

80/1788

पावती

Original/Duplicate

Friday, February 05, 2021

नोंदणी क्र. :39म

9:38 AM

Regn.:39M

पावती क्र.: 1948 दिनांक: 05/02/2021

गावाचे नाव: विरार

दस्तावेजाचा अनुक्रमांक: वसई2-1788-2021

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: माधवन पॉल पेरुमाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 31240.00

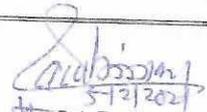
आपणास सूळ दस्त ,यंबनेल प्रिंट,सूची-२ अंदाजे

9:57 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2719000 /-

मोबदला रु.3924500/-

भरलेले मुद्रांक शुल्क : रु. 117800/-

  
Sub Registrar Vasai 2  
सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. २ (विरार)

1) देयकाचा प्रकार: DHC रकम: रु.1240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2001202100995 दिनांक: 05/02/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009509762202021E दिनांक: 05/02/2021

बँकेचे नाव व पत्ता:





२
क्रमांक १०८८/२०२४
२/१६२

### घोषणापत्र

आम्ही, खाली सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमच्या जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधित व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुळमुखत्यारधारक (P.A. HOLDER) लिहुन देणार व लिहुन घेणार ह्यात आहेत व कुळमुखत्यार अद्यापही रद्द झालेले नाही. आजही सदरचे कुळमुखत्यारपत्र अस्तित्वात आहे ह्याची आम्ही खात्री देत आहोत, तसेच मिळकतीचे इतर हक्क,कर्ज,बँक बोजे व कुळमुखत्यारधारकांनी केलेल्या व्यवहारांच्या अधीन राहुन आम्ही आमचा आर्थीक व्यवहार पुर्ण करीत आहोत.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तेवजामधील मिळकत हि फसवणुकीद्वारे दुबार विक्री हित नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार/लिहुन घेणार कुळमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेऊन आलो आहोत. व्यवहार पुर्ण करतेवेळी पुरावा कायद्यानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत, तसेच मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाचा किंवा शासनाचा मनाई हुकुम नाही. याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर सल्लागार/वकील यांना कागदपत्रे दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तेवज नोंदणीसाठी सादर करण्यात आलेला आहे.

मिळकतीची मालकी तपासणे/ठरवीणे साठी सक्षम तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत, त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/कुळमुखत्यारधारक व दस्तातील खरेपणा व वैद्यता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास जाणीव आहे.

तरी मिळकतीविषयी सद्या होत असलेल्या फसवणुक व त्या अनुषंगाने पिलिस चौकीत दाखल होत असलेले गुन्हे हे आमच्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहुन देत आहोत. तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात मुद्रांक प्रश्न उद्भवल्यास त्यासाठी दस्तातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. संहिता १९६० मधील नमुद असलेल्या शिक्षेस पात्र राहणार आहोत. याची मला/आम्हाला पुर्ण जाणीव व खात्री आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहुन घेणार

*Mishra*



लिहुन देणार

*[Signature]*

CHALLAN  
MTR Form Number-6

क्रमांक १७८८ /२०२१  
३ १६२



GRN	MH009509762202021E	BARCODE	Date		31/12/2020-13:52:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	APZPP2517F				
Office Name	VSI2 VASAI NO 2 JOINT SUB REGISTRAR		Full Name	MADHAVAN PAUL PERUMAL			
Location	PALGHAR		Flat/Block No.	FLAT NO. A/1004, BLDG NO. 1, ANAND SAGAR			
Year	2020-2021 One Time		Premises/Building	PHOOLPADA ROAD			
Account Head Details		Amount In Rs.	Road/Street	VIRAR E			
0030046401	Stamp Duty	117800.00	Area/Locality	TOWN/CITY/DISTRICT			
0030063301	Registration Fee	30000.00	PIN	4 0 1 3 0 5			
			Remarks (If Any)	SecondPartyName=VED SWASTIK-			
			Amount In	One Lakh Forty Seven Thousand Eight Hundred Rupees			
			Words	Only			
Total		1,47,800.00					
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042020123158392 203663515484		
Cheque/DD Details			Bank Date	RBI Date	31/12/2020-13:54:14 01/01/2021		
Cheque/DD No.			Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date		10101 , 01/01/2021		
Name of Branch							

₹147800.00

Department ID : Mobile No. : 9921100010  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document.  
नोंदणी करणाऱ्या दस्तऐवजांसाठी लागू आहे. नोंदणी व करवसुल्या दरखास्ताठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.02.05  
09:41:08 IST  
Reason: Secure  
Doc. Reason:--  
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-80-1788	0005213330202021	05/02/2021-09:38:13	IGR134	30000 00
2	(IS)-80-1788	0005213330202021	05/02/2021-09:38:13	IGR134	117800.00
Total Defacement Amount					1,47,800.00



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वर्ग सं. १
दस्त क्रमांक १०८८ १२०२१
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### AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 31<sup>st</sup> day of Dec in the Christian year Two Thousand Twenty. BETWEEN M/s. VED SWASTIK, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No. 4, Om Vrindavan Co-operative Housing Society Ltd., Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, 401 305, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the partners) of the ONE PART

213 E. 2
9600-19028
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A N D

MR. MADHAVAN PAUL PERUMAL, Age 43 years, Indian Inhabitant/s, residing at Room No. 105, Shree Sai Apt., Nana Nani Park, Manvelpada Road, Virar (East) - 401 305, hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-

*Madhavan*

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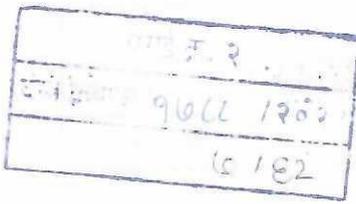
WHEREAS:-

- a) i) Shree Shankar Devsthan Vahivatdar Mr. Govind Dharmaji Vartak was the owners of the land bearing Survey No.131, Hissa No. 5, admeasuring H.R. 0-05-1, Survey No.133, Hissa No. 3, admeasuring H.R. 1-18-1, Survey No.139, Hissa No. 5, admeasuring H.R. 0-05-2, Survey No.139, Hissa No. 15, admeasuring H.R. 0-29-1, Survey No.139, Hissa No. 17/1, admeasuring H.R. 0-28-6, Land admeasuring H.R. 2-75-1, out Survey No.140, Hissa No. 2/5, admeasuring H.R. 3-55-1, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar) more particularly described in the First Schedule hereunder written.
- ii) Mr. Nana Pandu Patil was the Tenant in respect of aforesaid land as per Section 3(A) of Bombay Tenancy and Agricultural Lands Act.
- iii) Mr. Govind Dharmaji Vartak died intestate leaving behind him 1) Mr. Hari Govindrao Vartak, 2) Mr. Narsinha Govindrao Vartak, 3) Mr. Mahadeo Govindrao Vartak, 4) Mr. Parshuram Govindrao Vartak, 5) Mr. Raghunandan Govindrao Vartak, 6) Mr. Harihar Govindrao Vartak, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death. The said legal heirs were staying together, therefore the name of Mr. Hari Govindrao Vartak entered in the 7/12 extract as a H.U.F.
- iv) Mr. Nana Pandu Patil died intestate leaving behind him Mr. Vasu Nana Patil being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death.
- v) There was a Remark was recorded vide Taluka Order No. TE-350/7/66 in the Column of Records of Other Rights of 7/12 Extract that "The said Land was belonging to Devsthan therefore it can not be sold under Section 32(G) of Bombay Tenancy and Agricultural Lands Act.
- vi) Mr. Valu Nana Patil died intestate on 06/10/1977, leaving behind him 1) Mr. Vasudev Valu Patil, 2) Mr. Chandrakant Valu Patil, 3) Smt.



*[Handwritten signature]*

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Janibai Vithu Patil, 4) Mrs. Somaribai Devram, 5) Smt. Jankibai Valu Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

vii) After the death late Valu Nana Patil the names of 1) Smt. Janibai Vithu Patil, 2) Mrs. Somaribai Devram Patil, 3) Smt. Jankibai Valu Patil, were not entered in the 7/12 Extract of the said land. Smt. Jankibai Valu Patil widow of late Valu Nana Patil died on 08/01/2005. The said Reference is given on the basis of Release Deed dated 23/10/2013.

viii) Smt. Janibai Vithu Patil, died intestate on 16/11/2003, leaving behind her 1) Mr. Tukaram Vithu Patil, 2) Mr. Sakharam Vithu Patil, 3) Mr. Bhalchandra Vithu Patil, 4) Mr. Suresh Vithu Patil, 5) Mr. Dayanand Vithu Patil, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death.

ix) Mr. Chandrakant Valu Patil, died intestate on 31/08/2002, leaving behind him 1) Mr. Pramod Chandrakant Patil, 2) Smt. Vanita Purushottam Patil, 4) Mrs. Sangita Mohan Patil, 5) Smt. Vijaya Chandrakant Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

x) Mr. Vasudev Valu Patil, died intestate on 04/10/2007, leaving behind him 1) Smt. Manjula Vasudev Patil, 2) Mr. Parshuram Vasudev Patil, 3) Mr. Anandaram Vasudev Patil, 4) Mrs. Sharda Bharat Patil, 5) Mrs. Manda Vijay Bhandarkar, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Pramod Chandrakant Patil & others have filed RTS Appeal No. 174/2010, in the Court of Sub-Divisional Officer, Bhiwandi Division, Bhiwandi to delete the remark showing in the Column of records of Other Rights of 7/12 Extract recorded vide Taluka Order No. TE-350/7/66 that 'The said Land was belonging to Devsthan therefore it can not be sold under Section 32(G) of Bombay Tenancy and Agricultural Lands Act and as per the Order dated 07/03/2011 the Mutation Entry No. 3463 was cancelled and therefore the said Remark

*Machavan*

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was deleted from 7/12 Extract and such other Revenue Records.

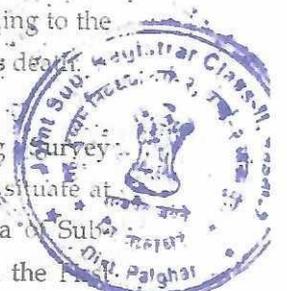
xii) Mr. Pramod Chandrakant Patil & others have filed a Suit No. 20/2011, in the Court of मा. तहसिलदार व शेेतजमिन न्यायाधिकरण, वसई, under Section 32 (G) of Bombay Tenancy and Agricultural Lands Act and had purchased the said Agricultural land, under the Provisions of said Act through the Tahasildar Vasai under Tenancy Certificate bearing No. 20/2011, dated 12/09/2011.

xiii) By Release Deed dated 23<sup>rd</sup> October 2013 and registered in the office of Sub-Registrar Vasai No. V, under Serial No. 4114/2013, dated 23/10/2013, 1) Mr. Tukaram Vithu Patil, 2) Mr. Sakharam Vithu Patil, 3) Mr. Bhalchandra Vithu Patil, 4) Mr. Suresh Vithu Patil, 5) Mr. Dayanand Vithu Patil, 6) Mrs. Somaribai Devram Patil, alias Smt. Parvatibai Devram Patil released their undivided share in the said land bearing Survey No.131, Hissa No. 5, Survey No.133, Hissa No. 3, Survey No.139, Hissa No. 5, 15, 17/1, Survey No.140, Hissa No. 2/5, in favour of 1) Mr. Pramod Chandrakant Patil, 2) Smt. Vanita Purushottam Patil, 3) Mrs. Sangita Mohan Patil, 4) Smt. Vijaya Chandrakant Patil, 5) Smt. Manjula Vasudev Patil, 6) Mr. Parshuram Vasudev Patil 7) Mr, Atmaram Vasudev Patil 8) Mrs. Sharda Bharat Patil, 9) Mrs. Manda Vijay Bhandari.

xiv) Mr. Pramod Chandrakant Patil, died intestate on 21/12/2017, leaving behind him 1) Smt. Pallavi Pramod Patil, 2) Miss Prajkta Pramod Patil, 4) Miss. Prachiti Promod Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

b) i) Mr. Hari Govind Vartak was the owner of land bearing Survey No.131, Hissa No. 6, admeasuring H. R. 0-27-3, lying being situated at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar) more particularly described in the Schedule hereunder written. Mr. Bejmi Atu Tuskan was the tenant in respect of the said land.

ii) Mr. Bejmi Atu Tuskan purchased the said land under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional



संग्रह क्र. २
दस्ता क्रमांक: १०११/२०२
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Tahasildar Vasai under Tenancy Certificate bearing No. 641, dated 04/12/1964.

iii) Mr. Bejmi Atu Tuscan died intestate on 28/08/1979 leaving behind him 1) Mr. Anton Bejmi Tuscan, 2) Sebestin Bejmi Tuscan, 3) Simon Bejmi Tuscan, 4) Janu Mates Rodrigues, 5) Santan Peter Gonsalves, being the legal heirs according to the Indian Succession Act, by which he was governed at the time of his death.

iv) Mr. Anton Bejmi Tuscan, died intestate leaving behind him 1) Smt. Nataliya Anton Tuscan, 2) Alex Anton Tuscan 3) Victor Anton Tuscan, 4) Philomina Francis Phemis 5) Tereja Sanjav Tuscano, being the legal heirs according to the Indian Succession Act, by which he was governed at the time of his death.

v) Mr. Sebestin Bejmi Tuscan, died intestate leaving behind him 1) Smt. Nataliya Sebestin Tuscan, 2) Michael Sebestin Tuscan, 3) Manvel Sebestin Tuscan, 4) Mary Michael Rodrigues, 5) Rejin Joseph Dibrit, 6) Sanjav Sebestin Tuscan, being the legal heirs according to the Indian Succession Act, by which he was governed at the time of his death.

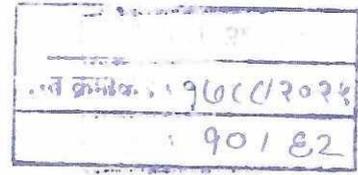
vi) Mr. Sanjav Sebestin Tuscan, died intestate leaving behind him Smt. Carmelin Sanjav Tuscan, being the legal heir according to the Indian Succession Act, by which he was governed at the time of his death.

vii) Smt. Santan Peter Gonsalves, died intestate leaving behind her 1) Simon Bejmi Tuscan, 2) Janu Mates Rodrigues 3) Smt. Nataliya Anton Tuscan, 4) Alex Anton Tuscan, 5) Victor Anton Tuscan, 6) Philomina Francis Phemis, 7) Tereja Sanjav Tuscano, 8) Smt. Nataliya Sebestin Tuscan, 9) Michael Sebestin Tuscan, 10) Manvel Sebestin Tuscan, 11) Mary Michael Rodrigues, 12) Rejin Joseph Dibrit, 13) Smt. Carmelin Sanjav Tuscan, being the legal heirs according to the Indian Succession Act, by which she was governed at the time of her death.

viii) The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Sub-Divisional Officer Bhiwandi,

*M. Macellano*

*[Signature]*



Bhiwandi Division, Thane had relaxed the condition of S/43 vide his Order No. विडी/कुव/विप/वसई/एस.आर/१११/२००३, dated 10/07/2003.

ix) By Conveyance Deed dated 12<sup>th</sup> July 2017, and registered in the office of Sub-Registrar at Vasai No. V, under Serial No. 4751-2017, dated 12/07/2017, 3) Smt. Nataliya Anton Tuscan, 4) Alex Anton Tuscan, 5) Victor Anton Tuscan, 6) Philomina Francis Phemis, 7) Tereja Sanjav Tuscano, 8) Smt. Nataliya Sebestin Tuscan, 9) Michael Sebestin Tuscan 10) Manvel Sebestin Tuscan, 11) Mary Michael Rodrigues 12) Rejina Joseph Dibrith, 13) Smt. Carmelin Sanjav Tuscan, 14) Simon Bejmi Tuscan, 15) Janu Mates Rodrigues sold and conveyed the land bearing Survey No.131, Hissa No. 6, to M/s. Viva Shelter.

c) The land bearing Survey No.131, Hissa No. 5, 6, Survey No.133, Hissa No. 3, Survey No.139, Hissa No. 5, 15, 17/1, Survey No.140, Hissa No. 2/5, alongwith other land has been amalgamated and converted into N.A. by the Office of the Collector, Thane vide its Order bearing No. REV/D-1/T-9/NAP/Virar-Vasai/SR-192/2013, dated 30/01/2014.

d) The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the construction of propose layout of Residential/Residential with Shopline Buildings and Bungalows on said land vide its letter bearing No. VVCMC/TP/CC/VP-5330/3878/2014-15, dated 29/01/2015.

e) The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the construction of propose Residential with Shopline Building No. 1 on said land vide its letter bearing No. VVCMC/TP/CC/VP-5330/3879/2014-15, dated 29/01/2015.



f) By Development Agreement dated 05<sup>th</sup> June 2018 and registered in the office of Sub-Registrar Vasai No. V, under Serial No. 4770-2018, dated 05/06/2018, 1) Smt. Vanita Purushottam Patil, 2) Mrs. Sangita Mohan Patil, 3) Smt. Vijaya Chandrakant Patil, 4) Smt. Manjula Vasudev Patil, 5) Mr. Parshuram Vasudev Patil 6) Mr, Atmaram Vasudev Patil 7) Mrs. Sharda Bharat Patil, 8) Mrs. Manda Vijay Bhandari, 9) Smt. Pallavi Pramod Patil,

क्र. १
दस्तावेज क्र. १०८८ १२०२१
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10) Miss Prajкта Pramod Patil, 11) Miss. Prachiti Promod Patil, (therein called "The Owners No.1") of the First Part and M/s. VIVA Shelter (therein called "The Owners No.2") of the Second Part, and M/s. VED SWASTIK (therein called "The Developers") of the Third Part, And M/s. SWASTIK DEVELOPERS (therein called "The Confirming Party") of the Fourth Part, the said Owners No. 1 And Owners No. 2 with the consent and confirmation of Confirming Party have granted the development right in respect of the sanctioned FSI of **Residential with Shopline Building No. 1, Wing A, B & C**, admeasuring 8395.15 Square metres i.e. 90331.81 Square feet, consisting of 7 Shops and 218 Flats and the Proposed F.S.I. admeasuring 8159.10 Square feet to be sanctioned by the VVCMC, total F.S.I. admeasuring 98490.91 Square feet (including balcony, Staircase, Lift area, lobby & opla area), out of total FSI of the layout to be consumed on land admeasuring \_\_\_\_\_ Square metres out of Survey No.131, Hissa No. 5, 6, Survey No.133, Hissa No. 3, Survey No.139, Hissa No. 5, 15, 17/1, Survey No.140, Hissa No. 2/5, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai to M/s. VED SWASTIK, on the terms and conditions mentioned in the said Agreement.

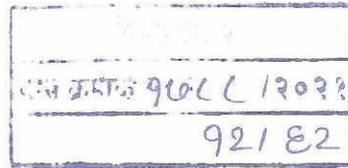
g) The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the construction of propose layout of Residential/Residential with Shopline Buildings and Regularisation of Existing Bungalows on said land vide its letter bearing No. VVCMC/TP/CC/VP-5330/10/2020-21, dated 25/09/2020.

h) The aforesaid Agreement and Power of Attorney are valid and subsisting and binding between the parties.

i) M/s. VED SWASTIK (hereinafter called "The Promoter") are constructing the **Building No. 1, having 'A, B, C Wing**, known as "**ANAND SAGAR**", in the "**SHREE GAJANAN MAHARAJ NAGAR**", on the said Land, more particularly described in the Second Schedule hereunder written (collectively also referred to as "Said Project"), alongwith common amenities and facilities, gardens, internal roads, pathways, etc.

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j) AND WHEREAS, the Promoter have specifically made it clear that, the Promoter may change the Layout Plan/Building Plan at its sole discretion and/or the Layout Plan/Building Plan may also change due to any directions/conditions imposed by the VVCMC, at any stage, which shall be then, binding on the Allottee/s and the Allottee/s hereby agrees that it shall not be necessary on the part of the Promoter to seek consent of the Allottee/s for the purpose of making changes in order to comply with such directions, conditions and changes, Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law. The Building Plan/Layout plan of the residential project as may be amended or approved from time to time shall supersede the proposed tentative building plans as given in Annexure "\_\_\_" hereto and/or previously approved building plans as the case may be.

k) AND WHEREAS the Promoter have entered into a standard agreement with Architect En-con registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the Promoter has appointed Mr. Paresh Unnerkar as the Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts of professional supervision of the Architect and the Structural Engineer till the completion of the Building/Buildings.

l) AND WHEREAS being the Developers of the land particularly described in the Second Schedule hereunder, the Promoter herein alone has the sole and exclusive right to sell the Flats/Shops in the said Building/s with the Allottee/s of the Flat/Shops and to receive the sale price in respect thereof;



m) AND WHEREAS the Allottee/s demanded from the Promoter and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the said land, the said Order, the Development Agreement and the Plans, designs and specifications prepared by the

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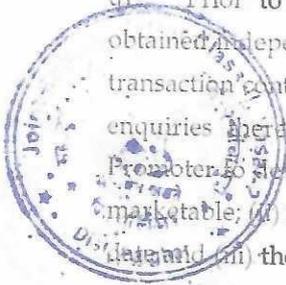
Promoter's Architects **En-con** and of such other documents as are specified under the Maharashtra Ownership Flats Regulation of the Promotion of Construction, Sale, Management and Transfer Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

n) AND WHEREAS the copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, copies of Property card or extract of Village Forms VI or VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said land on which the Flats are constructed or are to be constructed and the copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee/s approved by the concerned local authority.

o) AND WHEREAS the Promoter have accordingly commenced construction of the said building/s in accordance with the said plans.

p) The development of proposed Building No. 1, having 'A, B, C Wing, known as "ANAND SAGAR", in the "SHREE GAJANAN MAHARAJ NAGAR", to be carried out by the Promoter on the said Land is in accordance with applicable laws and the development permissions as detailed hereinabove granted from time to time and as may be amended from time to time;

q) Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat/Shop, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and such title being clear and marketable; (ii) the approvals and permissions (including CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein. The Allottee/s undertake/s that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.



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1. The Promoter shall construct the Building known as "ANAND SAGAR", in the "SHREE GAJANAN MAHARAJ NAGAR", comprising of Building No.1, Wing 'A', 'B' &'C', having common Ground Floor partly for Shopline and partly as stilt, plus habitable Floor on 1st Floor plus 14 upper habitable Floors on the said Land more particularly described in Second Schedule hereunder written in accordance with plans, designs and specifications sanctioned by the VVCMC under Commencement Certificate dated 25/09/2020, bearing ref No. VVCMC/TP/CC/VP-5330/10/2020-21, for the construction of propose layout of Residential with Shopline Building/s and which have been seen and inspected by the Allottee/s and subject to such variations and modifications as may be considered necessary or as may be required by the Government, VVCMC and/or any other local authority from time to time.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Allottee/s.

2. The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s one Flat No. 1004, of Carpet area measuring 50.18 sq. meters (which is inclusive of the area of balconies) on Tenth Floor, in "A" Wing, as shown in the floor plan thereof here annexed and marked Annexures '\_\_\_', in the Building No. 1, known as "ANAND SAGAR", in the "SHREE GAJANAN MAHARAJ NAGAR" (hereinafter referred to as "The Flat/Shop"), for the price of Rs. 39,24,500/- (Rupees Thirty Nine Lakh Twenty Four Thousand Five Hundred Only), including the proportionate price of the common areas and facilities appurtenant to the premises, which are more particularly described in the Third Schedule hereunder written.

The Allottee/s hereby agrees to pay to that Promoter amount of purchase price of Rs. 39,24,500/- (Rupees Thirty Nine Lakh Twenty Four

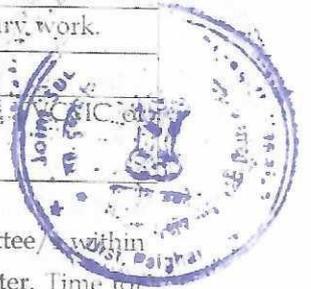
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Thousand Five Hundred Only), in the following manner:-

Rs. 392450/-	on or before the execution of these presents, the payment and receipt whereof the Promoter doth hereby admit and acknowledge to have received.
Rs. 153600/-	upon completion of construction of plinth.
Rs. 153600/-	on or before casting of First Slab.
Rs. 153600/-	on or before casting of Second Slab.
Rs. 153600/-	on or before casting of Third Slab.
Rs. 153600/-	on or before casting of Fourth Slab.
Rs. 153600/-	on or before casting of Fifth Slab.
Rs. 153600/-	on or before casting of Sixth Slab.
Rs. 153600/-	on or before casting of Seventh Slab.
Rs. 153600/-	on or before casting of Eighth Slab.
Rs. 153600/-	on or before casting of Ninth Slab.
Rs. 153600/-	on or before casting of Tenth Slab.
Rs. 153600/-	on or before casting of Eleventh Slab.
Rs. 153600/-	on or before casting of Twelfth Slab.
Rs. 153600/-	on or before casting of Thirteenth Slab.
Rs. 153600/-	on or before casting of Fourteenth Slab.
Rs. 153600/-	on or before casting of Fifteenth Slab.
Rs. 153600/-	upon completion of Brick Work.
Rs. 153600/-	upon completion of Plaster Work.
Rs. 153600/-	upon fixing of Doors and Windows.
Rs. 153600/-	upon completion of the Flooring and tiling work.
Rs. 153600/-	upon completion of the plumbing and Sanitary work.
Rs. 153600/-	after completion of the building
Rs. 152800/-	after issue of Occupancy Certificate by the any other Planning Authority



Each of such installment shall be paid by the Allottee/ within a period of 7 days from the date of intimation by the Promoter. Time for payment of each installment is the essence of the contract.

- The carpet area of the said Flat/Shop as defined under the provisions of RERA, is 50.18 square metres.

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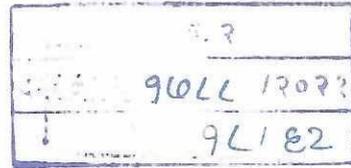
3. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Flat/Shop and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including Service Tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies (including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

4. The Promoter shall confirm the Final Carpet area that has been allotted to the Allottee/s after the construction of the said Project is complete and the Occupation Certificate is granted by the VVCMC or such other concerned authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Flat/Shop shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then the Promoter shall refund the excess money paid by Allottee/s within 45 (Forty-Five) days with annual interest at the rate specified in the Rules, from the date on which such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount proportionately from the Allottee/s towards Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the said Flat/Shop.

5. The Sale Consideration 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

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bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/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, which shall only be applicable on subsequent payments.

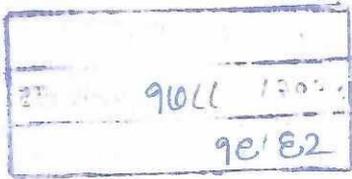
6. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local/statutory authority including VVCMC at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat/Shop to the Allottee/s, obtain the Occupation Certificate in respect of the said Flat/Shop.

7. The Promoter hereby declares that the Floor Space Index available in respect of the said land is \_\_\_\_\_ square metres only and that no part of the said floor space index has been utilized by the Promoter elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Promoter elsewhere, then the Promoter shall furnish to the Flat/Shop Allottee/s all the detailed particulars in respect of such utilization of said floor space index by them. In case while developing the said land the Promoter have utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Promoter to the Allottee/s.

8. In case the Promoter is acting as an agent of the Vendor/Original Owners of the said land, then, the Promoter hereby agrees that they shall before handing over possession of the Flat/Shop to the Allottee/s and in any event before execution of a conveyance/assignment of lease of the said land in favour of a corporate body to be formed by the purchasers of Flats/shops/garages in the building to be constructed on the said land (hereinafter referred to as "the Society"/"the Limited Company") make full and true disclosure of the nature of his title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any



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party in or over the said land, and shall, as far as practicable, ensure that the said land is free from all encumbrances and that the Vendor/Original Owner/s the Promoter have absolute, clear and marketable title to the said land so as to enable them to convey to the said Society/Limited Company such absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said land by the Promoter in favour of the said Society/Limited Company.

9. The Allottee/s agrees to pay to the Promoter interest at SBI Prime Lending Rate plus 2% per annum on all the amounts which become due and payable by the Allottee/s to the Promoter under the terms of this agreement from the date of the said amount is payable by the purchaser to the Promoter.

10. On the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s 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/s committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at their own option to terminate this agreement :

Provided Always that the power of termination herein before shall not be exercised by the Promoter unless and until the Promoter shall have given to the Allottee/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Allottee/s in remedying such breach or breaches within a reasonable time after the giving of such notice:

Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee/s the installment of sale price of the Flat/Shop which may till then have been paid by the Allottee/s to the Promoter but the Promoter shall not be liable to pay to the Allottee/s any interest on the amount so refunded and upon

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termination of this agreement and refund of aforesaid amount by the Promoter, the Promoter shall be at liberty to dispose of and sell the Flat/Shop to such person and at such price as the Promoter may in their absolute discretion think fit.

11. The fixtures, fitting and amenities to be provided by the Promoter in the said Building and the Flat/Shop are those that are set out in Annexure '\_\_\_' annexed hereto.

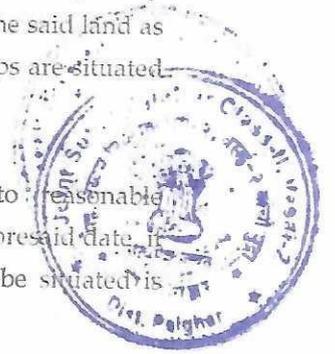
12. The Promoter shall give possession of the Flat/Shop to the Allottee/s on or before March 2024. If the Promoter fails or neglects to give possession of the Flat/Shop to the Allottee/s on account of reasons beyond their control and of their agents as per the provisions of section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by them in respect of the Flat/Shop with simple interest at SBI Prime Lending Rate plus 2% per annum from the date the Promoter received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Allottee/s they shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the Flats/Shops are situated or were to be situated:

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date if the completion of building in which the Flat/Shop is to be situated is delayed on account of:-

- (i) War, Civil Commotion or act of God;
- (ii) Any force majeure events;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and







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/ or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;

(iv) Any stay order / injunction order issued by any Court of Law, competent authority, VVCMC, statutory authority;

(v) Any other circumstances that may be deemed reasonable by the Authority.

(vi) Any delay in procurement/grant of any permission, certificate, consent and/or sanction from the concerned authority;

13) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its proportionate share of outgoing in respect of the Real Estate Project and said Land including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the VVCMC or other 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 Real Estate Project and/or the said Land. Until the Society is formed and the Society Conveyance (defined hereinafter) is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoing as may be determined by the Promoter at its sole discretion.

In the event the Allottee/s fails and/or neglects to take possession within the specified period, it shall be deemed that the Allottee/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to said Flat/Shop after taking possession thereof shall be deemed to be effective from the Date of Possession.

Provided that if within a period of Five years from the date of handing over the Flat/Shop to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Flat/Shop or the building in which the Flat/Shop are situated or the material used therein

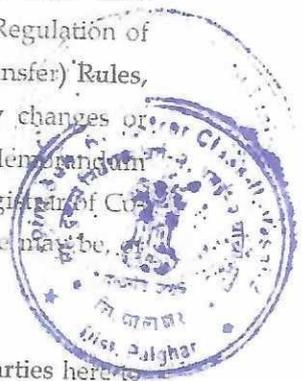
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or any unauthorized change in the construction of the said building, then, wherever possible such defects or unauthorised changes shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Allottee/s shall be entitled to receive from the Promoter reasonable compensation for such defect or change.

14. The Flat/Shop Allottee/s shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of RESIDENCE similarly the Shop Allottee/s shall use the Shop or any part thereof or permit the same to be used only for the purpose of COMMERCIAL.

15. The Allottee/s along with other purchasers of Flats/Shops in the Building shall join in forming and registering the Society or a Limited Company to be known by such name as the Allottee/s may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for becoming a member, including the bye-laws of the Society 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 \_\_\_\_ days of the same being forwarded by the Promoter to the Allottee/s, so as to enable Promoter to register the organisation of the Allottee/s under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Allottee/s 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 Cooperative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



16. Unless it is otherwise agreed to by and between the parties here to the Promoter shall, within \_\_\_\_ months of registration of the Society 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/ Original Owner/s Promoter and/or the owners in the aliquot part of the

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said land together with the building/s by obtaining/or executing the necessary conveyance/assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Society or Limited Company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this Agreement.

17. Commencing a week after notice in writing is given by the Promoter to the Allottee/s that the Flat/Shop is ready for use and occupation, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat/Shop) of outgoings in respect of the said 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 said land and building/s. Until the Society Limited Company is formed and the said land and building/s transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee/s's share is so determined the Purchaser shall pay to the Promoter provisional monthly contributions of Rs\_\_\_\_\_. Per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease is executed in favour of the society or a limited company as aforesaid Subject to the provisions of Section 6 of the said Act, on such conveyance/assignment of lease being executed the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. The Allottee/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts :-

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- i) Rs. \_\_\_\_\_ for legal charges.
- ii) Rs. \_\_\_\_\_ for share money, application entrance fee of the Society or Limited Company.
- iii) Rs. \_\_\_\_\_ for formation and registration of the Society or Limited Company.
- iv) Rs. \_\_\_\_\_ for proportionate share of taxes and other charges.

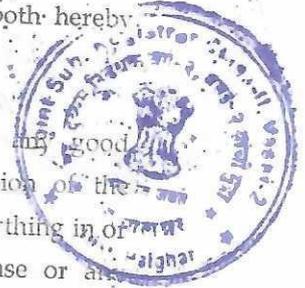
Total Rs. \_\_\_\_\_

19. The Promoter shall utilize the sum of Rs. \_\_\_\_\_ Paid by the Allottee/s to the Promoter 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 as the case may be, Limited Company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the Conveyance Deed or assignment of lease.

20. At the time of registration the Allottee/s shall pay to the Promoter the Allottee/s share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or lease or any document or instrument of transfer in respect of the said land and the Building to be executed in favour of the Society or Limited Company.

21. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/Shop may come, both hereby covenant with the Promoter as follows:-

- a) To maintain the Flat/Shop at Allottee/s own cost and good tenantable repair and condition from the date of possession of the Flat/Shop is taken and shall not do or suffered to be done anything in or to the Building in which the Flat/Shop is situated staircase or passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the Building in which the Flat/Shop is situated and the Flat/Shop itself or any part thereof.



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b) Not to store in the Flat/Shop 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 Flat/Shop is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the Breach.

c) To carry at his/her/their own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same conditions, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffering to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Flat/Shop 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 Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains pipes in the Flat/Shop and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/Shop without the prior written permission of the Promoter and/or



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the Society or the Limited Company.

- e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat/Shop is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop in the compound or any portion of the said land and the building in which the Flat/Shop is situated.
- g) Pay to the Promoter within \_\_\_\_\_ days of demand by the Promoter, his/her/their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the Building in which the Flat/Shop is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levys, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Shop by the Allottee/s viz., user for any purposes other than for residential purpose.
- i) The Allottee/s shall not let, sub-let, transfer, assign or part with Allottee/s interest or benefit factor of this Agreement or part with the possession of the Flat/Shop until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.
- j) The Allottee/s shall observe and perform all the rules, regulations which the Society or the Limited Company may adopt at inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats/Shops therein and for the observance and



*[Handwritten signature]*

*[Handwritten signature]*

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performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Flat/Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

k) Till a conveyance of Building in which Flat/Shop is situated is executed the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

22. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

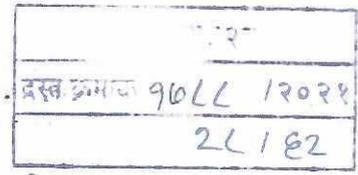
23. The Allottee/s shall at no time demand partition of the said Building and/or said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.

24. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flats/Shops and the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Flat/Shop hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc., will remain the property of the Promoter until the said land and Building is transferred to the Society/Limited Company as hereinbefore mentioned.



*Madharam*

*[Signature]*



25. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoter.

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

27. All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s, by Registered Post A.D./Under Certificate of posting at his/her address specified below:-

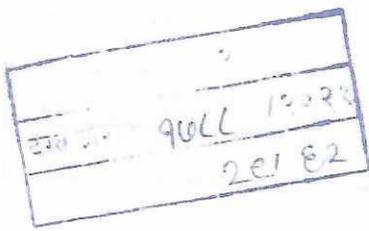
Viz : Room No. 105, Shree Sai Apt.,  
Nana Nani Park, Manvelpada Road,  
Virar (East) - 401 305

28. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the Terrace space in front of or adjacent to the Terrace Flat/s in the said Building, if any, shall belong exclusively to the respective purchaser of the Terrace Flat/s and such terrace spaces are intended for the exclusive use of the respective terrace Allottee/s. The said terrace shall not be enclosed by the Allottee/s till the permission in writing is obtained from the concerned local authority and the Promoter or the Society, or as the case may be, the Limited Company.

29. IT IS AGREED BETWEEN the Promoter and Allottee/s that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the Promoter alone are entitled to construct dispose and sell the said additional F.S.I./construction and the Promoter shall have exclusive right to construct, sale and realize the additional F.S.I./construction mentioned above and dispose the same.



Machan



30. It is agreed that the Promoter shall be entitled, without affecting the rights of the Allottee/s to the said premises including the area thereof, to revise the building/s plans in respect of the said building/s and to utilise the total FSI or any additional FSI or any additional FSI and the development rights available in respect of the said property by suitably modifying the plans in respect of the said layout as the Promoter may desire and the Allottee/s hereby irrevocably consents to the right of the Promoter to revise and modify the plans in respect of the said Building and layout from time to time.

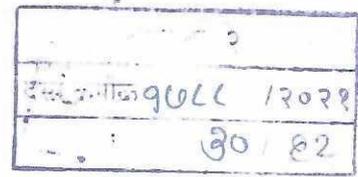
31. The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat/Shop including on this Agreement. The Allottee/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Allottee/s or their agents will attend such office and admit execution thereof. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.

32. The Promoter as per RERA Act and RERA Rules shall submit application/s to the competent authorities to form co-operative housing society to comprise solely of the Allottee/s of Flats/Shop in "ANAND" under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder.



The Promoter has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee alongwith other Allottee/s of Flats/Shops in the Real Estate Project and/or on the said Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such

*Maacharam*



proportionate amounts shall be payable by each of the Allottee/s of Flats/Shops on the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the Allottee/s of Flats/Shops in the Real Estate Project shall object to the Promoter laying through or under or over the Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said Land.

**34. RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the Parties.

**35. SEVERABILITY :**

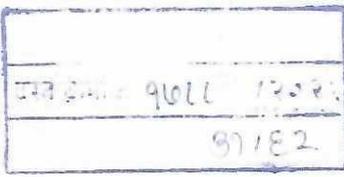
If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA 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.

**36. METHOD OF CALCULATION OF PROPORTIONATE SHARE:**

Wherever in this Agreement it is stipulated that the Allottee/s have to make any payment, in common with other Allottee/s in the said Building, the same shall be in proportion to the carpet area of the said Flat/Shop to the total carpet area of all the other premises/units/areas/spaces in the said Building.

**37. FURTHER ASSURANCES** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take



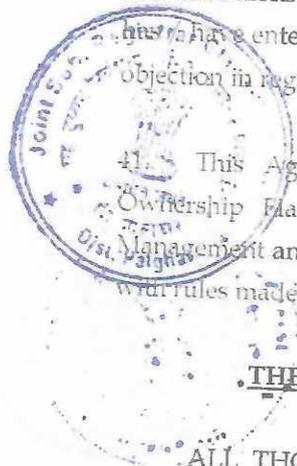


such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

38. DISPUTE RESOLUTION: Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

39. GOVERNING LAW: This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

40. LEGAL ADVICE The Allottee/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Building and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied have entered into this Agreement and further agrees not to raise any objection in regard to the same.



This Agreement is subject to the Provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 And Co-operative Societies Act, 1960 with rules made thereunder.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THOSE pieces and parcels of N.A. land bearing Survey No.131, Hissa No. 5, admeasuring H.R. 0-05-1, Survey No.133, Hissa No. 3, admeasuring H.R. 1-18-1, Survey No.139, Hissa No. 5, admeasuring

*Madhwan*

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H.R. 0-05-2, Survey No.139, Hissa No. 15, admeasuring H.R. 0-29-1, Survey No.139, Hissa No. 17/1, admeasuring H.R. 0-28-6, Land admeasuring H.R. 2-75-1, out Survey No.140, Hissa No. 2/5, admeasuring H.R. 3-55-1, Survey No.131, Hissa No. 6, admeasuring H. R. 0-27-3, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of N.A. land admeasuring \_\_\_\_\_ Square metres, out of Survey No.131, Hissa No. 5, admeasuring H.R.0-05-1, Survey No.133, Hissa No. 3, admeasuring H.R. 1-18-1, Survey No.139, Hissa No. 5, admeasuring H.R. 0-05-2, Survey No.139, Hissa No. 15, admeasuring H.R. 0-29-1, Survey No.139, Hissa No. 17/1, admeasuring H.R. 0-28-6, Land admeasuring H.R. 2-75-1, out Survey No.140, Hissa No. 2/5, admeasuring H.R. 3-55-1, Survey No.131, Hissa No. 6, admeasuring H. R. 0-27-3, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

Flat No. 1004, on the Tenth Floor, admeasuring 50.18 Square metres (Carpet area), in "A" Wing, in the Building No. 1, known as "ANAND SAGAR", in "SHREE GAJANAN MAHARAJ NAGAR", constructed on land admeasuring \_\_\_\_\_ Square metres, out of Survey No.131, Hissa No. 5, 6, Survey No.133, Hissa No. 3, Survey No.139, Hissa No. 5, 15, 17/1, Survey No.140, Hissa No. 2/5, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai.

**ANNEXURE  
LIST OF AMENITIES**

- \* Full ceramic vitrified reputed companies flooring 2' x 2' in all rooms with skirting.
- \* Black Granite kitchen platform with S.S. sink & kitchen Trolley with kitchen cabinet.



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*[Handwritten signature: Madhuran]*

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- \* Full Decorative Rectified tiles over kitchen platform
- \* Heavy section powder coated aluminum sliding windows with Mosquito net in bedroom & living room.
- \* Grills to all window.
- \* Decorative main door & safety door of Reputed Company with Latch.
- \* Good quality curtans to window in living room & bed room.
- \* Concealed copper electric wiring with modular switches.
- \* Concealed plumbing with 'CPVC' class pipe fitting.
- \* Distribution board with MCB.
- \* 500 Liter Water Tank over bathroom loft.
- \* Full tiles in W. C. & bathrooms with reputed Co. waterproof doors.
- \* Reputed Company's plumbing fitting for all Toilets, Bathrooms & Kitchen.
- \* cable point in Living Room with musical Door Bell for every flat.
- \* Cement based putty for internal walls.
- \* Gypsum coating to wall & attractive paint in all rooms.
- \* Geyser point in Bathroom.
- \* A.C. point in Bedroom.
- \* Fall ceiling in Living Room.
- \* Reputed Company's ceiling fan in living room & bedroom, similarly exhaust fan in kitchen & W. C.
- \* bulb in all rooms & decorative center Light & Spot Light in living room.
- \* Dry Balcony area in kitchen with washing machine point.
- \* Water purifier point.
- \* Generator Backup
- \* Intercom Facility.
- \* C.C. TV Camera at entrance gate



IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL TO THIS AGREEMENT ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

*Madhucan*

*[Signature]*

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SIGNED AND DELIVERED by the )  
 within named "THE PROMOTER" )  
 M/s. VED SWASTIK )  
 a Partnership firm, )  
 through its Partner )  
**MR. SUNIL CHORGHE** )  
 in the presence of .....



*[Handwritten signature]*

1. *[Handwritten signature]*

2. *[Handwritten signature]*

SIGNED AND DELIVERED by the )  
 Within named "THE ALLOTTEE/S" )  
MR. MADHAVAN PAUL PERUMAL )  
 in the presence of .....



*[Handwritten signature: Madhavan]*

1. *[Handwritten signature]*

2. *[Handwritten signature]*



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**RECEIPT**

RECEIVED the day and the year first )  
hereinabove written of and from the )  
withinnamed ALLOTTEE/S, the sum )  
of Rupees Two Lakh Only ) **Rs. 2,00,000/-**  
as and by way of earnest money, )  
paid by him/her/them to us. )

WITNESSES:-

1. 

2. 

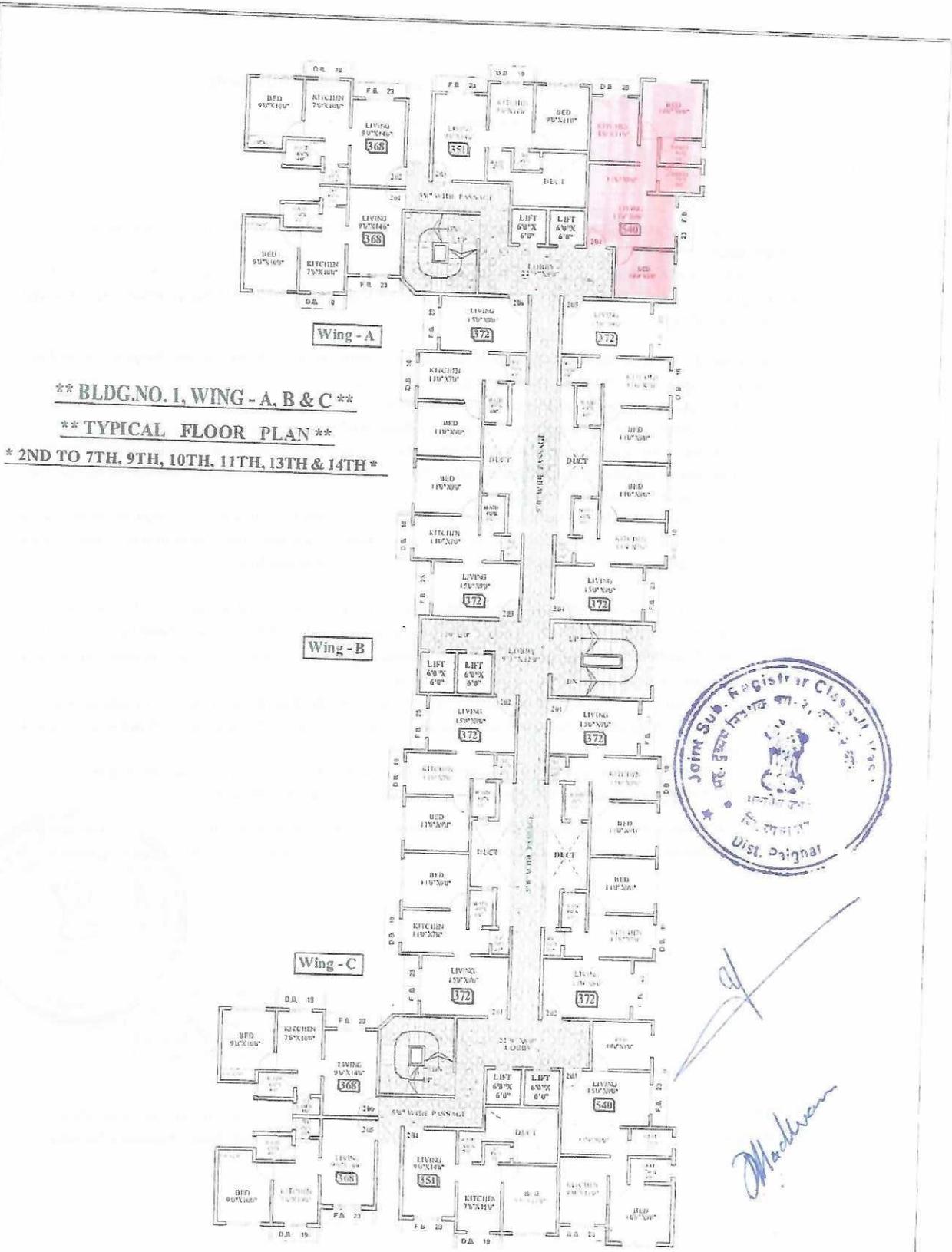
WE SAY WE HAVE RECEIVED



PROMOTER.



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**\*\* BLDG.NO. 1, WING - A, B & C \*\***  
**\*\* TYPICAL FLOOR PLAN \*\***  
**\* 2ND TO 7TH, 9TH, 10TH, 11TH, 13TH & 14TH \***



*Madhvan*

BUILDERS	PROPOSED RESIDENTIAL WITH SHOPLINE BLDG. NO. 01, WING - A, B & C S NO. 131, II NO. 5 & 6, S.NO. 133, II NO. 2, 3; S NO.139, II NO. 5, 15, 17, I, SNO 140, II NO. 2'S VILL - VIRAR, TAL : VASAI, DIST PALGHAR.	BUILDING NO 1 WING - A, B & C	DATE 11.11.2020	
		CARPET AREA (SQ FT)	JOB NO	
		SCALE NTS	FILE NO - 1565 @ VP - 10 - 1330	

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P99000018063**

**Project: VED SWASTIK - ANAND SAGAR** Plot Bearing / CTS / Survey / Final Plot No.:  
**S.NO.131,H.NO.5,6,S.NO.133,H.NO.2,3,S.NO.139,H.NO.5,15,17/1,N.NO.140,H.NO.2/5 at Vasai-Virar City (M Corp),  
Vasai, Palghar, 401305;**

1. Ved Swastik having its registered office / principal place of business at *Tahsil: Vasai, District: Palghar, Pin: 401305.*
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (I) 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.
  - o The Registration shall be valid for a period commencing from 10/10/2018 and ending with 30/04/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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.



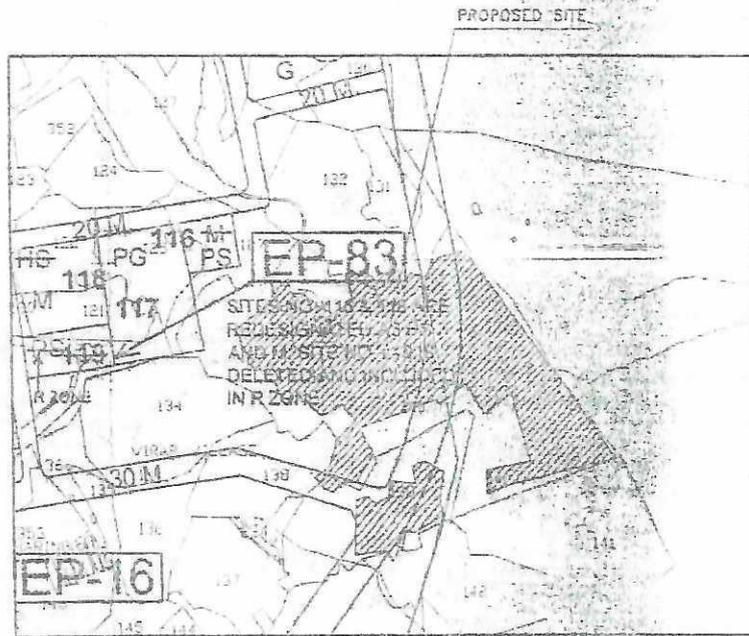
Signature valid  
Digitally Signed by  
Dr. Vasanti Premchand Prasad  
(Secretary, MahaRERA)  
Date: 23-06-2020 10:12:23

Dated: 18/05/2020  
Place: Mumbai

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

A)

REFUGE AREA SQMT	TERRACE AREA SQMT
80.74	50.37
-	-
84.24	-
172.98	50.37
-	20.86
-	20.86
77.16	24.56
78.26	40.68
76.52	69.93
78.54	-
78.60	-
391.58	135.27
-	51.59
-	-
-	51.59
74.74	-
74.74	-
36.84	-
-	-
36.84	-
-	48.79
-	-
-	46.30
3	670.14
	353.18



LOCATION PLAN  
(SCALE - 1:5000)

-	-
-	-
-	-
-	-
-	-
-	-

PROFORMA

A	AREA STATEMENT			SQ.MTS.
1.	AREA OF PLOT (AS PER 7/12 EXTRACT)			58510.00
2.	DEDUCTIONS			
	a. 30.00 & 40.00 M/W. D.P. ROAD			10484.22
	b. ANY D.P. RESERVATION			-
	TOTAL (a+b)			10484.22
3.	NET AREA OF THE PLOT (1 MINUS 2)			48025.78
	PLOT AREA	RESIDENTIAL ZONE SQMT	GREEN ZONE SQMT	TOTAL SQMT
4.	NET OF PLOT	27541.50	19484.28	48025.78
	AREA UNDER ENCROACHMENT		1261.10	1261.10
5.	BALANCE PLOT	28541.50	18223.18	46764.68
6.	AREA AS PER POSSESSION	28242.90	18223.18	46466.08
7.	a. R.G. AS PER LAYOUT SHEET	5161.74	3786.66	8948.40
	b. C.F.C 5% OF (4)	1412.14	1011.38	2423.52
8.	BUILDABLE PLOT AREA (4 X 0.85)	24006.46	1790.50	25796.96
9.	FLOOR SPACE INDEX PERMISSIBLE	1.00	0.50	1.50
10.	PERMISSIBLE FLOOR AREA	24006.46	8952.50	32958.96
11.	AED INCENTIVE FSI FOR LAND POOLING 4.5% OF PLOT AREA (6) AS PER LAYOUT SHEET	1017.53	-	1017.53
12.	TOTAL PERMISSIBLE FLOOR AREA (10 + 11)	25024.29	8952.50	33976.79
13.	PROPOSED BUILT-UP AREA	25629.00	1284.24	26913.24
14.	20% MHADA (PERMISSIBLE FLOOR AREA) (24006.46 X 20%)	4801.29	-	4801.29
15.	TOTAL PERMISSIBLE AREA INCLUDING MHADA (13+14) ABOVE	29825.58	4646.91	34472.49
	TOTAL PROPOSED BUILT UP AREA INCLUDING MHADA	28432.04	1284.24	29716.28
I.	BALCONY AREA STATEMENT			
	PERMISSIBLE BALCONY AREA PER FLOOR			
	PROPOSED BALCONY AREA PER FLOOR			
	EXCESS BALCONY AREA PER FLOOR			
	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS			
II.	ENCLOSURE STATEMENT			

ENT

MEMBER PARKING	REQD	PROVIDED
1.00	220	
1.00	18	
1.00	290	
5.00	55	
4.00	54	
4.00	44	
1.00	21	
1.00	2	
1.00	2	
1.00	2	
1.00	705	

1.00	8
1.00	8
1.00	5
1.00	10
7.00	7







वसई क्र. २  
 इस क्रमांक 9666/2022  
 89/E2

समाप्त क्रमांक व उचित भाग : 133 2

समाप्त क्रमांक : 13179 व दिनांक : 15/07/2019

समाप्त क्रमांक व उचित भाग : 133 2		समाप्त क्रमांक व उचित भाग : 13179 व दिनांक : 15/07/2019	
समाप्त क्रमांक व उचित भाग : 133 2		समाप्त क्रमांक व उचित भाग : 13179 व दिनांक : 15/07/2019	
वसई क्रमांक	16.70.00	वसई क्रमांक	16.70.001235.80
वसई क्रमांक	17.75.80	वसई क्रमांक	(13179)
वसई क्रमांक		वसई क्रमांक	(13179)
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वसई क्रमांक		वसई क्रमांक	

मात्र वसुला वास  
 विकासी नोंदवती  
 [ महाराष्ट्र अधीन महसूल अधिकार अधिनियम अन्वये नोंदवती ( वसूल करणे व सुविभागीय ठेकाचे ) नियम, 2002 यातील नियम 28 ]  
 पत्र - विवर  
 तालुका - वसई  
 जिल्हा - पालघर  
 समाप्त क्रमांक व उचित भाग : 133 2  
 समाप्त क्रमांक : 13179 व दिनांक : 15/07/2019

विकारखालील क्षेत्राचा नोंदवती												समाप्त क्रमांक व उचित भाग		जल निचोटीचे साधन		भाग
विकारखालील क्षेत्र												वसूल		क्षेत्र		
पट्टे पिके व प्रत्येकाखालील क्षेत्र												वसूल		क्षेत्र		
क्र.	वसुला	वसुलाचा प्रकार	जल निचोटी	जल निचोटी	वसुलाचा प्रकार	जल निचोटी	जल निचोटी	वसुलाचा प्रकार	जल निचोटी	जल निचोटी	वसूल	क्षेत्र				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
		आम	आम	आम	आम	आम	आम	आम	आम	आम	आम	आम	आम	आम	आम	
		पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	पो पो	
2019-20	वसुला											वसूल	16.7000			

"या प्रमाणित प्रतिसादीची तयारी १५/७-२०२० दिनांक"  
 दिनांक : 19/10/2020  
 सांख्यिक क्रमांक :- 2721000842/16000001020201359

श्री. सुनील एन. सावळे  
 तलाठी राजा विहार क्र.-१  
 ता. वसई, जि. पालघर.





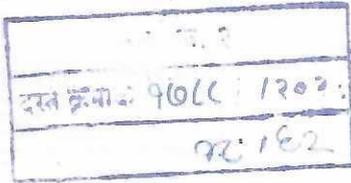












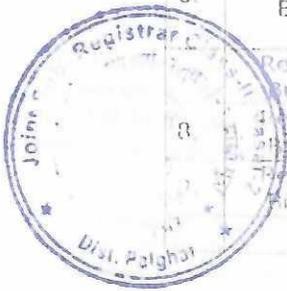
VCMC/TP/CC/VP-5330/10/2020-21

				25/09/2020
11	P.G.	5161.74	3346.36	8508.10 sq.m
12	C.F.C @ 5 %	1412.14	911.15	2338.22 sq.m
13	Buildable Plot Area (7X0.85)	24006.46	15489.70	39496.16 sq.m
14	Permissible FSI	1.00	0.30	---
15	Permissible Built-up-Area	24006.46	4646.91	28653.37 sq.m
16	Add: Land Pooling 4.5% as per Drawing	1017.83	--	1017.83 sq.m
17	Total Permissible Built-up-Area	25024.29	4646.91	29671.20 sq.m
18	Proposed Built-Up-Area	23629.00	1284.24	24913.24sq.m
19	Add.BUA to be Permissible for MHADA (20% of 24006.46)	4801.29	---	4801.29 sq.m
20	Total Permissible Built-up-Area Including MHADA	29825.58	4646.91	34472.49 sq.m
21	BUA provided for MHADA	4802.48	--	4802.48 sq.m
22	Total Proposed BUA Including MHADA	28432.04	1284.24	29716.28 sq.m

The details of the Buildings is given below:

**RESIDENTIAL ZONE**

Sr. No	Predominant Building	Building No./ Wings	No. of Floors	No. of Shops	No. of flats/ Bungalow	Built Up Area ( in sq. mt.)Including MHADA
1.	Residential With Shopline Building	Bldg. No. 1 /Wing A,B&C	Stilt/Gr. +14	7	220	8467.46 sq.m
2.	Residential Building	Bldg. No. 2 /Wing A & B	Stilt+2p t	---	18	672.83 sq.m
3.	Residential With Shopline Building	Bldg. No. 3 /Wing A,B,C,D & E	Stilt/Gr. +14(pt)	23	290	11709.43 sq.m
4.	Residential With Shopline Building	Bldg. No. 4 / Wing A,B&C	Stilt/Gr. +4	7	55	2203.20 sq.m
5.	Residential Building	Bldg.No.5	Stilt+14	--	54	1957.50 sq.m
6.	Residential Building	Bldg.No.6 Wing A	Stilt+9	--	44	1713.76 sq.m
		Bldg.No.6 Wing B	Stilt+3	--	21	778.98 sq.m
7.	Residential Bungalow	Bldg. No. 7	Gr.+1	--	1 Bungalow	264.26 sq.m
8.	Residential Bungalow	Bldg. No. 8	Gr.+1	--	1 Bungalow	232.93 sq.m
9.	Residential Bungalow	Bldg. No. 9	Gr.+1	--	1 Bungalow	431.64 sq.m
<b>Total</b>				<b>37</b>	<b>705</b>	<b>28432.04 sq.m</b>



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



दस्तावेज क्र. 90LL/12022  
दिनांक 25/09/2020

जाचकर्ता : च. वि. श. न.  
दिनांक :

VVCMC/TP/CC/VP-5330/10/2020-21

25/09/2020

**GREEN ZONE**

Sr. No	Predominant Building	Building No./ Wings	No. of Floors	No. of flats	Built Up Area ( in sq. mt.)
1.	Residential Building	Bldg. No.1	Stilt+1	8	267.40 sq.m
2.	Residential Building	Bldg. No.2 /Wing A,B,C & D	Stilt+1	28	1016.84 sq.m
<b>Total</b>				<b>36</b>	<b>1284.24 sq.m</b>

- 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 48 of MMR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001)
- The amount of Rs. 9,05,900/- (Rupees nine lacs five thousand nine hundred only) deposited vide receipt No.267223 dated 21/01/2015 & The amount of Rs. 55,000/- (Rupees Fifty Five Thousand only) deposited vide receipt No.868452 dated 10/09/2020 & 82,000/- (Rupees Eighty Two Thousand only) deposited vide receipt No.868451 dated 10/09/2020 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 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 Corporation.
- You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted
- You have to fix a board of public notice regarding unauthorized covering of municipal open spaces before applying for occupancy certificate of next building as per the plan finalized by Vasai-Virar City Municipal Corporation.
- 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.C. 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) before applying for Plinth Completion Certificate.  
You shall construct cupboard if any, as per D.C Regulations.  
You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito breeding is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- You shall provide two distinct pipelines for potable and for non-potable water.
- You shall provide Anti larvæ treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
- You shall provide the Rain Water Harvesting systems as per Govt. notification No.18A-432001/2133/CR-730/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.



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VVCMC/TP/CC/VP-5330/16/2020-21

25/09/2020

- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.(If applicable)
- 14) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 16) 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.
- 17) 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 Corporation. New trees shall be planted on the premises @ 30 per sq.m of BUA, 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 20) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 21) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/wetlands etc., as may be applicable and N.A THIR 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.
- 22) 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 call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority. As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8<sup>th</sup> November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG 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) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018. You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.



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



द. सं. २  
दस्त क्रमांक १०६६/२०२१  
५१/८२

- VVCMC/TPRC/VP-5330/ 70/2021-22
- 25) The responsibility of obtaining any other statutory NOC, as per other act shall be that of the applicant.
  - 26) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands in accordance with following all provisions including Hon'ble Court Orders.
  - 27) 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.
  - 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & provide Composting Unit as per MSW rules 2016 prior to occupancy certificate.
  - 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines issued 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.
  - 30) 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.
  - 31) 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.
  - 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
  - 33) This office hereby grants approval to sub-division of plot on land bearing S.No.131,,H.No.5 & 6,H.No.2,3;S.No.139,H.No.5,15,17/1, S.No.140, H.No.2/5, S.No.295 ,H.No.2 of layout (VP-5330) of Village-Virar ,Tal-Vasai Dist-Palghar.

S.No.131,,H.No.5 & 6,H.No.2,3;S.No.139,H.No.5,15,17/1, S.No.140, H.No.2/5, S.No.295 ,H.No.2 of layout (VP-5330) of Village-Virar		
1.	Plot-'A'(R-Zone)	26908.50 sq.m
2.	Plot-'B'(DP Road)	6189.61 sq.m
3.	Plot-'C'(DP Road)	780.00
4.	Plot-'D'(DP Road)	1133.30 sq.m
5.	Plot-'E'(R-Zone)	1500.00
6.	Plot-'F'(Green Zone)	540.00
7.	Plot-'G'(Green Zone)	
<b>Total area As per 7/12 extract</b>		



Commissioner  
Vasai-Virar City Municipal Corporation

- Encl.: a/a  
c.c. to:
1. The Taluka Inspector of Land Record (TILR)  
Opp. Tahasildar Office, Vasai (W),  
Taluka Vasai, Dist:-Palghar.
  2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W) .  
Taluka Vasai, Dist:-Palghar.



क्रमांक 9066/2013
42/82

याचल :-

- श्री. प्रमोद चंद्रकांत पाटील व इतर ३ यांचे कु.मू.धा. श्री.हेमंत बंगलौ, म्हात्रेवाडी, गावठाण, रेल्वे स्टेशन जवळ, विरार (प) ता.वसई, जि.ठाणे यांचा दि.२२/८/२०१३ व दि.२५/१०/२०१३ रोजीचा अर्ज
  - वसई-विरार शहर महानगरपालिका यांचेकडील पत्र क्र. VVCMC/TP/NA NOC/VP- 5330/1392/2013-14 दि. १७/८/२०१३
  - तहसिलदार वसई यांचेकडील पत्र क्र.मशा/कक्ष-१/टे-जमिनवाव/एसआर-११२/१३ दि.१७/९/२०१३
  - उपविभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील आदेश क्र.वीडी/कुव/विप/वसई/एसआर-११/२०१३ दि.१०/७/२०१३
  - उपविभागीय अधिकारी वसई विभाग वसई यांचेकडील पत्र क्र.महसूल/भूसंपादन/कापि-११३ दि.७/१०/२०१३
  - उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर-३, ठाणे यांचेकडील क्र. भूसं/से.सं./भूसंपादन-७५५ दि.२३/१०/२०१३
  - जिल्हाधिकारी (भूसंपादन), लघु पाटबंधारे ठाणे ५ वा भाटा यांचेकडील क्र. भूसंपादन/एसआर/टे-१/वशि- दि.२४/१०/२०१३
- अर्जदार यांनी सादर केलेले जमिनीची नकाशा दि.२२/८/२०१३ व दि.२५/१०/२०१३ इकडील कार्यालयाने दि.४/१/२०१३ रोजीचे 'महाराष्ट्र जनमुद्रा' व दि.३/१/२०१३ रोजीचे 'आपला उपनगर' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा अर्जदार यांनी सादर केलेले प्रतिज्ञापत्र दि.९/१/२०१४



आदेश :-

ज्या अर्था उपोद्घातातील अनुक्रमांक १ अन्वये ठाणे जिल्हयातील वसई तालुक्यातील मोजे-विरार येथील स.नं./हि.नं. १३१/५ क्षेत्र ५००-०० चौ.मी., स.नं./हि.नं. १३१/६ क्षेत्र २७३०-०० चौ.मी., स.नं./हि.नं. १३२/३ क्षेत्र ४५०-०० चौ.मी., स.नं./हि.नं. १३३/२ क्षेत्र १६७०-०० चौ.मी., स.नं./हि.नं. १३३/३ क्षेत्र ११८१०-०० चौ.मी., स.नं./हि.नं. १३५/५ क्षेत्र ५२०-०० चौ.मी., स.नं./हि.नं. १३६/१५ क्षेत्र २६१०-०० चौ.मी., स.नं./हि.नं. १३६/१७/१ क्षेत्र २८३०-०० चौ.मी., स.नं./हि.नं.१४०/२/५ क्षेत्र ३५५१०-०० चौ.मी. असं एकूण क्षेत्र ५८९६०-०० चौ.मी. जागेचा रहीवास व वाणिज्य या विंगरशेतकी प्रयोजनार्थ वापर करण्यात येण्यास परवानगा मिळण्याबाबत अर्ज प्राप्त झालेला आहे.

ज्या अर्थी, प्रस्तावित जमीनीस विनशंती परवानगी देण्याच्या संदर्भात मोजे-विरार येथील स.नं./हि.नं. १३१/५, १३१/६, १३२/३, १३३/२, १३३/३, १३६/५, १३६/१५, १३६/१७/१, १४०/२/५ या वृत्तपत्रात जाहिरनामा प्रसिध्द करण्यात आला होता. सदर जाहिरनामा प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.



ज्या अर्थी, वसई-विरार शहर महानगरपालिका यांचेकडील क्र. VVCMC/TP/NA NOC/VP-5330/1392/2013-14 दि.१७/८/२०१३ अन्वये मोजे-विरार ता.वसई येथील स.नं./हि.नं. १३१/५, १३१/६, १३२/३, १३३/२, १३३/३, १३६/५, १३६/१५, १३६/१७/१, १४०/२/५ असं एकूण क्षेत्र ५८९६०-०० चौ.मी. जमिनीस रहीवास प्रयोजनार्थ विनशंती ना हरकत दाखला दिलेला असून बांधकाम नकाशांना मंजूरी दिलेली आहे.

क्र.महसुल/क-३/टे-९/एनएपी/विहार-वर्ग/एनएन-१९२/२०१३  
 १०८८/२०२०  
 ५३१६२

- २ -

क्र.महसुल/क-३/टे-९/एनएपी/विहार-वर्ग/एनएन-१९२/२०१३

आणि ज्या अर्थी, सदर जमिनीस आडिवासी हस्तांतरण झाल्याचे दिवू न घेत नाही. तसेच प्रस्तुत जमीन ना.ज.क.धा. कायद्याने तरतूदीनुसार अतिरिक्त घोषित झालेली नाही. तसेच ना.ज.क.धा. कायद्याचे तरतूदीनुसार कलम १०(२) व १०(५) खालील कार्यवाही झालेली नाही असे अभिप्राय नमूद करून उपरोक्तप्राचीन अनुक्रम ३ अन्वये अडव्याल सादर केलेला आहे.

त्या अर्थी, आता महाराष्ट्र न्याय महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी यांच्याकडे निहित करण्यांत आलेल्या अधिकाऱ्यांचा वापर करून मी जिल्हाधिकारी ठाणे या आदेशाद्वारे १) प्रमोद चंद्रकांत पाटील २) अनिता सुप्रभास पाटील ३) संगिता मोहन पाटील ४) विजया चंद्रकांत पाटील ५) मंगला कायदेबाई पाटील ६) मंगलदास बासुदेव पाटील ७) आत्माराम चण्णुदेव पाटील ८) शारदा भरत पाटील ९) मंदा विजय भंडारी १०) मातालक्ष्मी अंतांग तुस्कान ११) आर्जुन अंतोन तुस्कान १२) दिक्कटर अंतोन तुस्कान १३) फिलोमीना फ्रांसिस फेमिया १४) मोना संजय तुस्कान १५) नातालीया गॅब्रेयेलीन तुस्कान १६) मायकल गॅब्रेयेलीन तुस्कान, १७) गनवेल ग्रेबेस्टीन तुस्कान १८) मेरी मायबल रॉड्रीगज १९) रेनीया जोशेफ रिडीन २०) वाज्याल तुज्याव तुस्कान २१) सायमन वेडनो तुस्कान २२) जानु गीस रॉड्रीगज २३) शारदा भरत पाटील २४) प्रदीप हरिश्चंद्र पाटील २५) प्रीतिता पंकज दाशूर प्रोता ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे- विरार येथील स.नं./हि.नं.१३१/५ क्षेत्र ५००-०० चौ.मी., स.नं./हि.नं. १३२/३ क्षेत्र २५०-०० चौ.मी., स.नं./हि.नं. १३३/३ क्षेत्र ११०-०० चौ.मी., स.नं./हि.नं. १३४/३ क्षेत्र ५२०-०० चौ.मी., स.नं./हि.नं. १३५/३ क्षेत्र २९१०-०० चौ.मी., स.नं./हि.नं. १३६/३ क्षेत्र २०२०-०० चौ.मी., स.नं./हि.नं. १३७/३ क्षेत्र ३५५१०-०० चौ.मी., असे एकूण क्षेत्र २८१५०-०० चौ.मी. मधील १) ३०.०० मी. डी.पी. रोड क्षेत्र २२८-६१ चौ.मी. २) ४०.०० मी. डी.पी. रोड क्षेत्र १०२०७-९० चौ.मी. असे एकूण क्षेत्र १०६२६-५१ चौ.मी. वगळून उर्वरित क्षेत्र २८१२३-४९ चौ.मी. पैकी क्षेत्र ४०५२३-४९ चौ.मी. राहत्या व क्षेत्र ८००-०० चौ.मी. वाणिज्य वा विद्या शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तींचा अनुज्ञा (परमीशन) देण्यांत घेत जाणारा न्याय-विभाग शहर महानगरपालिका यांचेकडील मंजूर वायव्य नकाशानुसार बांधकाम प्रयोजनार्थ आहे.

त्या शर्ती अशा:-

- १) ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- २) अनुज्ञाग्राही व्यक्तीने ( वॅंटीने ) अशा जमिनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यांत परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळवितल्या नंतर इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर देण्यांत येईल.
- ३) अशी परवानगी देणा-या अधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही वापर करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट परवानगी करता कामा नये.
- ४) अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित महानगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे मीमांकन करून ती जमीन या आणखी वापर पाहून एक वर्षाच्या आत मंजूर असावा असा प्रमाणेच वाटवण्यात येईल पाहिजे. आणि अशा विधीन मीमांकन विधायित्व केली जाई पर्यंत त्या जमिनीची कोणत्याही रीतीने विक्रीचाट लावता कामा नये.



- ५ अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६ या सोबत जोडलेल्या वसई-विरार शहर महानगरपालिकेने मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे वसई-विरार शहर महानगरपालिका यांचे मंजूर नकाशात दर्शविलेल्या मजल्या पेशा जास्त मजल्याचे असू नये.
- ७ प्रस्तावित इमारत किंवा कोणतेही काम ( असल्यास ) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने ( ग्रॅटीने ) वसई-विरार शहर महानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
- ८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या वसई-विरार शहर महानगरपालिका मंजूर नकाशात दर्शविल्या प्रमाणे सीमातिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.
- ९ या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असल्याचे समजण्यांत येईल.
- १० अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी ) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
- ११ अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-७४-० या दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती आकार देणे बंधनकारक राहिले अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी शासनाच्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.
- १२ प्रस्तावित जमिनीची अतितातडीची भोजणी फी रक्कम रुपये २,१३,०००/- (अक्षरी रुपये दोन लाख तेरा हजार मात्र ) चलन क्र.१२/१४ ( भारतीय स्टेट बँक चलन क्र. ३३४) दि.८/१/२०१४ अन्वये शासन जमा केली आहे.
- १३ भूमापन विभागाकडून जमिनीची भोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
- १४ सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा

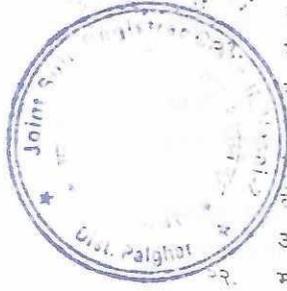


दस्तावेज क्र. १७८८ १२०२१  
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क्र.महसुल/क-१/टे-१/एनएपी/विरार-वसई/एसआर-११२/२०१३

सदर आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

- १५ पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गौष्ट वेगळी.
- १६ अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरांत अस्वच्छता व धाग निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
- १७ जमीनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्च शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता टाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा वंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जादायाच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ व घरील खंड अ) मध्ये काहीही अंतर्भूत असतो तरीही या परवानगीच्या तरतुदी विरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर यिनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी टाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच टाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम वसई-विरार शहर महानगरपालिका यांचे मार्फत वारवून घेण्याचा किंवा त्या पीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थवाळाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
- १९ दिनेली ही परवानगी मुंबई कूलवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.शासक्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संघर्षीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.
- प्रस्तावित जमिनीच्या विंगरशेतकी आकारणीच्या पाचपट रक्कम रु. २,२४,०७२/- (अंशरी रु.३०० लाख चौवीस हजार बहासह मात्र) रकमेतील धर (कन्स्ट्रान्ट टॅपन) म्हणून चलन क्र.१६/१४ (भारतीय स्टेट बँक चलन क्र ३२५) दि.८/१/२०१४ अन्वये सरकार जमा केली आहे.



महाराष्ट्र चॅम्बर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसुल व वन विभागाचे पत्र क्र.गौखनि-१०/२०११/प्र.क्र.६३८/ख दि.१७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम आदेशास अधीन राहून सदर परवानगी देणेत आली असून मा.उच्च न्यायालय/शासन याबाबतीत जे निर्णय/आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील.

मौजे-विरार, ता.वसई, जि.ठाणे येथील स.नं./हि.नं. १३१/५ क्षेत्र ५००.०० चौ.मी., स.नं./हि.नं.१३३/३ क्षेत्र ११८१०.०० चौ.मी., स.नं./हि.नं.१३९/५ क्षेत्र ५२०.०० चौ.मी., स.नं./हि.नं.१३९/१५ क्षेत्र २९१०.०० चौ.मी., स.नं./हि.नं.१३९/१७/१ क्षेत्र २८६०.००

क्र.महसुल/क-१/टे-५/एनएपी/विरार-वसई/एसआर-१९२/२०२१  
 क्रमांक: १०८८/२०२१  
 १०/६२

क्र.महसुल/क-१/टे-५/एनएपी/विरार-वसई/एसआर-१९२/२०२१  
 चौ.मी., स.नं./दि.नं.१४०/२/५ क्षेत्र ३५५१०.०० चौ.मी. जमिनीच्या बांधणीत मुंबई

- कुळवहिवाट व शेतजमिन नियम १९५६ चे नियम २५ अ(२) (अ) नुसार आकाराचे ४० पट नजराणा रक्कम रु. १,४६५/- (अक्षरी रक्कम रुपये एक हजार चारशे पानसष्ट मात्र) चलन क्र.१७/१४ (भारतीय स्टेट बँक चलन क्र ३२४) दि.८/१/२०१४ अन्वये शासन जना केली आहे. त्याच प्रमाणे मुंबई कुळवहिवाट व शेतजमिन १९४८ चे कलम ४३ अन्वये त्याचप्रमाणे मुंबई कुळवहिवाट व शेतजमिन नियम १९५६ चे नियम २५(अ) अन्वये विगरशेतकी प्रयोजनार्थ वापर करणेबाबत अनुज्ञा परवानगी देणेत घेत आहे.
२३. फेरफार क्र.४१७१ मधील १) जनीवाई चिटू पाटील २) सोमारीवाई देवराज ३) जानकीवाई बालू पाटील यांचे नावांबाबत अथवा वास्तवाबाबत तसेच मालकी हक्काबाबत भविष्यात काही वाद उद्भवल्यास व त्यामुळे मालकी हक्कामध्ये बदल झाल्यास सदर विनशेती परवानगी आपोआपच रद्द होईल व त्यासाठी स्वतंत्र आदेश काढण्याची आवश्यकता राहणार नाही.
२४. अनुज्ञाग्राही यांनी वसई-विरार शहर महानगरपालिका यांचे कडील मंजूर नकाशावरहक्कमच बांधकाम केले पाहिजे. त्यात वसई-विरार शहर महानगरपालिका व महसुल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
२५. अनुज्ञाग्राही यांनी वसई-विरार शहर महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटई क्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल व अशी कार्यवाही करणेस नियोजन प्राधिकारी म्हणून वसई-विरार शहर महानगरपालिका सक्षम असेल.
२६. वसई-विरार शहर महानगरपालिका यांचे दि. १७/८/२०१३ चे ना हरकत दाखल्यामधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.
२७. वसई-विरार शहर महानगरपालिका यांनी मंजूर केलेल्या बांधकाम नकाशातील निव्वळ बांधकामाखालील क्षेत्र हे २०,०००-०० चौ.मी. पेक्षा जास्त होत असल्यास प्रत्यक्ष जागेवर कोणतेही बांधकाम विकासकार्य सुरु करण्यापूर्वी केंद्र शासनाच्या वन व पर्यावरण विभागाकडील दिनांक १४/१/२००६ रोजीच्या अधिसूचनेतील धोरणाप्रमाणे वा वास्तविक वेळोवेळी पारित केलेल्या धोरणाप्रमाणे पर्यावरण अनुज्ञेयता प्रमाणपत्र प्राप्त करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
२८. प्रस्तुत आदेशातील शर्तीचा भंग अर्जदार यांनी केल्यास दिलेली ही विनशेती परवानगी आपोआपच रद्द झालेचे समजणेत येईल व त्यासाठी स्वतंत्र आदेश काढण्याची आवश्यकता राहणार नाही.



सही/-  
 (पी.धेलराम)  
 जिल्हाधिकारी  
 जिल्हा पोल्हार

प्रति  
 श्री. प्रमोद चंद्रकांत पाटील व इतर ३ यांचे  
 कु.मू.धा. श्री.हेमंत रमेश म्हात्रे  
 रा. राधाकृष्ण बंगला, म्हात्रेवाडी, गावठाण,  
 रेल्वे स्टेशन जवळ, विरार (प) ता. वसई जि. ठाणे



आदेश निर्गमित केले  
 जिल्हाधिकारी ठाणे कंसिता





आयकर विभाग  
INCOME TAX DEPARTMENT  
VED SWASTIK

भारत सरकार  
GOVT. OF INDIA

दस्ता क्र. - 9066/2022
90182

18.03.2008

AAGPV91410

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MADHAVAN PAUL PERUMAL  
PAUL PERUMAL VELAYUTHAM  
25/01/1977  
Permanent Account Number  
APZPP2517F

*Madhavan*

Signature

भारत सरकार  
GOVT. OF INDIA

दिवक पंढरीनाथ सोनार  
Deepak Pandhri Nath Sonar  
जन्म तारीख / DOB : 08/02/1986  
पुस्तिगी / MALE

6527 9614 0940

सामान्य माणसाचा अधिकार

*Deepak*



Form 3 [see Rule 3(a)(13)]  
LEARNER LICENSE

LL No. 11657109  
Name: GANESH PATIL  
Father: RAMDAS PATIL  
Address: 26, CONUL PLAZA, GAWAD WASH VIRAR, DIST. PALGHAT  
DOB: 25/10/1977

*[Signature]*

*[Handwritten mark]*

80/1788

शुक्रवार, 05 फेब्रुवारी 2021 9:38 म.पू.

दस्त गोषवारा भाग-1

वसई 2 05/02

दस्त क्रमांक: 1788/2021

दस्त क्रमांक: वसई2 /1788/2021

वाजार मूल्य: रु. 27,19,000/-

मोबदला: रु. 39,24,500/-

भगवेले मुद्रांक शुल्क: रु. 1,17,800/-

दु. नि. मह. दु. नि. वसई2 यांचे कार्यालयात

पावती:1948

पावती दिनांक: 05/02/2021

अ. क्र. 1788 वर दि.05-02-2021

सादरकरणाचे नाव: माधवन पॉल पेरुमाल

रोजी 9:36 म.पू. वा. हजर केला.

नांदणी फी

रु. 30000.00

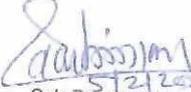
दस्त झाताळणी फी

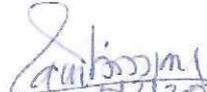
रु. 1240.00

पुण्याची संख्या: 62

एकुण: 31240.00

दस्त हजर करणाऱ्याची सही:

  
Sub Registrar Vasai 2  
सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. २ (विरार)

  
Sub Registrar Vasai 2  
सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. २ (विरार)

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

शिक्का क्र. 1 05 / 02 / 2021 09 : 36 : 18 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05 / 02 / 2021 09 : 37 : 15 AM ची वेळ: (फी)



05/02/2021 9 40:21 AM

दस्ता क्रमांक: वसड2/1788/2021

दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

वसड2 69/182  
दस्ता क्रमांक 1788/2021

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अग्रदवाचा दस्त
1	नाव:माधवन पॉल पेम्भाल पत्ता:प्लॉट नं: -, माळा नं: -, उमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: 105, श्री माई अपार्टमेंट, मनवेलपाडा रोड, नाना नानी पार्क, विंगर पु. महाराष्ट्र, ठाणे. पॅन नंबर: APZPP2517F	लिहून देणार वय :-43 स्वाक्षरी:- <i>Madhavan</i>		
2	नाव:से. वेद स्वस्तिक तर्फे मागीदार सुनिल चोरचे पत्ता:प्लॉट नं: -, माळा नं: -, उमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: 4,ओम वृंदावन को-प हौसिंग सोसायटी लि, फुलपाडा रोड, विंगर पु.ना वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AAGFV9141D	लिहून देणार वय :-60 स्वाक्षरी:- <i>Sunil Chorch</i>		

वरील दस्तावेज करून देणार नथाकथीत करारनामा चा दस्त गेवज करून दिल्याचे कदम करून घेतले  
शिवका क्र.3 ची वेळ:05 / 02 / 2021 09 : 38 : 09 AM

ओळख:-

खालील दस्त असे निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अग्रदवाचा दस्त
1	नाव:दिपक मोनार - - वय:35 पत्ता:206 दुसरा मजना,गोकुळ प्लाझा,गावड वाडी,विंगर पु,ता वसई,जि पालघर पिन कोड:401305	लिहून देणार स्वाक्षरी:- <i>Dipak Monar</i>		
2	नाव:गणेश पाटील - वय:42 पत्ता:206 दुसरा मजना,गोकुळ प्लाझा,गावड वाडी,विंगर पु,ता वसई,जि पालघर पिन कोड:401305	लिहून देणार स्वाक्षरी:- <i>Ganesh Patil</i>		

शिवका क्र.4 ची वेळ:05 / 02 / 2021 09 : 39 : 07 AM

दस्ता क्र.5 ची वेळ:05 / 02 / 2021 09 : 39 : 24 AM नोंदणी पुस्तक 1 मध्ये

*Sub Registrar*  
Sub Registrar, Vasai

सह. मुख्य निबंधक वर्ग-२

दस्तावेजाचे तपस (विंगर)

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	MADHAVAN PAUL PERUMAL	eChallan	02300042020123158392	MH009509762202021E	117800.00	SD	0005213330202021	05/02/2021
2		DHC		2001202100995	1240	RF	2001202100995D	05/02/2021
3	MADHAVAN PAUL PERUMAL	eChallan		MH009509762202021E	30000	RF	0005213330202021	05/02/2021

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

1788 / 2021

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दस्तावेज नं. 9066/2021  
E2/E2



प्रमाणित करण्यात येते की, या दस्त्यास एकूण ६२ पृष्ठे  
असून, त्यास पुस्तक क्रमांक १ चे

प्रमाणित करण्यात येते की, या दस्त्यास एकूण ६२ पृष्ठे  
असून, त्यास पुस्तक क्रमांक १ चे  
10/11/2021  
श्री. सुधीर निदेशक  
वसई क्र.-२ (विपार)

दि. 10/11/2021



05/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 1788/2021

नोंदणी :

Regn:63m

## गावाचे नाव : विरार

(1)विलेखाचा प्रकार	करारनामा
(2)नोंदवला	3924500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2719000
(4) शू-भाषण,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई इतर वर्णन :, इतर माहिती: विभाग 5,गाव मोजे विरार,सर्वे नं 131,133,139,140,हिस्सा नं 5,6,3,5,15,17/1,2/5 या मिळकतीवरील विल्डींग नं 1,आनंद सागर,श्री गजानन महाराज नगर इमारतीमधील सदनिका क्रं 1004,दहावा मजला,विंग ए,एरिया 50.18 चौ मी कारपेट( ( Survey Number : 131,133,139,140 ; ) )
(5) क्षेत्रफळ	1) 50.18 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पदाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. वेब स्वस्तिक तर्फे भागीदार सुनिल चोरवे वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 4,ओम वृंदावन को-प हौसिंग सोसायटी लि,फुलपाडा रोड,विरार पु,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 फॅन नं:-AAGFV9141D
(8)दस्तऐवज करून घेणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भाषवन पॉल पेरमाल वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 105, श्री साई अपार्टमेंट, मनवेलपाडा रोड, नाना नानी पार्क, विरार पु, महाराष्ट्र, ठाणे. पिन कोड:-401305 फॅन नं:-APZPP2517F
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	05/02/2021
(11)अनुक्रमांक,खंड व पृष्ठ	1788/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	117800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)थेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :-

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





