. of Flats	Built Up Area (in sq. mt.)
1	Residential (Now Amended)	A	On 7 & 8 floor	10	407.40
		B	On 9 th floor	6	218.63
		C	On 14 th floor	6	259.54
		D	On 12 th floor	4	154.91
		E	On 14 th floor	5	258.99
Total				31	1299.47

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/CC/VP-5793/2408/2015-16 Dated 09/11/2015. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
Notwithstanding anything contained in the commencement certificate condition shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.



Signature

रतन का क २०१८ २०१९
 पुणे विकास विभाग
 विभाग (एच.ए.)



दुर्गाची - २७५ - २७५१०१ / ४२४३१०१०१
 फोन : २७५ - २७५१०१
 ई-मेल : vasai@vircorporation@yahoo.com

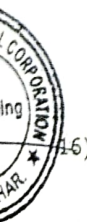
पत्रांक क्र. : न वि ३०५
 दिनांक :

VVCMC/TP/RDP/VP-5793/146/2018-19

Date: 03/11/2018

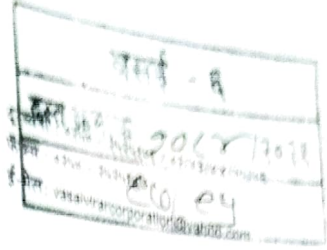
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other residential activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai-Virar Municipal Corporations. New trees shall be planted on the premises @ 30 per sq. m BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority VVCMC before applying for occupancy certificate regarding compliance to govt. tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notified No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/39/24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Conservation Committee empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission/other permissions of other authorities including MOEF/CRZ/Wetlands 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 be for actions by Concerned Authority as per their statutory provisions. Vasai-Virar Municipal Corporation has no role in the said matters. However if any complaint pertaining to validity of said orders are not complied like validity of N.A. order. 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 approved by Concerned Authority.
- 15) As per notification no. TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2012 from GOM*U/s. 37 (TAA) (C) of MR & TP Act, 1966, you shall construct EWS housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) strictly to be followed. For this purpose you shall contact Executive Engineer, Konkarni Housing and Area Development Board, MHADA, Room No.169A, Mezz Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 022664051. If applicable.
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs, you are responsible for the same and VVCMC is not responsible for your negligence in providing various precautionary measures to avoid accidents leading to loss of injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/Plan No. 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 size) before applying for Plinth Completion Certificate.

M



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



पावक क न कि रा
दिनांक

VVCMC/TP/RDP/VP-5793/146/2018-19

- 18) You shall follow the MOEF notification and all other applicable guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders. Date: 03/11/2018
- 19) 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.
- 20) 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.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 23) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 24) You shall obtain Provisional Tree NOC for additional Builtup Area prior to next stage. (Issued as per approved by the Commissioner)

COLOUR XEROX

Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation



c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office I
2. M/s. Shape Consultants,
11, 12, Aakanksha Commercial Complex,
Achole Road, Nallasopara (E),
Tal : Vasai, Dist: Palghar.



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



दस्तावेज क्र. : ४३५० - २३२५००/२३२५००
विकास : २३५० - २३२५००
ई-मेल : vasai.virar.municipalcorp@gmail.com@yahoo.com
बस क्रमांक २००११२०२१
जाचक क्र. : व.वि.श.प
दिनांक : ६/१५

Dated 13/09/2019

VVCMC/TP/RDP/VP-5658/187/2019-20

To: Mr. Anil K Shah & Mr. Mahesh K. Shah,
Laxal Godown, Vasal Station,
Vasal (W), Tal: Vasal
DIST: PALGHAR.

Rev. Assessment Order

SUB -- Revised Development Permission for proposed Residential Building (wing A), Newly proposed Residential Building (Wing F & G) & Residential with shopline bldg (Wing H) on land bearing S.No: 188B, H. No: 1 to 8, and amalgamation of S. No: 189, H. No: 12 of Village: Sandor, Taluka: Vasal, Dist: Palghar

Ref -- 1) Your Architect's letter dated 21/09/2019

Sir / Madam,
Find enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act 1966.
Mr. Anil K Shah & Mr. Mahesh K. Shah.

- | | |
|--|------------------------------------|
| 1 Name of Assessee owner / P.A. Holder | Sandor |
| 2 Location | Residential with shopline Building |
| 3 Land use (Predominant) | R-Zone Plantatio |
| | area In n- Zone |
| | sq.mt |

- | | | |
|--|----------|--------------|
| 4 PDR Area | 9285.32 | 644.68 Sqm. |
| 5 Area under 30.00 & 20.00 m wide D.P. Road | 2796.36 | 3440.00 Sqm. |
| 6 Preplot area | 6488.96 | 644.68 Sqm. |
| 7 RG Area | -- | 1070.04 Sqm. |
| 8 CFC 5% | 5515.61 | 356.68 Sqm. |
| 9 Buildable plot area | 1 | 644.68 Sqm. |
| 10 Permissible FSI | 5515.54 | 0.30 Sqm. |
| 11 Permissible BUA (basic) | 9084.54 | 3219.79 Sqm. |
| 12 Max Permissible F.S.I by DR/TDR (1.40) | | -- Sqm. |
| 13 Add. DR of D.P. Road Area (2765.306 X 2.10) | 5807.14 | -- Sqm. |
| 14 Add. TDR purchased from DRC No.104, 1320.00 sq.mt (RR Rate 15400.00) Area as per RR Rate Ratio 2.483 (1320.0 X 2.483) | 3277.56 | -- Sqm. |
| 15 Total Permissible BUA with available DR/ TDR (5515.61+9084.54) | 14600.15 | 193.40 Sqm. |
| 16 Proposed BUA area | 14504.71 | 193.32 Sqm. |
| 17 Add. 20% MAHADA (5515.61 X 20%) | 1103.12 | -- Sqm. |
| 18 Proposed BUA | 1095.61 | -- Sqm. |

- | | | |
|---|--------|-------------------------|
| 19 Area for Assessment | 31.00 | Rs. 6,200.00 |
| 20 Weighted Average of Open land value as per ASR 2017-18 | 62.00 | Rs. 6,200.00 x 1% x 2 = |
| 21 Plot/Land area | 31.00 | Rs. 6,200.00 x 1% x 1 = |
| 22 Residential | 124.00 | Rs. 6,200.00 x 1% x 1 = |
| 23 Commercial | 124.00 | Rs. 6,200.00 x 1% x 1 = |
| 24 TDR area | 124.00 | Rs. 6,200.00 x 1% x 1 = |

- | | | |
|--|---------|-------|
| 25 Residential | 3969.23 | Sq.m. |
| 26 Commercial | 66.60 | Sq.m. |
| 27 Construction Area | 1679.10 | Sq.m. |
| 28 Free of FSI | | |
| 29 Development Charges | | |
| 30 Development Charges Paid Vide | | |
| 31 a) Receipt No.820651 dated 25/10/2019 | | |
| 32 b) Receipt No.820669 dated 07/11/2019 | | |

- | | | |
|---|--------|---|
| 33 Less : | | |
| 34 Balance development charges to be paid | | |
| 35 Date of Assessment | 930.33 | x |
| 36 Premium Components given free FSI : | 328.51 | x |
| 37 a) Area under Staircase | 681.51 | x |
| 38 b) Area under Balcony | 90.40 | x |
| 39 c) Area under Arc. Proj | | |
| 40 d) Area under doc. Terr | | |
| 41 Less : | | |
| 42 Premium Paid Vide | | |
| 43 a) Receipt No.835926 dated 25/10/2019 | | |

31.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 3,515.40
62.00	Rs. 6,200.00	x	1%	x	2	=	Rs. 4,129.20
31.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 40,920.00
124.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 492,184.52
124.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 8,258.40
124.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 208,208.40
124.00	Rs. 6,200.00	x	1%	x	1	=	Rs. 757,215.92
500	Rs. 6,200.00	x	25%	x	50%	=	Rs. 720,000.00
300	Rs. 6,200.00	x	25%	x	50%	=	Rs. 40,000.00
775	Rs. 6,200.00	x	25%	x	50%	=	Rs. 760,000.00
Rs. 450.00						=	NIL



Carful
Shah

दस्तावेज क्र. 19000/1998
60/24

13/10/2019

VVCMC/TP/RDP/VP-5793/188/2019-20

7	Net plot area	6488.96	644.68
8	RG Area		1070.04
9	CFC 5%	5515.61	644.68
10	Buildable plot area	1.00	0.30
11	Permissible FSI	5515.54	---
12	Permissible BUA (basic)	9084.54	---
14	Max Permissible F.S.1 by DR/TDR (1.40)	5807.14	---
15	Add. DR of D.P. Road Area (2765.306 X 2.10)	3277.56	---
16	Add. TDR purchased from DRC No.104, 1320.00 sq.mt (RR Rate 15400.00) Area as per RR Rate Ratio 2.483 (1320.0 X 2.483)	14600.15	193.40
17	Total Permissible BUA with available DR/ TDR (5515.61+9084.54)	14504.71	193.32
18	Proposed BUA	1103.12	---
19	Add. 20% MAHADA (5515.61 X 20%)	1095.61	---
20	Proposed BUA MHADA		---

mts

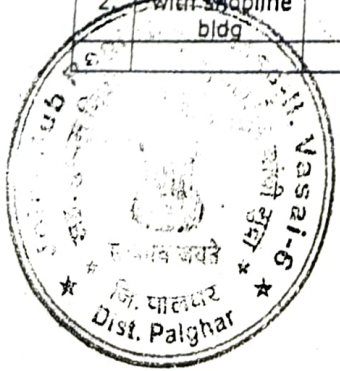
The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.135000/- (Rupees One Lac Thirty Five Thousand only) deposited vide Receipt No. 835821 dated. 25/10/2019, with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.



Please find enclosed herewith the approved Revised Development Permission for proposed Residential Building (wing A), Newly proposed Residential Building (Wing F & G) & Residential with shopline bldg (Wing H) on land bearing S.No: 188B, H. No: 1 to 8, and amalgamation of S. No: 189, H. No: 12 of Village: Sandor, as per the following details: The detail of the Building is given below:

Sr. No.	Predominant Building	Bldg No.	Wing	No. of Floors	No. of flats/S hops	Built Up Area (In sq. mt.)	Remarks
1.	Residential Building (R-Zone)	1	A	Stilt+16	78	2898.62 sq.mt	Now Amended
			F	Stilt+9	35	1741.09 sq.mt	Newly proposed
			G	Stilt+1	4	180.86 sq.mt	Newly proposed
2.	Residential with shopline bldg		H	Gr+4	8 Flat / 2 Shop	327.96 sq.mt	Newly proposed
Total						5148.53 sq.mt	



[Handwritten signatures]



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



राजकी : १३१० / ३५२५२९९ / १२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००

विकास : १ - ६

ई-मेल : vasai@vrcorporation.org

जायक नं. : १९०८४ / १२०२१

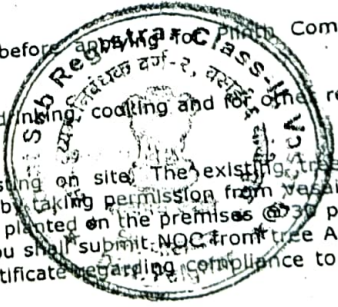
विनांक : ६०२५

VVCMC/TP/RDP/VP-5793/188/2019-20 13/10/2019

1	Residential Building (R-Zone)	1	A	17floor. For MHADA	5	203.54 sq.mt	Now amended
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The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5793/2408/2015-15 dtd 09/11/2015. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-3



[Handwritten signatures]

जिल्हाधिकारी व जिल्हादंडाधिकारी पालघर यांचे कार्यालय

मुख्य प्रशासकीय इमारत, मध्यम विधीकर कार्यालय, नवली, पालघर, ता. जि. पालघर

दुरध्वनी क्र. ०२५२५-२५३१११

Email ID: collectorpalghar@gmail.com

क्र. महसुल/क-१/टे-१/विनिश्चिती/एसआर- २३/१५

दिनांक

11/1 DEC 2015

प्रति,

श्री. महेश कांतीलाल शाह स्वतः व इतर २२ यांचे कुळमुखत्या
रा. लाल गोडाऊन, वर्तक कॉलेज रोड,
वसई (प.), ता. वसई, जि. पालघर

दस्त क्र. ६९०८४ १२०२१

09/ey

विषय :- विनिश्चिती करून मिळणेबाबत
मौजे- सांडोर, ता. वसई, जि. पालघर
स.नं./हि.नं. १८९/११, १९०/१, १९०/३,
१८८/११, १९०/५, १९०/६, १८९/१३, १८८/५,
१८८/७, १८८/८, १८८/९, व १८८/१०

संदर्भ :- आपला दिनांक ०७/०२/२०१५, रोजीचा अर्ज

आपण दिनांक १८/०१/२०१५ रोजी या कार्यालयात अर्ज करून मौजे- सांडोर ता. वसई येथील खालील नमुद जमीनी भोगवटादार वर्ग-१ च्या असल्याबाबत अहवाल मिळणेस विनंती केली आहे.

जमिनीचा तपशिल

अ.क्र.	स.नं.		हि.नं.	क्षेत्र (हे.आर)	पो.ख.	कब्जेदारांचे नाव
	जुना	नविन				
१	२६९	१८९	११	०.०१-८		१ रोजमरी एलायस डिसोजा २ जॉन एलासस डिसोजा ३ स्टॅनी एलायस डिसोजा ४ पॉल एलायस डिसोजा ५ मारीया एलायस डिसोजा ६. मार्टिन फिलीप डिसोजा ७ इजाबेल पेद्रिन सोज ८ कान्सिस पेद्रिन सोज ९ नारायण फिलीप डायस १० मॅसाय अंतोन अंद्रात ११ जोशा अंतोन डिसील्व्हा १२ मॅगारिट मार्शल फर्नांडीस १३ तरेजबाई थॉमस डिसोजा



Shree

<div style="border: 1px solid black; padding: 5px; width: fit-content;"> रजिस्ट्रार दस्ता क्रमांक १०८१/१२०१९ ०६/०५ </div>					१४ सेवेस्टीन थॉमस डिसोजा १५ अल्बर्ट थॉमस डिसोजा १६ जोसेफ थॉमस डिसोजा १७ बार्तोल थॉमस डिसोजा १८ लुईस थॉमस डिसोजा १९ जॉन थॉमस डिसोजा २० वेलेरीयन थॉमस डिसोजा २१ स्टॅला जॉन पिन्यो	
२	२३७	१९०	१	०.०२-५	-	अनिल कांतीलाल शाह
३	२३७	१९०	३	०.०५-१	-	
४	२४०	१८८	११	०.०२-०	-	
५	२३७	१९०	५	०.०८-८	-	
६	२३७	१९०	६	०.०९-९	-	
७	२३९	१८९	१३	०.०३-०	-	
८	२४०	१८८	५	०.०२-०	-	१. महेश कांतीलाल शाह २. अनिल कांतीलाल शाह
९	२४०	१८८	७	०.०२-८	-	महेश कांतीलाल शाह
१०	२४०	१८८	८	०.०५-१	-	अनिल कांतीलाल शाह
११	२४०	१८८	९	०.०३-३	-	महेश कांतीलाल शाह
१२	२४०	१८८	१०	०.०२-०	-	

सादर जमिनीसंदर्भात गाव अभिलेख तपासून खालीलप्रमाणे अभिप्राय देणेत घेत आहे.

- १) प्रकरणासोबत सादर केलेले सन १९५३-५४ पासूनचे पिकपाहणी उतारे, संबंधित तलाठी यांचेकडील ७/१२ व फेरफार उतारे यांचे अवलोकन करून अभिलेख तपासला असता, विषयांकित जमिनी भूधारणा पध्दतीत भोगबटादार वर्ग-१ असल्याचे दाखल कागदपत्रावरून दिसून येतात.
- २) अधिकार अभिलेख गाव नमुना ७/१२ पाहला विषयांकित जमिनी खरेदी-विक्री व्यवहाराने सद्दाचे कब्जेदार यांचे नावे झालेली आहे.
- ३) प्रस्तुत जमिनीस स.नं. नुसार ७/१२ निहाय त्यावरील भार याचा विचार करता, सादर जमिनी बोजाविरहित आहेत. असे दाखल अभिलेखावरून दिसून येते.

सादरचे अभिप्राय हे सन १९५३-५४ पासूनचे प्रकरणी दाखल पिकपाहणी उतारे व त्यावर नमुद दाखल फेरफार व आज रोजीचे ७/१२ व त्यावर नमुद असलेले उपलब्ध फेरफार तपासून सादर व मजूर ठिपपणाने देणेत आलेले आहेत. याव्यतिरिक्त एखादा फेरफार निदर्शनास यांचे राहून गेला असल्यामुळे त्या फेरफारानंतर मालकी हक्काबाबत बाधा येत असल्यास त्याची सर्वस्वी जबाबदारी ही संबंधित जमिन मालक वा त्यांचे कुळमुखत्यारधारक यांची राहिल.

प्रस्तुत ७/१२ वरील कब्जेदार गांना अनुज्ञेय विकासाची परवानगी महानगरपालिकेकडून मिळाल्यास आणि कलम ४७(अ) मध्ये नमुद केलेल्या दराने वा सनद घेतेवेळीच्या प्रचलित दराने रुपांतरीत कराचा आणि त्या बदलच्या अकृषिक आकारणीचा भरणा केल्यावर, असा भरणा केल्यापासून ३० दिवसांच्या कालावधीच्या आत, जिल्हाधिकारी यांनी विहित केलेल्या नमुन्यात सनद घेणे विनिश्चिती प्रमाणपत्र धारकास बंधनकारक राहिल. विहित सनद घेणेसाठी





वापराबाबत लुपतांशित कराचा भरणा करणे व विहित नमुन्यात सक्षम प्राधिकारी यांचेकडून मुदतीत समतल घेणे बांधकामकारक आहे.

सदर स.नं.ची जमीन मा. उच्च न्यायालय यांचे न्यायालयातील घेतलेली बांधकामाची मालकी 13992 याधिकार क्रमांक 16/2013 मधील दि.18/10/2013 रोजीच्या आदेशातील तरतुदीनुसार सदर स.नं. घेतलेल्यामध्ये आहे किंवा कसे? तसेच सिआरझेडच्या तरतुदी कांदळवन, पानथळ जमीन तसेच इतर बाबींनी बाधित होत असल्यास स्थानिक प्राधिकरण यांचेकडील दाखला घेणे आवश्यक वाटते.

सदरचे पत्र हे महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 156 चं तरतुदीनुसार आजरोजीचे अभिलेखावरून देणेत येत आहे. सदरचे मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरचे पत्र हे आपोआप रद्द झाले असे समजण्यात येईल व याप्रकरिता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही. वरील अटी आपले विकास परवानगीमध्ये नमूद करणेत घ्याव्यात.

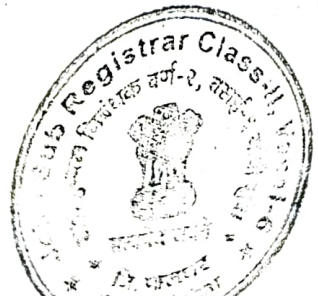
वसई - ६
13992
16/2013

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तहसिलदार वसई



[Signature]

[Signature]



जिल्हाधिकारी व जिल्हादंडाधिकारी पालाघर यांचे कार्यालय

मुख्य प्रशासकीय इमारत, नविन विक्रीकर कार्यालय, जमनी, पालाघर, ता. जि. पालाघर
दुरध्वनी क्र. ०२५२५-२५३११२

Email ID: collectorpalghar@gmail.com

क. महसूल/क-१/ट-१/विनिश्चिती/एसआर-२१/१५

प्रति,

श्री. महेश कांतीलाल शाह व इतर २,
लाल गोडाऊन, धर्तक कॉलेज रोड वरसई (प)
ता. वरसई, जि. पालाघर

दिनांक १७/१०/२०१५

27 OCT 2015

वसई - ६
१०८४/१२४
१०८४

विषय :- विनिश्चिती करून मिळणेबाबत
मौजे- सांडोर, ता. वरसई, जि. पालाघर
स.नं./हि.नं. १८६/१, १८८/१२अ, १८८/१२ब,
१८८/१३, १८८/१४अ, १८८/१४ब, १८८/१५

प्रत मिळाली

S. (ता.) लिपिक
दिनांक.....
एस. वि. यार शहर महानगरपालिका
दिनांक.....

संदर्भ :- आपला दिनांक ०७/०२/२०१५ रोजीचा अर्ज

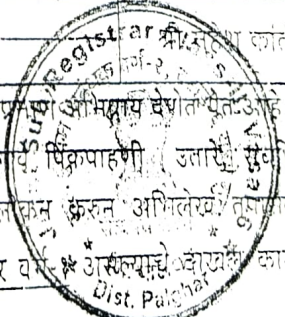
आपण दिनांक ०७/०२/२०१५ रोजी या कार्यालयात अर्ज करून मौजे- सांडोर, ता. वरसई येथील खालील नमुब जमीनी भोगवटादार वर्ग-१ च्या असल्याबाबत अहवाल मिळणेस विनंती केली आहे.

जमिनीचा तपशिल

अ.क्र	स.नं.	हि.नं.	क्षेत्र (हे.आर)	पो.ख.	कब्जेदारांचे नाव
१	१८६	१	०.०९-१	--	श्री. महेश कांतीलाल शाह
२	१८८	१२अ	०.०४-८	--	श्री. अनिल कांतीलाल शाह
३	१८८	१२ब	०.०२-५	--	श्री. सुनिल मोरेन्बर आचोळकर
४	१८८	१३	०.०९-१	--	श्री. महेश कांतीलाल शाह
५	१८८	१४अ	०.०३-०	--	श्री. महेश कांतीलाल शाह श्री. अनिल कांतीलाल शाह श्री. सुनिल मोरेन्बर आचोळकर
६	१८८	१४ब	०.०५-६	--	श्री. महेश कांतीलाल शाह
७	१८८	१५	०.०७-६	--	श्री. महेश कांतीलाल शाह

सादर जमिनीसंबंधित गाव अभिलेख तपासून खालीलप्रमाणे अभिप्राय देता येतो आहे.

१) प्रकरणासोबत सादर केलेले सन १९५३-५४ पासूनचे विक्रीपाहणी उतारे सुध्दित तसादी यांचेकडील ७/१२ व फेरफार उतारे यांचे अचल कर करून अभिलेख तपासला असता, विषयांकित जमिनी भूधारणा पध्दतीत भोगवटादार वर्ग-१ असल्याचे कायदे कायदातून दिसून येतात.



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तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय
(महसूल शाखा)

किल्लाबंद रोड, मालोडे, वसई गा.पा. वसई, जि. पारनेर पिन कोड ४२१००१
दुरध्वनी क्रमांक (०२५०) २३२२००००

वसई - ६
२०२१
क.सशा/कक्ष-१
दिनांक : २३/१२/२०१६

पति,
मा. आयुक्ता,
वसई-विरार शहर म.न.पा.
मुख्य कार्यालय विरार

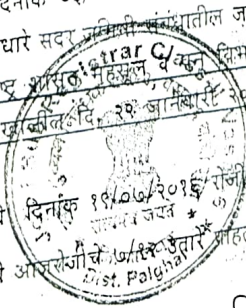
विषय: महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४२अ
(१)(अ) प्रमाणे वर्ग, मोगवट व भार विनिश्चित बाबत.
मौजे सांडोर ता. वसई जि. पालघर
स.नं./हि.नं. जुना २३७ नविन १९०/२ क्षेत्र ०-०३-०
हे.आर आकार ०-३०
श्री. अनिल कांतोलाल शाहा स. लाल गोडाऊन
वर्तक कॉलेज रोड, वसई (प) ता. वसई जि. पालघर

- संदर्भ: १) महाराष्ट्र शासन महसूल व धन विभाग यांचेकडील शासन निर्णय क्र. एनएपी-२०१६/प्र.क्र. ७/टी-१ दि. २२ जानेवारी २०१६
२) अर्जादार श्री. अनिल कांतोलाल शाहा यांचा दि. २०/०६/२०१६ रोजीचा अर्ज

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ (१) (अ) मधील तरतुदीन्वये जमिनीचा भोगवटा, वर्ग व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

वसई विरार शहर महानगरपालिका या नियोजन प्राधिकरणाच्या कार्यक्षेत्रातील मौजे सांडोर ता. वसई जि. पालघर येथील स.नं./हि.नं. जुना २३७ नविन १९०/२ क्षेत्र ०-०३-० हे.आर आकार ०-३० या जमिनीच्या संदर्भात कलम ४२-अ (१) (अ) अन्वये विनिश्चिती करून मिळण्याकामी श्री. अनिल कांतोलाल शाहा स. लाल गोडाऊन वर्तक कॉलेज रोड, वसई (प) ता. वसई जि. पालघर यांनी इकडील कार्यालयाकडे दिनांक ०३/०२/२०१६ रोजी केलेला असून, त्याअनुषंगाने उपलब्ध अद्यावत भुमि अभिलेखाच्या आधारे सदर जमिनीबाबतची जमिनीचा वर्ग, जमिनीचा भोगवटा व त्यावरील भाराबाबत महाराष्ट्र शासन महसूल विभाग यांचेकडील शासन निर्णय क्र. एनएपी-२०१६/प्र.क्र. ७/टी-१ दि. २२ जानेवारी २०१६ प्रमाणे विनिश्चिती करण्यात येत आहे.

१) मंडळ अधिकारी माणिकपूर यांचे प्रस्तावासोबत सादर केलेले जमिनीचे



Sharma

वसई - ६
२०२१
७/१२ नुसरी असपारी भोगवटदाराचे नाव (जमिनीचा भोगवटा), तसेच इतर हक्कातील नोंदीनुसार असणारा जमिनीवरील भार खालील प्रमाणे दिसून येत आहे.

केलेल्या जमिनीबाबत जमिनीचा वर्ग, गाव नमुना नंबर

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	क्षेत्र (हे.आर)	जमिनीचा वर्ग	कळजेदार	इतर हक्क
१	साठोर	जुना २३७ नविन १९०/२	०-०३-०	भोगवटदार वर्ग १	अनिल कांतीलाल शाह	

२) सदर जमिनीच्या अघावत अधिकार अभिलेखावरून सदर जमिनीवर कोणताही भार अथवा बोजा नोंद दाखल नाही. तसेच सदर स.नं. ची जमीन भोगवटदार वर्ग १ ची असून, ७/१२ चे कळजेदार सदरी जमीन मालका व्यतिरिक्त कोणत्याही प्रकारची नोंद दाखल नाही. तसेच सदर जागेवर बांधकाम झाले नसून सवरांची जागा मोकळी आहे.

३) प्रस्तुत जमीन ही अनुसूचित जमातीच्या खातेदारांची नाही.

महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदयुक्तीत प्रमाणित नोंद ही एतद्विरुद्ध सिद्ध करण्यात येईपर्यंत किंवा त्यावद्दल नविन नोंद कायदेशीररित्या दाखल करण्यात येईपर्यंत खरी असल्याचे गृहीत धरण्यात येते. या तरतुदीच्या अधिन राहून सदरची विनिश्चिती ही सदर जमिनी संदर्भातील उपलब्ध अघावत अधिकार अभिलेख व फेरफारांची तपासणी करून घ्यातील अटीवर देण्यात येत आहे.

१. नियोजन प्राधिकरणाने विनिश्चिती कळविण्यात येत असली तरी, या प्रमाणपत्रान्वये भोगवटदार वर्ग १ या धारणाधिकाराचे विनिश्चिती करण्यात आलेली जमीन भविष्यात भोगवटदार वर्ग-२ या धारणाधिकाराची असल्याची निष्पत्ती करण्यात झाल्यास त्यासाठी प्रचलित तरतुदी विचारात घेतल्यानंतर शासनाकडे नियमानुसार देय असणारी नजाराण्याची व शासनास देय असलेली अन्य रक्कम विहित प्रमाणानुसार वसूल करून संबंधित महसूल प्राधिका-यान मागणी केल्यास सदर रक्कम शासनास जमा करणे ही संबंधित भोगवटदाराची जबाबदारी राहिल आणि हे संबंधित भोगवटदारास मान्य आहे. असे संबंधित भोगवटदार यांच्याकडून बंधपत्राच्या स्वरूपात नियोजन प्राधिकरणाने लिहून घेणे अनिवार्य राहिल.

२. शासन निर्णय दिनांक २२/०९/२०१६ मधील निर्देशानुसार संबंधित जमिन मालक यांनी आवश्यक त्या सर्व परवानग्या घेतलेनंतर जमिनीच्या बाबत सुरुवात केल्यापासून तीस दिवसांच्या आत ग्राम अधिका-यास व तहसिलदार यांस लेखी कळविणे बंधनकारक आहे. तसेच जमिनीचे

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अर्जद्वारास जागेवर जाणेसाठी पोहोच रस्ता असलेबाबत तसेच सि.अनसलेबाबतचा ठोस पुरावा मादर करावा लागेल व त्यासोबत स्थळ नियंत्रण नियमावलीनुसार अनुज्ञेय बांधकाम नकाशा याबरोबर रूपांतर भरलेबाबतचे घलन इत्यादी कागदपत्रे सनद घेणेपूर्वी या कार्यालयास राहिल.

मोजणी नकाशा, विकास
दस्तावेज क्रमांक 12021
वाचपल करण वधनकारक

विकास परवानगी देताना, संबधित स्थानिक नियोजन प्राधिकारी हे विकास परवानगीच्या अनुषंगाने वेगवेगळ्या कायद्यातील सर्व बाबी व विकास नियंत्रण नियमावलीनुसार अनुज्ञेय बांधकाम व वापर तपासून नियमानुसार योग्य ती कार्यवाही करतील.

प्रस्तावित स.नं. च्या जमिनीचे हस्तांतरणाबाबत व मालकी हक्काबाबत दिवाणी या आच वाद भविष्यात उद्भवल्यास त्याची सर्व जबाबदारी विनिश्चिर्ता प्रमाणपत्रधारक यांची राहिल.

स्थळ प्रतिवर मा. जिल्हाधिकारी यांची स्वाक्षरी असे

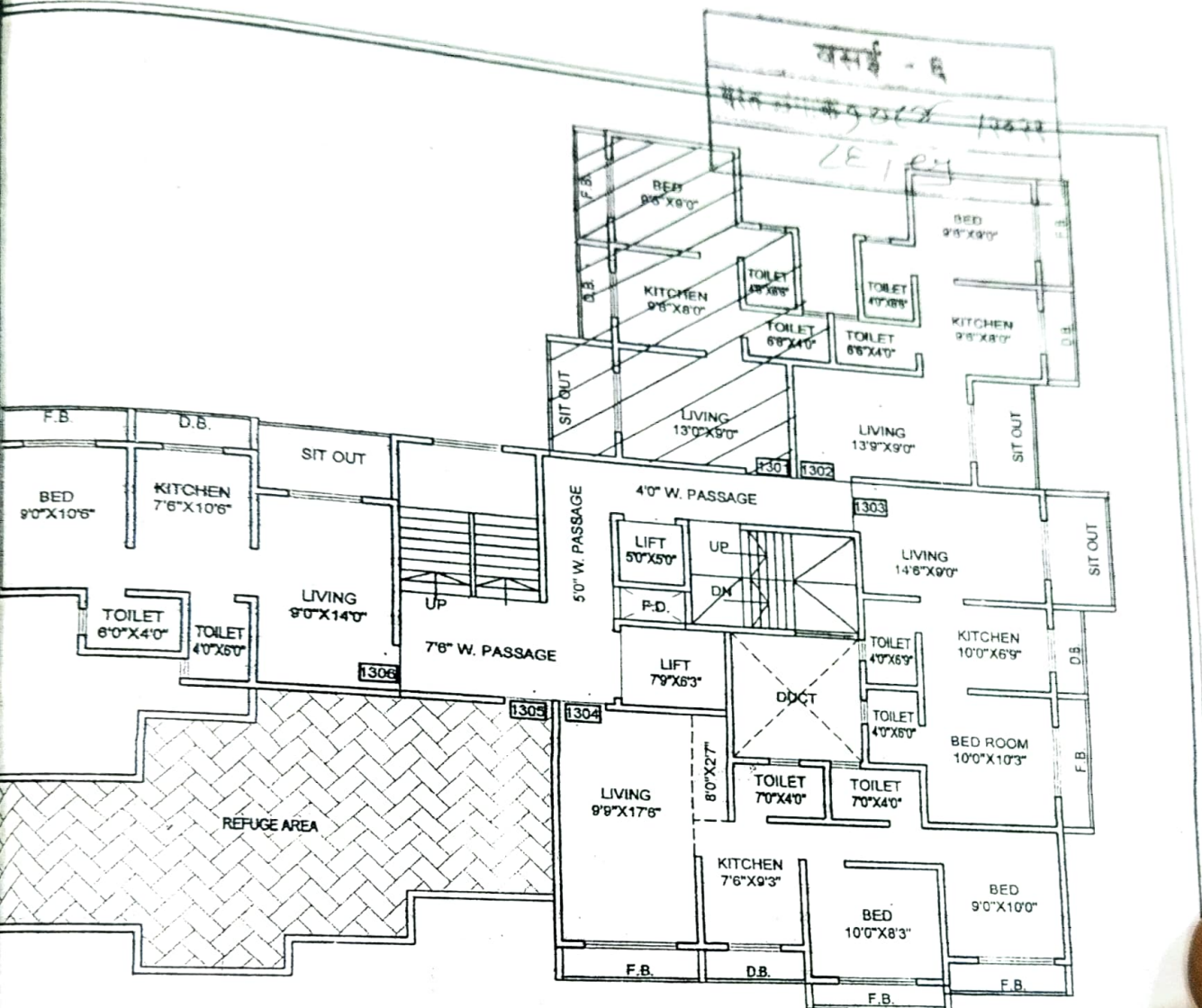


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जिल्हाधिकारी पालघर करिता

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13th FLOOR
C - WING

TO APPROVED

SHAPE CONSULTANTS
ARCHITECT, ENGINEERS, VALUERS
AND PROJECT CONSULTANTS

PROPOSAL OF RESIDENTIAL WITH SHOPLINE BUILDING ON LAND BEARING
S. NO. - 188B HL NO. 1 TO 8 AT VILLAGE - SANDOR, TAL. - VASAI, DIST. - PALGHAR

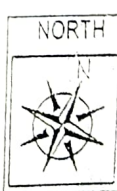
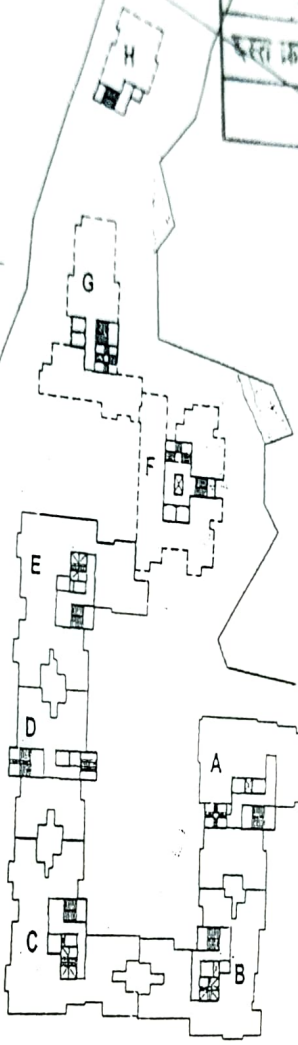
Shalika



200 M. W D.P. ROAD

खसबंद - १
प्लान क्रमांक १०८४/१२०२२
८८/१५

30.0 M. W D.P. ROAD



PROPOSED DEVELOPMENT ON LAND BEARING
S.NO.188/B/1, 188/B/2, 188/B/3, 188/B/4, 188/B/5,
188/B/6, 188/B/7, 188/B/8 & S.NO.189 H.NO.12,
VILL. SANDOR, TAL. VASAI DIST. PALGHAR

Handwritten signature or initials



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

वर्ग - ६	
दस्तावेज क्र. १०८५	२०१७
९१/९५	

This registration is granted under section 5 of the Act to the following project under project registration number :
PS9000003302

Project: Maryland Greens, Plot Bearing / CTS / Survey / Final Plot No.: S.NO 135 186 188 189 190 at Vasai-Virar City
(M Corp), Vasai, Palghar, 401201;

1. Maryland Greens having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401201.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

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

- The Registration shall be valid for a period commencing from 06/08/2017 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 06/2017 2:05:54 PM

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

Dated: 06/08/2017

Place: Mumbai

[Handwritten signature]

[Handwritten signature]

535/1084

बुधवार, 17 फेब्रुवारी 2021 3:23 म.न.

दस्त गोशवारा भाग-1

वसई 6

दस्त क्रमांक: 1084/2021

दस्त क्रमांक: वसई 6 /1084/2021

बाजार मूल्य: रु. 15,36,000/-

मोबदला: रु. 28,00,000/-

भरलेले मुद्रांक शुल्क: रु.84,000/-

दु. नि. सह. दु. नि. वसई 6 यांचे कार्यालयात

पावती: 1288

पावती दिनांक: 17/02/2021

अ. क्र. 1084 वर दि.17-02-2021

सादरकरणाचे नाव: - एडविन डामनिक फरेरा

रोजी 3:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकुण: 29900.00

दस्त हजर करणाऱ्याची सही:



सह दुय्यम निबंधक वसई-६
वर्य-२JSR Vaidik
सह दुय्यम निबंधक वसई-६

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 17 / 02 / 2021 03 : 21 : 38 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 17 / 02 / 2021 03 : 22 : 45 PM ची वेळ: (फी)

प्रतिज्ञा पत्र	
सादर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेल्या दस्तऐवजासारखे नोंदणीस दाखल केलेला आहे.	
साक्षीदार, * कोणत्याही प्रकारचा कोणत्याही नागरी क्षेत्रात	
सत्यापन, * कोणत्याही प्रकारचा कोणत्याही नागरी क्षेत्रात	
जमा, * कोणत्याही प्रकारचा कोणत्याही नागरी क्षेत्रात	
व्यक्ती, * कोणत्याही प्रकारचा कोणत्याही नागरी क्षेत्रात	
राहते.	
लिहून देणारे:	लिहून घेणारे:



Summary 2

दस्त निवेदनाचा भाग-2

पुस्तक क्रमांक 90/21
दस्तावेज क्रमांक 1084/2021

दस्तावेज क्रमांक: वसई 6/1084/2021

दस्तावेजाचा प्रकार: करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मे. मे. धीमस तर्फे भागीदार केनेध फाब्रिस कुटिन्हो
पत्ता: प्लॉट नं. -, माळा नं. -, इमागनीचे नाव: -, ब्लॉक नं. -, रोड नं.
कौल हेरीटेज सिटी, भाबोळा, वसई पश्चिम, तालुका वसई, जिल्हा
पालघर, महाराष्ट्र, ठाणे.
पिन नंबर: ABEFM2842H

पक्षकाराचा प्रकार

लिहून देणार
वय: -48
स्वाक्षरी:-

(Signature)



2 नाव: - एडविन डॉमनिक फेरेरा
पत्ता: प्लॉट नं. -, माळा नं. -, इमागनीचे नाव: -, ब्लॉक नं. -, रोड नं.
मुतार भाट, बंगली नाका जवळ, सावोली, वसई पश्चिम, तालुका
वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे.
पिन नंबर: AABPF1204A

लिहून देणार
वय: -56
स्वाक्षरी:-

(Signature)



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 17 / 02 / 2021 03 : 24 : 26 PM

ओळख:-

खानीय इमम अमे निवेदीत करतात की ने दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:- दिनेश वीर
वय: 33
पत्ता: उमेलमान, वसई वेस्ट, तालुका वसई, जिल्हा पालघर
पिन कोड: 401202

(Signature)
स्वाक्षरी



2 नाव: व्हॅलेरीयन रिवेलो - -
वय: 61
पत्ता: वसई
पिन कोड: 401201

(Signature)
स्वाक्षरी



पुस्तक क्रमांक 90/21
90/21

शिक्का क्र.4 ची वेळ: 17 / 02 / 2021 03 : 25 : 16

शिक्का क्र.5 ची वेळ: 17 / 02 / 2021 03 : 25 : 26 PM नोंदणी पुस्तक 1 मध्ये

सुद्धा दुय्यम निबंधक वसई-6

प्रमाणित करण्यात येते की या दस्तावेजमध्ये एकूण पाने... आहेत.

तारीख 20/02/2021

वसई-2

sr.	Purchaser	Type	Verification no/Ver...	Amount	Used At	Deface Number	Deface Date
1	Edwin D Ferreira	eChallan	69103332020122911167	84000.00	SD	0005529544202021	17/02/2021
2	Edwin D Ferreira	eChallan		28000	RF	0005529544202021	
3		DHC		1900	RF	1702202100769	

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

Know Your Rights as Registrants