



## STATE BANK OF INDIA, RACPC BORIVALI

LOS ID :		LOAN TYPE :	TL / MAXGAIN
BRANCH :	Shankar Galli	BRANCH CODE :	08232
OPAS ID :		RERA REG NO :	

LOAN ACCOUNT NUMBER :	
RIN RAKSHA ACCOUNT NUMBER :	

APPLICANT NAME:	Recta Ramesh Yadav	CIF NO :	
CO-APPLICANT NAME:		1	
CO-APPLICANT NAME:		2	
CO-APPLICANT NAME:		3	
CONTACT NO (1)	9137065914	4	
EMAIL ID :	yadavrecta5541@gmail.com	(2)	

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	18 months
LOAN AMOUNT :	20,00,000	INTEREST RATE :	
TENURE :	360 months	EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER /	RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP		
SCHEME :		SBI LIFE: YES / NO	
PROPERTY COST :	37,00,000/-	PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION	Najgaon East		
SOURCING NAME:	Parimalhwar Pat	CONTACT OF SOURCING	9619500645
SOURCING TYPE :	Comie ct	HLC / SSL CODE / PF NO :	
EMAIL :	parimalhwarpat@hotmail.com	SIGN OF THE COORD :	

PROPERTY INSURANCE OBTAINED :		PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE :		EM CREATION DATE :		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION:		
DE NO :		ROI :		
TD NO :		ECS / SI :		

DOCUMENTATION OFFICER (NAME & FILE NO.)	
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CUSTODY FILE NO:	
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Receipt (pavti)

533/5701

Monday, April 03, 2023

6:45 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5940

दिनांक: 03/04/2023

गावाचे नाव: जुचंद्र

दस्तऐवजाचा अनुक्रमांक: वसई4-5701-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: रीता रमेश यादव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:59 PM ह्या वेळेस मिळेल.

Joint S R Vasai-4

सह. दुय्यम निबंधक वर्ग-

वसई क्र. ४

वाजार मुल्य: रु.3024500/-

मोबदला रु.3629500/-

भरलेले मुद्रांक शुल्क : रु. 254065/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0304202320252 दिनांक: 03/04/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018109680202223E दिनांक: 03/04/2023

वँकेचे नाव व पत्ता:

Reeta

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन ...23

वसई-४
दस्त क्र. YU09/२०२३
9, 8Y

1. दस्तावा प्रकार : क२१२०१/क१ अनुच्छेद क्रमांक 25(6)
2. तालुका : वसई 3. गावाचे नाव : जुयंद
4. नगरभुमापन क्रमांक/सर्व्हे क./अंतिम भुखंड क्रमांक : ३६८/४, Kissa No. 5
5. मूल्य दर्शविभाग (झोन) : 6 उपविभाग \_\_\_\_\_
6. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 52000/-
7. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 50.35 कारपेट / बिट्टाप / सुपर बिट्टाप / चौ. मीटर / फूट.
8. कारपार्किंग : \_\_\_\_\_ गच्ची : \_\_\_\_\_ पोटमाळा : \_\_\_\_\_
9. मजला क्रमांक : 8<sup>th</sup> floor उदवाहन सुविधा :- आहे / नाही
10. बांधकाम वर्षे : \_\_\_\_\_ घसारा : \_\_\_\_\_
11. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
12. दाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
13. निर्धारित केलेले बाजारमूल्य :- 3629500/- 3024500/-
14. दस्तामध्ये दर्शविलेला मोबदला :- 3629500/-
15. देय मुद्रांक शुल्क : 254065/- 18. भरलेले मुद्रांक शुल्क : 254065/-
16. वेय नोंदणी फी : 30000/-

लिपीक



[Signature]  
सह दुय्यम निबंधक



03/04/2023

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 4

दस्त क्रमांक : 5701/2023

नोंदणी :

Regn:63m

## गावाचे नाव : जुचंद्र

(1) विलेखाचा प्रकार	कगरनामा
(2) मोबदला	3629500
(3) बाजारभाव (भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3024500
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव: पालघर इतर वर्णन : सदनिका नं: फ्लॅट नं. 803, बी विंग, माळा नं: आठवा मजला, इमारतीचे नाव: श्री कृष्णा भूमी, बिल्डिंग नं. 01, प्लॉट-ई, ब्लॉक नं: जुचंद्र, नायगांव पूर्व ( ( Survey Number : 358/B, HISSA NO.5 ; ) )
(5) क्षेत्रफळ	1) 50.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री कृष्णा बिल्डकॉन तर्फे भागीदार प्रीतम सिंघ जी गोहोनिया तर्फे कु.मु. विजय सिंह वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ए/१०४ देव तारा हाइट, रामदेव पार्क, हिंदुस्थान बँक मागे, मीरा रोड पूर्व, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AEQFS7986H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रीता रमेश यादव - - वय:-32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: मी/४०४, आझाद नगर सीएचए, ए डी मार्ग, सिवरी बस डेपो जवळ, मुंबई सिटी, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400015 पॅन नं:-AFWPY2290R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5701/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	254065
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वसई-४
दस्त क्र. ५००९ / २०२३
३० / ६५



**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 :  
P99000034992

Project: **SHREE KRISHNA BHOOMI, Plot Bearing / CTS / Survey / Final Plot No.: SNO & HNO 358B/5 (PLOT E)**  
Vasai-Virar City (M Corp), Vasai, Palghar, 401208;

1. Shree Krishna Buldcon having its registered office / principal place of business at Tehsil: Thane, District: Thane,  
Pin: 401105.

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

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

OR

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

- The Registration shall be valid for a period commencing from 28/04/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 28-04-2022 17:56:21

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



Date: 23/04/2022  
Place: Mumbai

वसई-४
दस्त क्र. ५००७ / २०२३
३० / १५



## 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 : P99000034992

Project: **SHREE KRISHNA BHOOMI**, Plot Bearing / CTS / Survey / Final Plot No.: SNO & HNO 358B/5 (PLOT E) Vasal-Virar City (M Corp), Vasal, Palghar, 401208;

1. **Shree Krishna Buldcon** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 401105.

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

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

- The Registration shall be valid for a period commencing from 28/04/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 28-04-2022 17:56:21

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



वसई-४  
 दस्त क्र. YUCC9/२०२१  
 3C, 1EY

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
 फॅक्स : ०२५० - २५२५१०७  
 ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
 दिनांक :

VVCMC/TP/CC/VP-6450/464/2021-22

Dtd 3/12/2021

- To,
1. Mr. Dayanand D. Patil & Mr. Nelson S. Rebello  
 101, Vidya Sadan, Manvelpada Road,  
 Virar (E), Tal.- Vasai,  
 Dist.- Palghar.
  2. ABHAY RAUT  
 1104, Gold Crest Business Centre, L. T. Road,  
 Borivall (West),  
 Mumbai - 400 092.

Sub: Commencement Certificate for proposed Residential cum-commercial Building No.1, on land bearing S .No. & H. No. 3588/5(Plot-E) of Village: Juchandra, Taluka Vasai, Dist Palghar.

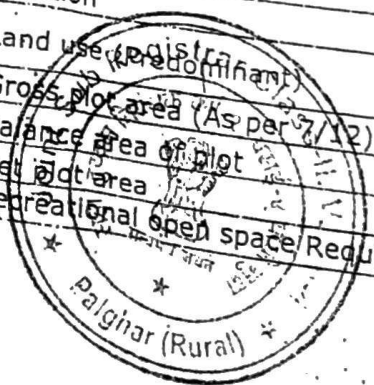
- Ref:
1. NA order No.REV/K-1/T-9/NAP/JUCHANDRA-VASAI/ SR-(127/2013)17/2014 dtd 23/07/2014 for Collector of Thane.
  2. TILR M.R. No.1085/2020 dtd.21/08/2020 for measurement.
  3. Your Architect letter dated 10/12/2021.

Sir/ Madam,  
 The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113.EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as



The conditions mentioned in the letter No. VVCMC/TP/CC/VP-6450/ /2021 Are binding on you. The details of the layout is given below: dated

1	Name of Assesse owner / P.A. Holder	Mr. Dayanand D. Patil & Mr. Nelson S. Rebello
2	Location	Juchandra
3	Land use (predominant)	Residential cum-commercial Building No.1
4	Gross Plot area (As per 7/12)	4571.00 sq.m
5	Balance area of plot	4571.00 sq.m
6	Net plot area	4571.00 sq.m
7	Recreational open space Required	457.10 sq.m



वसई-४

दस्त क्र. ५००९ / २०२३

३९ / ६५

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

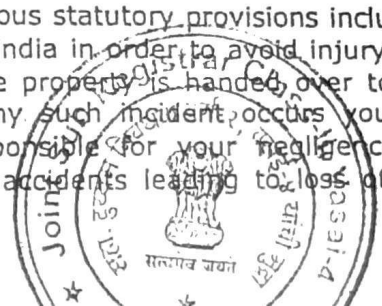
जावक क्र. : व.वि.श.म.

दिनांक :

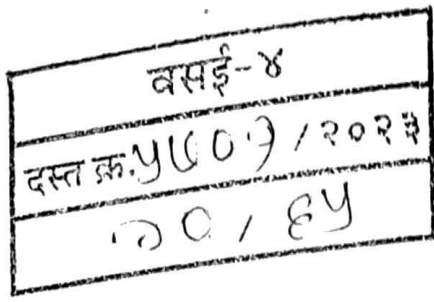
VVCMC/TP/CC/NP-6450/464/2021-22

Dtd 31/12/2021

- 9) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empaneled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empaneled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil Investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation, and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for 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.
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property







VVCMC/TP/CC/VP-6450/464/2021-22

Dtd 21/11/2021

8	Recreational open space Proposed	565.73 sq.m
9	Built up area with reference to basic F.S.I as per front road width	5028.10 sq.m
10	Addition of FSI on payment of Premium	2285.50 sq.m
11	In-situ FSI /TDR loading	6399.40 sq.m
12	TDR Area	4710.00 sq.m
13	Total entitlement of FSI in the proposal	12023.60 sq.m
14	Balance potential base FSI of plot	12023.60 sq.m
15	Ancillary area	7443.44 sq.m
16	Total entitlement	19467.04 sq.m
17	Total BUA Proposed	19460.30 sq.m

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg./ wing	No. of Floors	No. of Offices	No. of SHOP	No. of flats	Built Up Area (in sq. mt.)
1.	Residential cum-commercial Building	1(wing-A, B & C)	Part Gr. +Part stilt + 16part	9	20	306	19460_30

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 4) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.

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

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





वसई-४
दस्त क्र. ५७०९ / २०२३
४९ / ६५

Dtd. 31/12/2021

VVCMC/TPICC/VP-6450/464/2021-22

- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 23) 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.
- 24) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 25) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 26) You shall provide Grey Water recycling plant for said layout, if applicable.
- 27) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 28) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.



Encl.: a/a.  
c.c. to:

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

306  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is  
issued by Commissioner VVCMC, Virar.

Deputy Director,  
VVCMC, Virar.



वसई-४
दस्त क्र. YC09 / २०२३
०२ / ए५

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

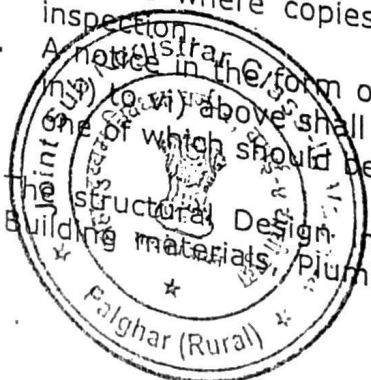
VVCMC/TP/CC/VP-6450/464/2021-22

3/12/2021

### CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

- The commencement certificate is liable to be revoked by the Municipal Corporation if :-
  - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
  - The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The applicant shall :-
  - Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
  - Give notice to the Municipal Corporation on completion upto the plinth level & before the commencement of the further work.
  - Give written notice to the Municipal Corporation regarding completion of the work.
  - Obtain an occupancy certificate from the Municipal Corporation.
  - Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
  - Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on .....
  - Install a 'Display Board' on the most conspicuous place on site indicating :-
    - Name & address of owner /developers, architect, Structural Engineer and contractor.
    - S.NO./CTS No., Ward No., Village Name along with description of its boundaries.
    - Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
    - FSI permitted.
    - No. of residential/commercial flats and shops with their areas.
    - Address where copies of detailed approved plans shall be available for inspection.
    - A notice in the form of an advertisement, giving all the details mentioned in (vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
- The structural Design, including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation



वसई-४
दस्त क्र. ५७०९ / २०२३
४३ / ६५

VVCMC/TP/CC/VP-6450/464/2021-22

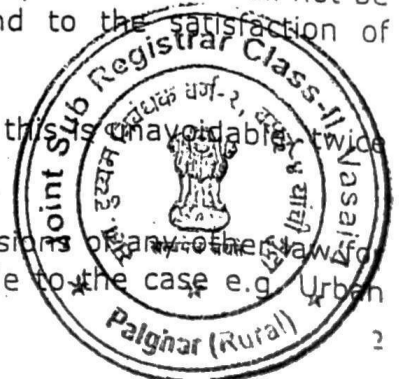
31/12/2021

etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.

4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate and unauthorized Occupancy Charges and other charges as applicable.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.

You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.

14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban



वसई-४

दस्ता क्र. ५८०७ / २०२३

००१/६५

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.य.  
दिनांक :

VVCMC/TP/CC/VP-6450/464/2021-22

31/12/2021

Land (Ceiling & Regulations) Act 1969 & getting the building plans approved from various authorities.

16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the TILR, Palghar, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
  - a) Internal access roads along with storm water drains.
  - b) Channelization of water courses and culverts, if any.
  - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - d) Arrangements for collection of solid waste.
  - e) All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
  - f) Rain Water Harvesting systems and solar assisted Water Heating systems.
  - g) Veuni Composting unit
19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Municipal Corporation the scheme of the development of 10% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 18 above are actually provided.





24 / 84

VVCMC/TP/CC/VP-6450/464/2021-22

31/12/2021

24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
  25. The owner shall observe all the rules in force regarding over head/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the concerned authority.
  26. No construction on sub-divided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
  27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
  28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
  29. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also all necessary permission as applicable depending on the class of the land type of tenure type of Occupant etc. is obtained by the concerned owner applicant after completing all the legal formalities VVCMC is not responsible for any lapse on your part in obtaining various permissions required as per other acts of both state and central Govt., etc.
  30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
- This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
  33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
  34. The plinth level will be 600 mm above the near level (top of chamber).





वसई-४
दस्त क्र. ५००७/२०२३
४६ / ६५

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



दूरध्वनी : ०२५० - २५२५२०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५२०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/CC/VP-6450/464/2021-22

31/12/2021

35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 45 M, the expansion joint shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
39. You will not take up any development activity on the aforesaid property if the court matter is pending, if any or in any court of law relating to the property and the responsibility of following the court order strictly lies with you. Consequences due to violation of court order shall be borne by you. VVCMC is not responsible for any violations. If applicable.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them.
41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in the course of time.
42. For the portion of the compound wall rounded off at the corner at junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
43. This development permission shall enable you to construct upto plinth level only. For further construction, plinth completion intimation has to be submitted from this office.
44. You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the plot @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
45. Only one unit shall come up in each gala and no sub-division of gala by subletting or accommodating other unit shall be allowed.
46. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before intimation for completion is submitted.



वसई-४  
 दस्त क्र. YL 09 / 2023  
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 ration@yahoo.com

T.P.

31/12/2021

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VVCMC/TP/CC/VP-6450/

/ /2021

47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for Occupancy certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27<sup>th</sup> Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; It shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
49. You shall develop access road of W.B.M. standard before Commencement of work.
50. You shall provide all arrangement for labours as per governing statutes like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.

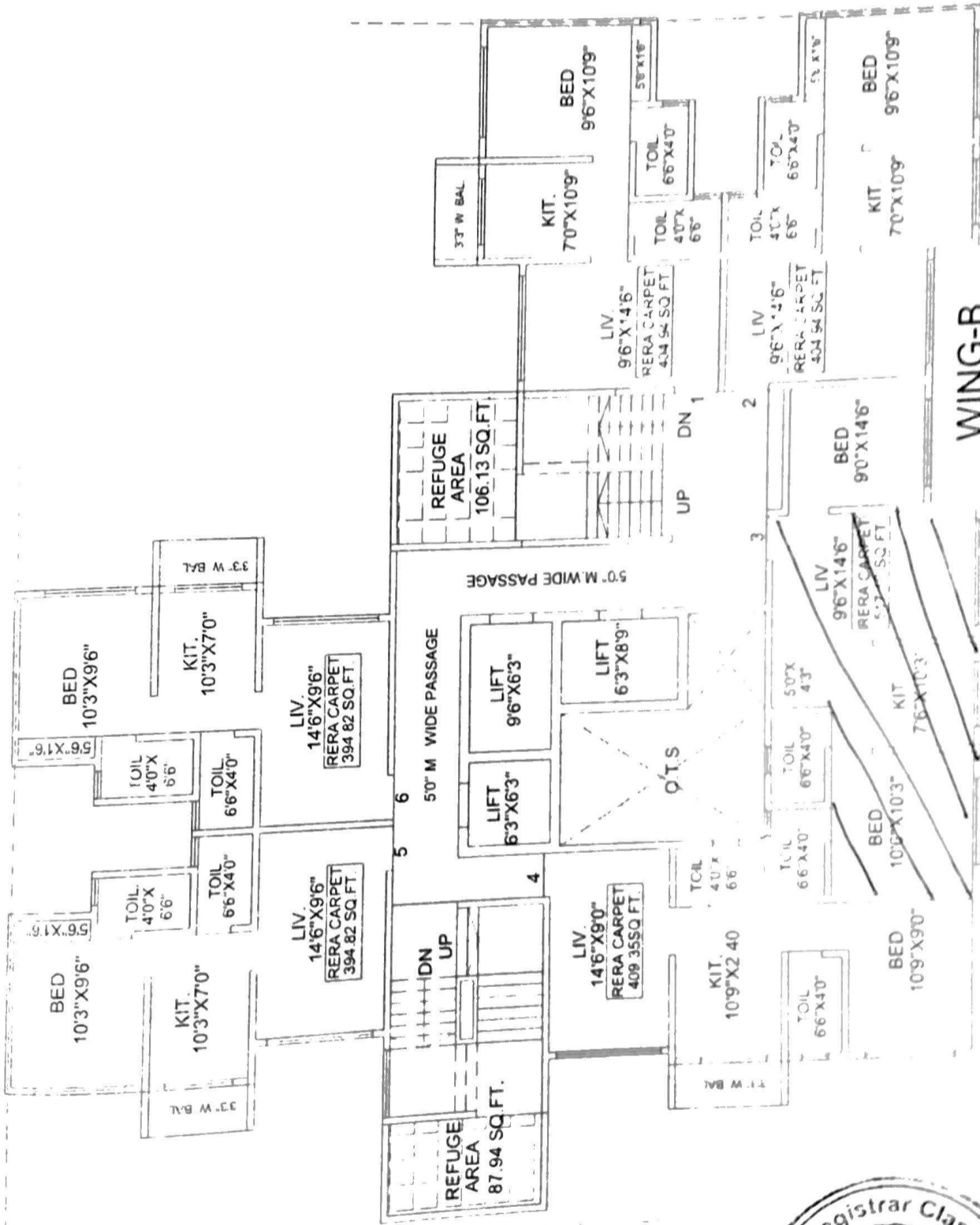


gat  
 Commissioner  
 Vasai Virar City Municipal Corporation  
 Certified that the above permission is  
 issued by Commissioner VVCMC, Virar.

Deputy Director,  
 VVCMC, Virar.



-6450 WING-B



वसई-४
दस्त क्र. YU09/२०२३
३६ / ६५

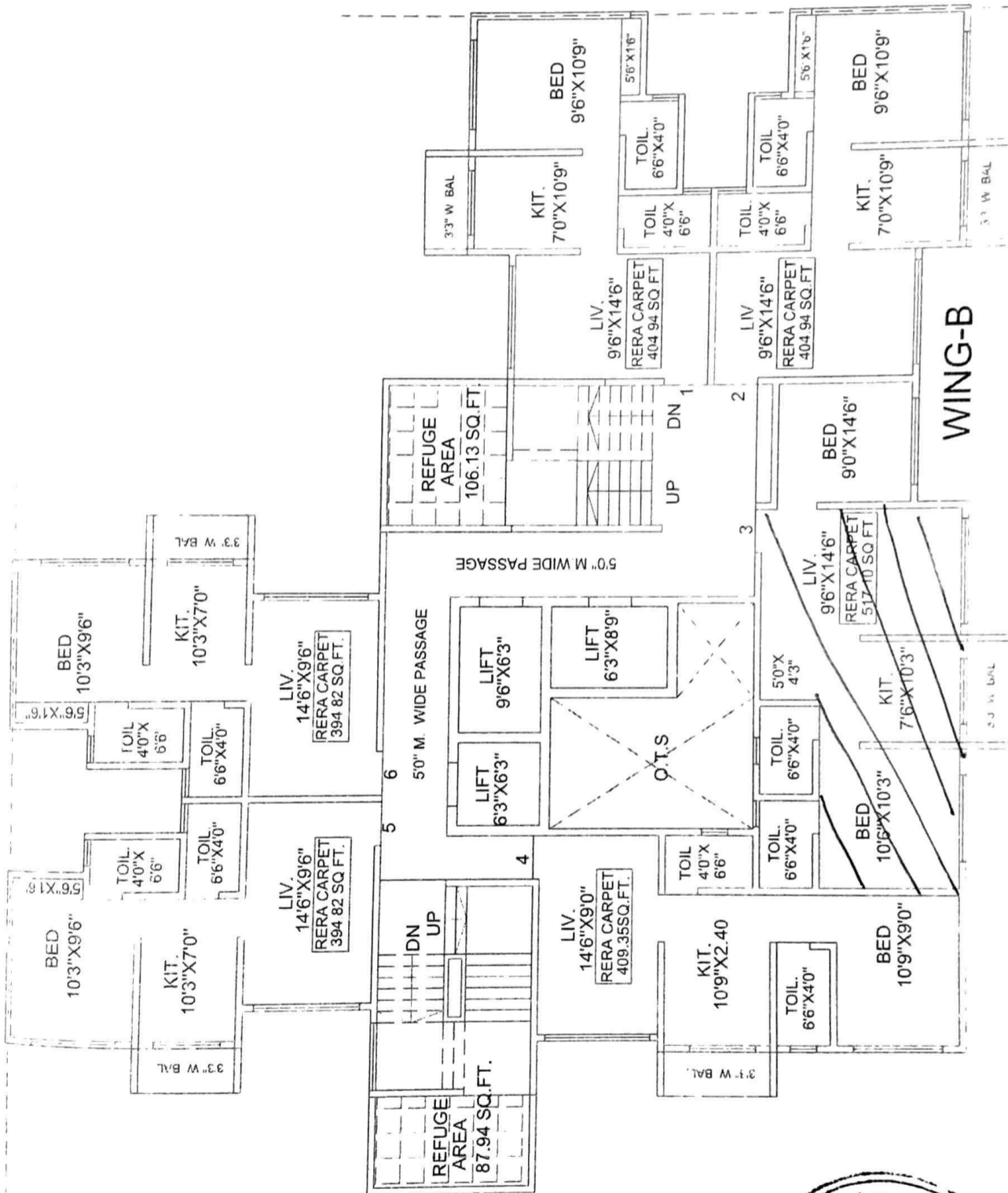
803  
B Wing.

REFUGE FLOOR PLAN  
8TH & 13TH FL.



recta

VP-6450 WING-B



803  
B Wing.

REFUGE FLOOR PLAN  
8TH & 13TH FL.

Recta



वसई-४
दस्त क्र. YU09/2023
BE, EY



CHALLAN  
MTR Form Number-6

वसई-४  
दस्त क्र. ५००९/२०२३  
९ १८५



GRN	MH018109680202223E	BARCODE			Date	31/03/2023-18:21:21	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)					
Location	PALGHAR			Full Name	MS SHREE KRISHNA BUILDCON				
Year	2022-2023 One Time			Flat/Block No.	FLAT NO.803, B WING, SHREE KRISHNA				
				Premises/Building	BHOOMI				
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	254065.00	Road/Street	JUCHANDRA					
0030063301	Registration Fee	30000.00	Area/Locality	NAIGAON EAST					
			Town/City/District						
			PIN	4	0	1	2	0	8
				Remarks (If Any)					
				SecondPartyName=MRS REETA RAMESH YADAV-					
Total		2,84,065.00	Amount In Words	Two Lakh Eighty Four Thousand Sixty Five Rupees Only					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332023033137218	28008830-16			
Cheque/DD No.			Bank Date	RBI Date	31/03/2023-18:22:24	Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 8446198924  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





वसई-४

दस्त क्र. ५८०९ / २०२३

५ / ६५

## SHREE KRISHNA BHOOMI

Maharashtra Real Estate Regulatory Authority

Registration No. P99000034992.

### AGREEMENT FOR SALE

THIS AGREEMENT made at Vasai, this 31<sup>st</sup> day of MARCH  
in the year Two Thousand and Twenty-Three.

Between;

M/S. SHREE KRISHNA BUILDCON, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its PAN No. (AEQFS7986H) through its Authorized Partner's MR. PRITAMSINGH G GOHONIA, having its registered office at:- A/104, Dev Tara Heights, Ramdev Park Next To Hindustan Bank, Mira Road East, District Thane, Maharashtra 401107; hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, successors and administrators of such survivors or survivor and his/her/their respective heirs, executors, successors, administrators and assigns) of the **ONE PART**;

AND

1. MRS. REETA RAMESH YADAV, AGE - 32, residing at, C/404, AZAD NAGAR CHS, A D MARG, NEAR SEEWREE BUS DEPO, SEEWREE, MUMBAI, MUMBAI CITY, MAHARASHTRA-400015, hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his /her/their legal heirs, executors, administrators and assigns) of the **SECOND PART**



PROMOTER SIGN

Reeta

ALLOTTEE/S SIGN

Page 1

# SHREE KRISHNA BHOOMI

यसई ४
दस्ता क्र.: ११२१७/२०२४
१२/१२

## WHEREAS: -

1. MR. DAYANAND DAMODAR PATIL AND MR. NELSON SIMON REBELLO is the owner of & otherwisewell and sufficiently entitled to all that a piece and parcel of land survey no.358B,hissa no.5, admeasuring 6439.92 sq.mtr, lying , being and situate at VILLAGE-JUCHANDRA, TAL.VASAI, DIST.PALGHAR, more particularly described in the first schedule hereunder written (hereinafter referred to as the said property).
2. **FOR DEVELOPING THE LARGER PROPERTY, MORE PARTICULARLY DESCRIBED IN THE TABLE GIVEN HEREINABOVE, SHRI DAYANAND DAMODAR PATIL AND MR. NELSON SIMON REBELLO HAD OBTAINED THE PERMISSION AND SANCTIONS.**
  - i. The sub-divisional officer, thane has issued sale permission of the Maharashtra tenancy and agricultural land act, 1948 in respect of the second property vide order NO. BD/KUV/VIP/VASAI/SR/113/2009, DATED 10<sup>TH</sup> SEPTEMBER, 2009.
  - ii. No.Objection Certificated No.Vvmc/Tp/Na/Noc/Vp-5351/618, 2013-14, Dated 29<sup>th</sup> May, 2013 From Vasai Virar Municipal Corporation.
  - iii. N.A. Order No.Revenue/K-1/T-9/Nap/Juchandra-Vasai/Sr-(127)/2013/17/2014, Dated 23<sup>rd</sup> July, 2014 From The Collector Of Thane.
  - iv. Survey Plan No.TILR/M.R.NO.3811/2011, Dated 3<sup>rd</sup> May, 2011 And M.R. No.3810/2011, Dated 3<sup>rd</sup> May,2011 From The Taluka Inspector Of Land Record.
  - v. Development Permission NO.VVMC/TP/CC/VP-6450/464/2021-22, Dated 31<sup>st</sup> December, 2021 From The Vasai Virar Municipal Corporation.
3. The tahsildar of thane vide his Order No. REV/C-1/T-2/RECORD OF RIGHTS/K.V.-441/2020, DATED 7<sup>TH</sup> AUGUST 2020 had approved the amalgamation and sub- divided the larger property, situate, lying and being at **VILLAGE : JUCHANDRA, Taluka Vasai, District : Palghar** and within the jurisdiction of Vasai Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai more particular described in the second schedule

**SHREE KRISHNA BHOOMI**

hereunder written by allotting new survey number and area in the following manner.

Sr. no.	New survey no.	New hissa no.	Area in sq. meters
1.	358B	5	6439.92

(For short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "said property" for the sake of brevity and convenience).

4. By Deed of Conveyance, Dated 30<sup>th</sup> December, 2021 registered in the office of the sub registrar of assurance at VASAI UNDER SR.NO. VASAI-5/16096/2021, **SHRI DAYANAND DAMODAR PATIL AND MR. NELSON SIMON REBELLO** Had sold, transferred and conveyed the land bearing New **survey no.358B Hissa no.5, Plot-E**, admeasuring 6439.92 sq.mtr, lying and situated at **VILLAGE : JUCHANDRA, Taluka Vasai, District : Palghar**(for short hereinafter referred to as the "SAID PLOT") to **MR.JAYESH VINAYCHAND DOSHI** for the consideration mentioned therein.

5. THE VENDOR herein has agreed to assign THE F.S.I area admeasuring 14,472.44 Sq. Mtr. area in Wing 'A & B' out of total FSI admeasuring 19,460.30 sq.mtr of building No.1 of to be constructed on said lands bearing **Survey No.358B , Hissa No.5, Plot-E**, lying and situated at Village : **juchandra, Taluka Vasai, District : Palghar** and within the jurisdiction of Vasai - Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, more particularly described in third schedule hereunder written (for short hereinafter referred to as the "**SAID F.S.I.**").



**SHREE KRISHNA BHOOMI**

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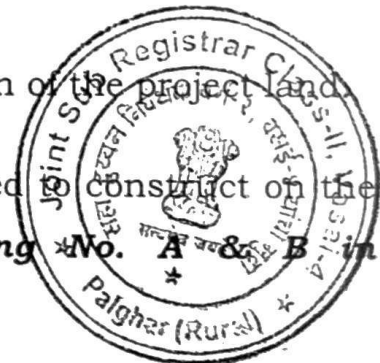
6. **AND WHEREAS** by a registered Agreement For sale, Dated 29/03/2022, entered into between **SHRI. JAYESH VINAYCHAND DOSHI** as the "THE PARTY OF THE ONE PART" and **M/S. SHREE KRISHNA BUILDCON** through its Partners 1) **SHRI. SATISH DASHRATH GAIKWAD** , as the as the "THE PARTY OF THE SECOND PART". The Party of the First Part have transfer and assign their development rights in favour of the Party of the Second Part in respect of the said proposed **F.S.I area admeasuring 14,472.44 Sq. Mtr. of building No.1 in Wing 'A & B' Out of total F.S.I 19,460.30 sq mtr. of Building No.1, in consisting of the Two wing viz. A, B** to be constructed on said land bearing , **Survey No.358B, Hissa No.5, Plot-E**, lying and situated at **Village : Juchandra** , Taluka Vasai, District : Palghar, within the Jurisdiction of Vasai Virar City Municipal Corporation, which is registered in the office of **Sub-Registrar Vasai No.I**, bearing **Serial No.3638/2022, dated 29/03/2022** and more particularly described in the **SECOND SCHEDULE** hereunder written. (hereinafter referred to as "**THE SAID PROJECT LAND**").

7. **AND WHEREAS** by a registered **Power of Attorney** dated 29/03/2022, **SHRI. JAYESH VINAYCHAND DOSHI** have executed a **Power of Attorney** in accordance with the said Agreement for sale dated 29/03/2022 in favour of **M/S. SHREE KRISHNA BUILDCON** through its Partners **SHRI. SATISH DASHRATH GAIKWAD** , which is registered in the Office of Sub - Registrar **Vasai-I**, bearing **Serial No.3649/2022, Dt.29/03/2022**.

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

9. **AND WHEREAS** the Promoter is in possession of the project land.

10. **AND WHEREAS** the Promoter has proposed to construct on the project land **Building No.1 having Wing No. A & B in consisting of Gr+Stilt +16 Upper Floors.**



## SHREE KRISHNA BHOOMI

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11. **AND WHEREAS** the ALLOTTEE/S is offered a **FLAT NO.803** of **Carpet area** admeasuring **50.35 sq. meters**, on **8th FLOOR**, (hereinafter referred to as the said "**FLAT**"), in **Building No.1, Wing B, in** of the building called as "**SHREE KRISHNA BHOOMI**" (hereinafter referred to as the said "**Building**") to be constructed on the said project land, by the Promoter.

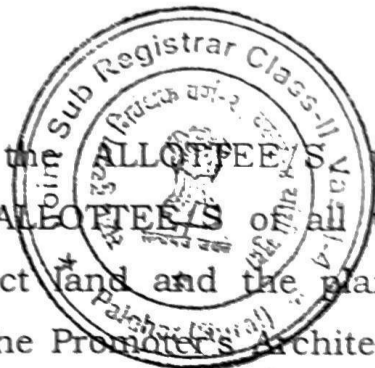
12. **AND WHEREAS** the Promoter has entered into a standard Agreement with an Architect **M/S ABHAY RAUT**, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

13. **AND WHEREAS**, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with **the Real Estate Regulatory Authority Registration No P99000034992, Dated:- 28/ 04/2022.** Authenticated copy is attached in **Annexure "\_\_\_\_\_"**.

14. **AND WHEREAS** the Promoter has appointed **RAJESH DUBEY** as structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

15. **AND WHEREAS** by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the FLAT in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the ALLOTTEE/S of the FLAT to receive the sale consideration in respect thereof;

16. **AND WHEREAS** on demand from the **ALLOTTEE/S** the Promoter has given inspection to the **ALLOTTEE/S** of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects



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Page 5



## SHREE KRISHNA BHOOMI

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and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "**THE SAID ACT**") and the Rules and Regulations made thereunder;

**17. AND WHEREAS** the authenticated copies of Certificate of Title issued by the advocate ADV.KUNWAR D. PANDEY of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the FLAT is constructed or are to be constructed have been annexed hereto and marked as **ANNEXURE '\_\_\_' AND '\_\_\_\_\_'**, respectively.

**18. AND WHEREAS** the authenticated copies of the Building Plan in Layout as approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE - \_\_\_\_\_**.

**19. AND WHEREAS** the authenticated copies of the plans and specifications of the FLAT agreed to be purchased by the ALLOTTEE/S, as sanctioned and approved by the local authority have been annexed and marked as **ANNEXURE - .**

**20. AND WHEREAS** the Promoter has got some of the approvals from the Town Planning Authority Vasai (VVCMC), to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various concern authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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



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Page 6

## SHREE KRISHNA BHOOMI

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99 / 84

the said building/s shall be granted by the concerned local authority.

22. **AND WHEREAS** the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

23. **AND WHEREAS** the ALLOTTEE/S has applied to the Promoter for allotment of a **FLAT No. 803 of Carpet area** admeasuring, **50.35 sq. meters, on 8th Floor, Building No.01, Wing 'B'**, (hereinafter referred to as the said "**FLAT**"), in as shown in the floor plan thereof hereto annexed and marked **ANNEXURE "\_\_\_"** in the building known as "**SHREE KRISHNA BHOOMI**" of the said Project and more particularly stated in **THIRD SCHEDULE**.

24. **AND WHEREAS** the carpet area of the said **FLAT is 50.35 square** meters and "**CARPET AREA**" means the net usable floor area of an FLAT, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said FLAT for exclusive use of the ALLOTTEE/S or verandah area and exclusive open terrace area appurtenant to the said FLAT for exclusive use of the ALLOTTEE/S, but includes the area covered by the internal partition walls of the FLAT.

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

26. **AND WHEREAS**, prior to the execution of these presents the ALLOTTEE/S has paid to the Promoter a sum of **Rs. 9,07,375/- (Rupees NINE LAKH SEVEN THOUSAND THREE HUNDRED SEVENTY FIVE Only)** being part payment of the consideration of the FLAT agreed to be sold by the Promoter to the ALLOTTEE/S as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the ALLOTTEE/S has agreed to pay to the



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Page 7

## SHREE KRISHNA BHOOMI

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92 / 84

Promoter the balance of the sale consideration in the manner hereinafter appearing.

27. **AND WHEREAS**, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said FLAT with the ALLOTTEE/S, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

28. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the ALLOTTEE/S hereby agrees to purchase the (FLAT) and the garage/ parking spaces (if applicable).

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

1. The Promoter shall construct the said **Building No.1 having Wing No. A & B in consisting of Gr+ Stilt + 16 Upper Floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the ALLOTTEE/S in respect of variations or modifications which may adversely affect the FLAT of the ALLOTTEE/S except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The ALLOTTEE/S hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the ALLOTTEE/S a **FLAT No.803 on 8th Floor**, of Carpet area admeasuring **50.35 sq. meters, Building No.1, Wing 'B'**, in Building known as "**SHREE KRISHNA BHOOMI**" in as shown in the floor plan thereof heret annexed and marked **ANNEXURE "A"** (hereinafter referred to as "**The FLAT**") for the total



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Page 8

# SHREE KRISHNA BHOOMI

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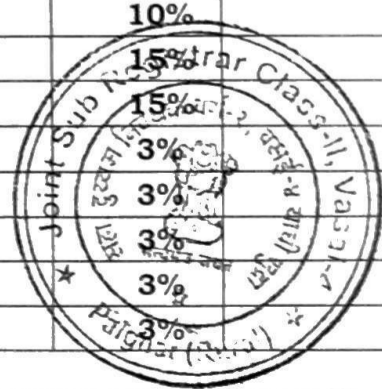
consideration of Rs.36,29,500/- (Rupees THIRTY SIX LAKH TWENTY NINE THOUSAND FIVE HUNDRED ONLY) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities.

(ii) The ALLOTTEE/S hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the ALLOTTEE/S Garage bearing Nos. N.A situated at NA floor, being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-

1.b. The total aggregate consideration amount for the apartment including garages/ covered parking spaces in thus Rs. \_\_\_\_\_/-.

1.c. The ALLOTTEE/S has paid entire/part consideration that too at his/her/their own volition on or before execution of this agreement a sum of Rs. 9,07,375/- (Rupees NINE LAKH SEVEN THOUSAND THREE HUNDRED SEVENTY FIVE Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs.27,22,125/- (Rupees TWENTY SEVEN LAKH TWENTY TWO THOUSAND ONE HUNHUNDRED TWENTY FIVE only) in the following manner: -

Payment Schedule		
SR NO.	TOTAL CONSIDERATION VALUE	Demand %
1	BOOKING AMOUNT	10%
2	PILLING	15%
3	AFTER PLINT COMPLETION	15%
4	AFTER FIRST SLAB	3%
5	AFTER SECOND SLAB	3%
6	AFTER THIRD SLAB	3%
7	AFTER FORTH SLAB	3%
8	AFTER FIFTH SLAB	3%



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# SHREE KRISHNA BHOOMI

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9	AFTER SIXTH SLAB	3%	
10	AFTER SEVENTH SLAB	3%	
11	AFTER EIGHTH SLAB	3%	
12	AFTER NINTH SLAB	3%	
13	AFTER TENTH SLAB	3%	
14	AFTER ELEVENTH SLAB	3%	
15	AFTER TWELTH SLAB	3%	
16	AFTER THIRTEEN SLAB	3%	
17	AFTER FORTEEN SLAB	3%	
18	AFTER FIFTHEEN SLAB	3%	
19	AFTER SIXTEEN SLAB	3%	
20	AFTER SEVENTEEN SLAB	2%	
21	ON COMPLETION OF INTERIOR & EXTERIOR BRICK WORK	3%	
22	ON COMPLETION OF INTERIOR & EXTERIOR PLASTER WORK	2%	
23	ON POSSESSION	5%	

against and at the time of handing over of the possession of the FLAT to the ALLOTTEE/S on or after receipt of occupancy certificate or completion certificate.

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

**1.e.** The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the ALLOTTEE/S by discounting such early payments 02% per annum for the period by which the respective



PROMOTER SIGN

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Page 10



# SHREE KRISHNA BHOOMI

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after the Agreement is duly executed by the ALLOTTEE/S and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

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

27. That all notices to be served on the ALLOTTEE/S and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the ALLOTTEE/S or the Promoter by Registered Post and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**Name of ALLOTTEE/S:- MRS. REETA RAMESH YADAV .**

**ALLOTTEE/S Address:- C/404, AZAD NAGAR CHS, A D MARG, NEAR SEEWREE BUS DEPO, SEWREE, MUMBAI, MUMBAI CITY, MAHARASHTRA-400015..**

**PROMOTER NAME:- M/S. SHREE KRISHNA BUILDCON.**

**PROMOTER ADDRESS:- A/104, DEV TARA HEIGHTS, RAMDEV PARK NEXT TO HINDUSTAN BANK, MIRA ROAD EAST, DISTRICT THANE, MAHARASHTRA 401107 ,** It shall be the duty of the ALLOTTEE/S and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the ALLOTTEE/S, as the case may be.

29. **JOINT ALLOTTEE/SS:-**

That in case there are Joint ALLOTTEE/Ss all communications shall be sent by the Promoter to the ALLOTTEE/S whose name



  
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# SHREE KRISHNA BHOOMI

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appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the ALLOTTEE/S.

30. **GST TAX, STAMP DUTY AND REGISTRATION :-**

The charges towards GST Tax, stamp duty and Registration of this Agreement shall be borne by the Promoter.

31. **DISPUTE RESOLUTION: -**

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

32. **GOVERNING LAW: -**

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

**IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT VASAI IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.**



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# SHREE KRISHNA BHOOMI

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## THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of Non - Agricultural lands lying, being and situated at **Village - JUCHANDRA, Taluka - Vasai, District - Palghar** and within the jurisdiction of Vasai - Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

Sr. no.	New survey no.	New hissa no.	Area in sq. meters
1.	358B	5.	6439.92

## THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of proposed **FSI area admeasuring 14,472.44 Sq. Mtr. area in Wing 'A & B'** out of total FSI admeasuring **19,460.30 sq.mtr of building No.1 Consisting of total Two wings viz. 'A & B'** of to be constructed on said lands bearing 1] **Survey No.358B , Hissa No.5, Plot-E**, lying and situated at **Village : JUCHANDRA, Taluka Vasai, District : Palghar** and within the jurisdiction of Vasai - Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

## THE THIRD SCHEDULE ABOVE REFERRED TO:

### **DESCRIPTION OF THE FLAT AND THE CLOSED PARKING**

**FLAT No.803 of Carpet area admeasuring 50.35 sq. meters, on 8th Floor, Building No.1, Wing 'B'**, in the building known as "**SHREE KRISHNA BHOOMI**" to be constructed on Non - Agricultural lands bearing **Survey No.358B , Hissa No.5, Plot-E**, lying and situated at **VILLAGE :JUCHANDRA, TALUKA VASAI, DISTRICT : PALGHAR** and within the jurisdiction of Vasai - Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.



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Page 29

PROMOTER SIGN

# SHREE KRISHNA BHOOMI

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SIGNED AND DELIVERED

By the within named Promoter

M/S. SHREE KRISHNA BUILDING

through its Authorized Promoter

MR. PRITAMSINGH G GOHOMIA



in the presence of witnesses: -

1) Name Pradeep Kumar Sharma

Signature Sharma

2) Name Abhay Kangjia

Signature [Signature]

SIGNED AND DELIVERED

By the within named ALLOTTEE/S

1. MRS. REETA RAMESH YADAV

Reeta



in the presence of witnesses: -

1) Name Pradeep Kumar Sharma

Signature Sharma

2) Name Abhay Kangjia

Signature [Signature]



[Signature]  
PROMOTER SIGN

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ALLOTTEE/S SIGN

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Code No. MUM99999

File

Ref No.

ASE	Rameshwar Pal	9619900649
ASM	Sanjay Pal	
Cluster Head	Amrit Pandey	

OS Number	
OS Branch Name	Shankar Galli
Branch Code	08232
Source Type	Connect
Expected Disbursement Date	25/04/2023

Reference ID	
Applicant Name	Reeta Ramesh Yadav
Co-Applicant Name	
Date of Birth	10/07/1985
San Card Number	AFWPY2290R
Bank Account Number	
Email ID	yadavreeta5541@gmail.com
Mobile No.	9137065914
Loan Amount & Interest Rate	26,00,000/-
Term	360 months.
Connector Name & Code	Soni Pal. [mum025335066G]
Proposal Type	Home Loan
Property Final : Yes / No	yes
CPC	Bosivali
PO	Bosivali
UNIT NO.	