



23/10/2023

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. वसई 3

दस्त क्रमांक : 20492/2023

नोंदणी :

Regn.63m

## गावाचे नाव : आचोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3171200
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2953500

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती : इतर माहिती: माझे अचोळे,ता वसई,जि पालघर,सर्वे क्रमांक 1,2,3,4,101,103,104,106,107,97वी,105वी,106वी,विभाग क्रमांक 7,मदनिका वाजार भाव 69400 प्रती चौ मी मधील,मदनिका क्रमांक 603,6 वा मजला,टाईप 1,एन जी प्लॅटिनम मिटी,बिल्डिंग न एन्चार्फ 1-50,फ्लॉ 4,वसई रोड,वसई पूर्व,जि पालघर,ठाणे 401209,मदनिकेचे क्षेत्रफळ 35.09 चौ मी कारपेट,मोबत कारपार्किंग बिकनेचे नाही आंत्रे.Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women( ( Survey Number : 1,2,3,4,101,103,104,106,107,97वी,105वी,106वी . ) )

(5) क्षेत्रफळ 1) 35.09 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 अमल्याम,प्रतिवादिचे नाव व पत्ता.

1): नाव:-जे एम जी रियल्टर्म प्रा ली कंपनीचे संचालक नरिंदरपाल गुप्ता तर्फे कु मु प्रविल जिगेडकर -- वय:-42, पत्ता:-प्लॉट नं: 28, माळा नं: 1 ला मजला , इमारतीचे नाव: राजा बहादूर मॅजत, ब्लॉक नं: फोर्ट मुंबई , रोड नं: मुंबई ममाचार मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AABCJ0589K

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1): नाव:-भाग्यश्री विनायक राउत -- वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जाधव चाळ, ब्लॉक नं: अंधेरी पूर्व मुंबई , रोड नं: काजूवाडी, चकाला रोड, मन्नगाज हॉटेल जवळ , महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-CIZPR7053P  
2): नाव:-मुमित्रा विनायक राउत -- वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जाधव चाळ, ब्लॉक नं: अंधेरी पूर्व मुंबई , रोड नं: काजूवाडी, चकाला रोड, मन्नगाज हॉटेल जवळ , महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-BEPPr5540L

(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11) अनुक्र.मांक,खंड व पृष्ठ	20492/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	190300
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह. दुय्यम निबंधक वर्ग-३  
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

# ANNEXURE F



वसई-४
दस्त क्र. २००२२/२०२३
२०/१३०

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 : P99000052069

Project: **N G PLATINUM CITY PHASE IV** , Plot Bearing / CTS / Survey / Final Plot No.: New S No. 1,2,3,4, S No. 254, H No. 3,6,71,72,13,14,15 and 16 of Village Achole, S No. 101, 103, 104, 106, 107 of Village Manickpur, S No. 97B, 105B, 106B, S No. 128, H No. 6, S No. 106, H No. 8, S No. 110, H No. 8/1, of Village Gokhivara Vasai-Virar City (M Corp), Vasai, Palghar, 421209;

1. **J M G Realtors Pvt Ltd** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400023**.

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 **19/07/2023** 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.



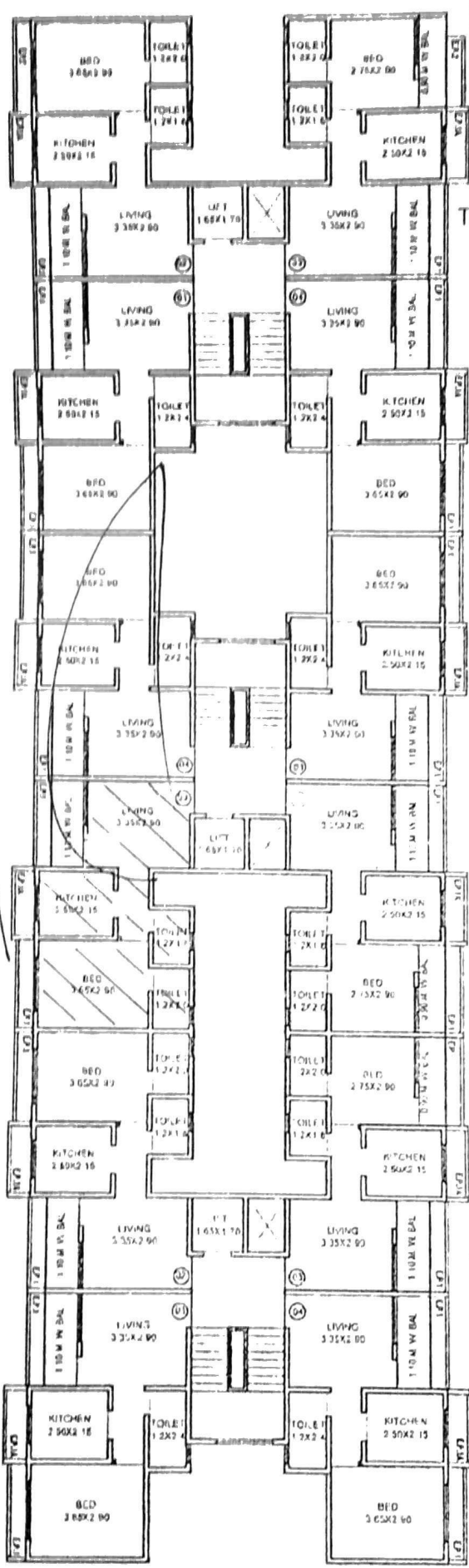
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 19/07/2023

Place: Mumbai

# ANNEXURE E

वसई-ई  
 २०२२  
 २०२३  
 १५/१९, ६०, & ६१  
 Le १३०



B. Raut S.V. Raut



TYPICAL FLOOR PLAN  
 (1st TO 4th, 6th & 7th FL. FLOOR)

DEVELOPER :-  
 Shri Nannderpal Gupta  
 J. M. G. Realtors Pvt. Ltd.

GROUP HOUSING SCHEME AT VASAI (EAST)  
 "SECTOR -F"

FLAT NO. 603  
 BLDG NO. HF1-50

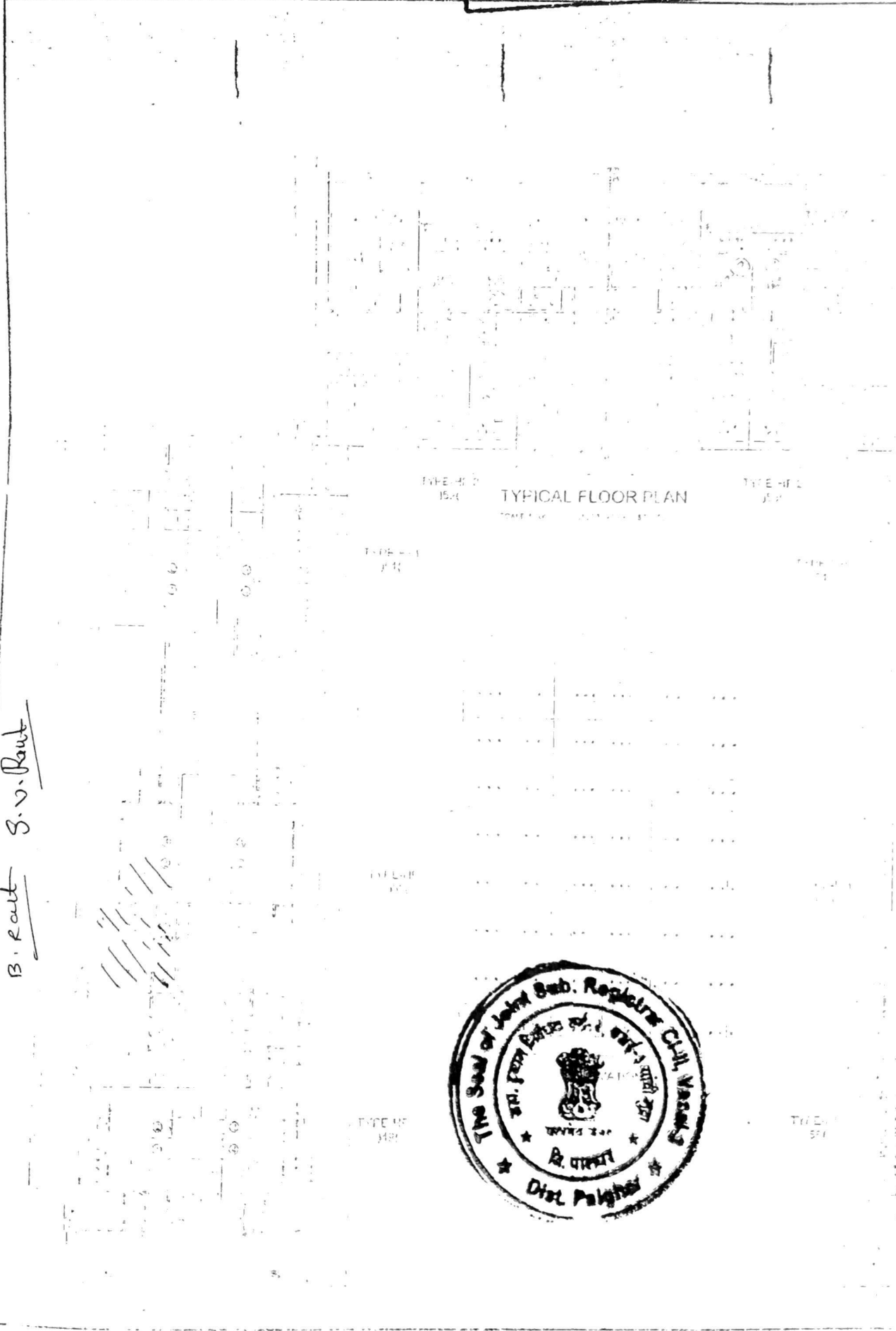
B. Raut

S.V. Raut

बसई-३  
दस्ता क्र. २०४२२/२०२३  
६०१३०

ANNEX

B. Raut S.v. Raut



FLAT NO. 603  
BLDG NO. HFI-50

B. Raut

S.v. Raut



वसई-३  
 वस्त क्र. १००९२/२०२३  
 १५/१३०

(१०/१०/१०)

TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
 Ambika Commercial Complex, Second Floor, Vashi (East), Dist Thane - 401 210.  
 Phones : (Code - 02200) 2300407 • Fax : (Code : 02200) 2300410

Ref. No. CIDCOM/VS/R/AM/BI/ZCC-20/E/1330

Date : 19/05/2008

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (In sq.m.)
1.	Resl.	SA2, SA4	St.+7	2750.34	01	04	Nil	5500.00
2.	Resl.	SB1, SB3	St.+7	1705.62	01	66	Nil	3411.24
3.	Resl.	SC5, SC6	St.+7	2378.70	02	04	Nil	4757.40
4.	Resl.	SD7, SD8	St.+7	1050.86	02	66	Nil	2113.72
5.	Resl.	RH2A, 25	Gr.+1	216.29	01	02	Nil	216.29
6.	Resl.	SC 34	St.+6	2128.04	01	45	Nil	2128.04
7.	Resl. with Shopline	SC32	St.+7	2089.01	01	28	00	2089.01
8.	Resl.	SC33	St.+7	3914.30	01	80	Nil	3914.30
9.	Resl.	HRH-31	Gr.+2	155.06	03	08	Nil	1240.48
10.	Resl.	HR 27 & 30	Gr.+5	853.54	02	42	Nil	1707.08
11.	Resl.	HR 20, 29	Gr.+5	877.50	02	44	Nil	1755.00
12.	Resl. with Shopline	RT4A-12	Gr.+7	5217.30	01	102	12	5217.30
13.	Resl. with Shopline	N3A 11	Gr.+4	1359.64	01	17	06	1359.64
14.	Resl. with Shopline	RZ 13	Gr.+7	1307.55	01	30	07	1307.55
15.	Resl.	PRH-35	Gr.+2	360.84	01	01	Nil	360.84
16.	Resl.	RH3, A25	Gr.+1	108.57	02	02	Nil	217.14
17.	Resl.	HI-59	Gr.+7	1792.10	01	(43)	Nil	1792.10
18.	Resl.	HO-36, 39 & 40	St.+7	2292.68	03	120	Nil	6788.04
19.	Resl.	HH-54 to 58 & 60, 61	Gr.+7	1171.05	07	217	Nil	8197.25

Contd.....3.



REGD. OFFICE: 2nd Floor, Harmon Point, Mumbai - 400 021. Phone: 022-0900 • Fax: 022-2202 2009  
 REGD. OFFICE: 100 Bhayan, COO-Balapur, Near Mumbai 401 014. Phone: 022-2202 2009

PHONE NO. : 22228115161

FROM : REGISTRAR M.S.F.R.

B. Raut

S.V. Raut

Dec. 17 2018 05:28:11

वसई-३

दस्त क्र. २००८२/२०२३

७५,१३०

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Amibika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390407 • Fax : (Code : 95250) 2390490

Ref. No. CIDCO/VSRI/AM/BP/ZCC-20/E/1330-

Date : 19/05/2008

..... 2 .....

Sr. No.	Predom Inant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Resl.	SA2, SA4	Sl.+7	2750.34	02	04	Nil	5500.68
2.	Resl.	SB1, SB3	Sl.+7	1705.62	02	56	Nil	3411.24
3.	Resl.	SC5, SC6	Sl.+7	2378.70	02	84	Nil	4757.40
4.	Resl.	SD7, SD8	Sl.+7	1050.86	02	56	Nil	2113.72
5.	Resl.	RH2A, 25	Gr.+1	216.29	01	02	Nil	216.29
6.	Resl.	SC 34	Sl.+6	2128.04	01	45	Nil	2128.04
7.	Resl. with Shopline	SC32	Sl.+7	2089.01	01	28	09	2089.01
8.	Resl.	SC33	Sl.+7	3914.30	01	80	Nil	3914.30
9.	Resl.	HRH-31	Gr.+2	155.06	03	08	Nil	1240.48
10.	Resl.	HR 27 & 30	Gr.+5	853.54	02	42	Nil	1707.08
11.	Resl.	HR 20, 29	Gr.+5	877.50	02	44	Nil	1755.00
12.	Resl. with Shopline	RT4A-12	Gr.+7	5217.30	01	102	12	5217.30
13.	Resl. with Shopline	N3A 11	Gr.+4	1359.51	01	17	05	1359.51
14.	Resl. with Shopline	RZ 13	Gr.+7	1307.55	01	30	07	1307.55
15.	Resl.	PRH-35	Gr.+2	360.84	01	01	Nil	360.84
16.	Resl.	RH3, A25	Gr.+1	108.57	02	02	Nil	217.14
17.	Resl.	HI-59	Gr.+7	1792.10	01	(48)	Nil	1792.10
18.	Resl.	HD-30, 39 & 40	Sl.+7	2292.68	03	120	Nil	6788.04
19.	Resl.	HH-54 to 58 & 60, 61	Gr.+7	1171.05	07	217	Nil	8197.25



Contd..... 3.

2nd Floor, Harmon Park, Mumbai - 400 021. Phone : 6650 0500 • Fax : 00-91-22-2202 2509  
100 Bhavan, CBD-Bolapur, Navi Mumbai 401 514. Phone : 0791 8100

PHONE NO. : 82228125161

FROM : RESERVE R.S.FIX

B. Raut

S. V. Raut

Dec. 17 2018

यस सं- ३  
 यस सं- २००६२/२०२३  
 ०१/१३०

**INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
 Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.  
 Phone : (Code - 95250) 2390487 - Fax : (Code : 95250) 2390488

Ref. No. CIDCO/VVSR/AM/BP/ZCC-20/E/ 1330 Date: 15/05/2008

..... 3. ....

✓ 20.	Reel.	HF1- 49, 50, 51	Gr.+7	1244.32	03	93	Nil	3732.98
✓ 21.	Reel.	HF2- 52, 53	Gr.+7	1231.02	02	04	Nil	2482.04
✓ 22.	Reel.	HE- 37, 38, 41	Gr.+7	1047.17	03	04	Nil	4941.51
23.	Club House	AP-24	Gr.+1	122.63	01	01	Nil	122.63
24.	Club House	RC-23	Gr.+1	172.60	01	01	Nil	172.60

The amended plan duly approved here with supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/BP/ZCC-20/1/828 dated 06/09/1991, Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/1/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/1/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005 & 26/05/2008 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements, or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of Infrastructure facilities during reasonable hours of the day and with prior notice.

Contd. ...



REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0000 • Fax : 60-91-72-2202 2500

Dec. 17 2018 05:06PM

PHONE NO. : 02228115161

FROM : RESLETGHS RNS/FRK

B. Raut

S.V. Raut



वसई-३  
 वसई क्र. २००९२/२०२३  
 ७७, १३०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
 Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.  
 Phones : (Code - 95250) 2390487 Fax : (Code : 95250) 2390468

Ref. No. CIDCONVS/RAM/BP/IZCC-20/E/ 133 Date: 15/10/2008

- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You shall obtain NOC from Chief Fire Officer, CIDCO before approaching this office for plinth completion certificate of new buildings or within 3 months from the receipt of this letter.

Yours faithfully

*[Signature]*  
 ASSOCIATE PLANNER / ATPO (W)

C.C. to:-  
 M/s. Shah Gattani Consultants, Architects  
 105, Lucky Palace, Station Road,  
 Vasal (W), Taluka Vasal,  
 DIST: THANE.



घसई-३
दस्ता क्र. २०१२/२०२३
CIDCO 230
WE MAKE CITIES

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.

Phones : (Code - 95260) 2390487 • Fax : (Code : 95260) 2390498

Ref. No. CIDCO/VSR/REVI/BP/ZCC-20/1/3756

Date: 16/04/2009

To,  
Shri R. K. Wadhawan (P.A. Holder)  
Devan Tower, Station Road,  
Vasal (W), Taluka Vasal,  
DIST: THANE.

Sub: Revised Layout Plan approval & Commencement Certificate for the proposed Residential / Residential with Shop/ie Buildings, Type HA-42, 46, 47, B-64, 67, 70, 71, 73, 74, HB-44, HC-43, 45, A-62, 63, 83, 85, 87, C-65, 66, G-77, 79, D-68, 72, 75, E-69, 84, F-76, 105, 116, H-78, 81, 82, 86, I-80 in Sector-F and Type: BC-77, BR-78, 79, 80, JB-81, JR-82 to 87, JR-72 to 74, JR-68, 69, 70, 71, 75, JC-76, PB-81 in Sector-A, B, C, D, E, F & Extended Sector-CD, P2 to P7 Pocket In lieu of balance D.P. Road FSI and land pooling FSI of ZCC-20 Group Housing Scheme on land bearing Old S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(109), 247(200), 260(199), 253(202), 206(204/204/267), 202(253), 203(266), 214, 259, 259, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 13, 61(15), 59(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205(249) & 257 of Village Achole, S.No.109, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikpur, S.No.97-B, 105-B, 106-B of Village Gokhivare and New S.Nos.1, H.No.1, S.No.2, H.No.1, S.No.3, H.No.1, S.No.4, H.No.1 of Village Achole, S.No.101, 103, 104, 107 of Village Manikpur, Tal: Vasal, Dist: Thane.

- Ref:
- 1) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1/826 dated 06/09/1991.
  - 2) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1/2020 dated 25/08/1992.
  - 3) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1/4382 dated 12/05/1995.
  - 4) This office letters dated 03/07/2002, 17/10/2003, 30/11/2004, 3/05/2005, 20/05/2005, 21/12/2005, 26/05/2006 & 15/05/2008.
  - 5) Plan approved by virtue of appeal passed under Section 47 of the MR & TR Act vide Order No.TPS-1998/613/C.R. No.156/UD-12 dated 08/09/1999.
  - 6) N.A. Order No. REV/D-1/T-9/NAP/SR-1/2/2004 dated 03/03/2004 from the Collector, Thane.
  - 7) Assurance letter from Nallasopara Municipal Council vide letter dated 16/04/2008 for potable water supply.
  - 8) NOC from Nallasopara Municipal Council vide letter dated 29/06/2008 for construction.
  - 9) Your architect's letters dated 13/04/2009 & 16/04/2009.



Sir / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved revised plans for the proposed Residential / Residential with Shop/ie Buildings, Type HA-42, 46, 47, B-64, 67, 70, 71, 73, 74, HB-44, HC-43, 45, A-62, 63, 83, 85, 87, C-65, 66, G-77, 79, D-68, 72, 75, E-69, 84, F-76, 105, 116, H-78, 81, 82, 86, I-80 in Sector-F and Type: BC-77, BR-78, 79, 80, JB-81, JR-82 to 87, JR-72 to 74, JR-68, 69, 70, 71, 75, JC-76, PB-81 in Sector-A, B, C, D, E, F & Extended Sector-CD, P2 to P7 Pocket In lieu of balance D.P. Road FSI and land pooling FSI of ZCC-20 Group Housing Scheme on land bearing Old S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(109), 247(200), 260(199), 253(202), 206(204/204/267), 202(253), 203(266), 214, 259, 259, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 13, 61(15), 59(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205(249) & 257 of Village Achole, S.No.109, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikpur, S.No.97-B, 105-B, 106-B of Village Gokhivare and New S.Nos.1, H.No.1, S.No.2, H.No.1, S.No.3, H.No.1, S.No.4, H.No.1 of Village Achole, S.No.101, 103, 104, 107 of Village Manikpur, Tal: Vasal, Dist: Thane.

FSI: 1.02245-96 SA ft

REGD. OFFICE : 'Nirmal', 2nd Floor, Narman Point, Mumbai - 400 021, Phone : 6650 0900 • Fax : 00-91-22-2202 2509  
HEAD OFFICE : CIDCO Bhavan, CBD-Salapur, Navi Mumbai 400 814, Phone : 6791 8100 • Fax : 00-91-22-6791 8168

FROM : DIVYA XEROX

FRX NO. : 025023392308

Dec. 17 2010 05:43PM

B. Raot

S.V. Raot

वसई-३  
 दस्त क्र. १०८२२/२०२३  
 ७८१३०



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390468

Ref. No. CIDCOM/VSRI/REV/BP/ZCC-20/E/ 3756 Date : 16/04/2009

**SECTOR-B & POCKET-P3**

Sr. No.	Predom Inant Usa	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (In sq.m.)
1.	Comm.	BC-77	Gr.+2	565.62	01	Nil	03	565.62
2.	Resl. + Comm.	BR-78	Gr.+7	2451.52	01.	42	15	2451.52
3.	Resl.	BR-79	Sl.+7	1442.84	01	28	Nil	1442.84
4.	Resl.	BR-80	Sl.+7	2480.80	01	42	Nil	2480.80
5.	Comm.	JB-81	Gr.+2	423.18	01	Nil	06	423.18
6.	Resl.	JR-82 to 67, 72 to 74.	Sl.+2	84.36	09	09	Nil	759.24
7.	Resl.	JR-68, 69, 70, 71, 75	Sl.+2	86.01	05	05	Nil	430.05
8.	Comm.	JC-76	Gr.+2	419.82	01	Nil	12	419.82
9.	Resl.	PB-81	Gr.+2	487.91	01	01	Nil	487.91
Total					21	127	36	9460.98

The amended plan duly approved herewith supersedes all the earlier approved plans where amendment to already approved buildings or new buildings are proposed. The conditions of Commencement Certificate granted vide this office letter No. CIDCOM/VSRI/BP/ZCC-20/1/826 dated 08/09/1991, Commencement Certificate No. CIDCOM/VSRI/BP/ZCC-20/1/2020 dated 25/08/1992, Commencement Certificate No. CIDCOM/VSRI/BP/ZCC-20/1/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005, 26/05/2006 & 15/05/2008 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.



REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2309  
 HEAD OFFICE : CIDCO Bhavan, C&D Estate, Navi Mumbai 401 814. Phone : 6791 8100 • Fax : 00-91-22-6791 8168

Dec. 17 2010 05:44PM P3

FAX NO. : 02502339238

DIVYA XEROX

B. Raut

S. V. Raut

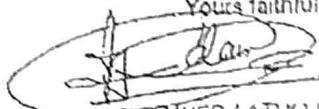
वसई-३
दस्तावेज नं. २००९२/२०२३
10/1/30

**CIDCO**  
WE MAKE CITIES

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
 Phones - (Code 05250) 2390467 - Fax: (Code: 95250) 2390466.

Ref. No. CIDCO/WVSR/REV/BP/ZCC-20/E/3756 Date: 16/04/2009

- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You shall obtain NOC(Gr.+ T Building) from Chief Fire Officer, CIDCO before approaching this office for plinth completion certificate of new buildings or within 6 months from the receipt of this letter.
- 8) You shall submit built up area statement for actual ZCC-20 Scheme before approaching this office for first plinth completion certificate of new building or within 1 months from the receipt of this letter.

Yours faithfully  
  
 ASSOCIATE PLANNER / A/P/O (VV)

C.C. to:-  
 M/s. Shah Galiani Consultants, Architects  
 103, Lucky Palace, Station Road,  
 Vasai (W), Taluka Vasai,  
 DIST: THANE.



REGD. OFFICE: Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 6650 0900 - Fax: 00-91-22-2202 2509  
 HEAD OFFICE: CIDCO Bhavan, C.B.C. Beapur, Navi Mumbai 400 614. Phone: 6791 8100 - Fax: 00-91-22-6791 8166

Dec 17 2018 05:45 PM

FAX NO.: 02502303238

FROM: DIVYA XEROX

B. Rauf

S.V. Rauf

वसई-३
दस्त क्र. २०४६२/२०२३
८१,१३०

सुखी कॉमर्शियल, विरार  
बिरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०८/०२०३/०४/०५०६  
फॅक्स : ०२५०-२५२५१०९  
ई-मेल : vasalvirarcorporation@yahoo.com

ना.क्र. : व.वि.रा.न./न.२/  
दिनांक :

WCMC/TP/RDP/NP-0743/317/2014-15

०२  
10/01/2015

To,  
Shri. R. K. Wadhawan (P.A. Holder)  
Dewan Tower, Station Road,  
Vasal (W), Taluka Vasal,  
DIST : THANE.

Sub: Revised Development Permission for the proposed Residential / Residential with Shopline Buildings Type Cluster A (Type HD 36, HE 37) Cluster -B (Type HE-38, HD 39) , Cluster C (Type HD 40, HE 41, HA 47) Cluster -D (Type HF1 49, 50, 51, HF2 52, 53, HH 54, 55.) Cluster E (Type HH 57, 58, 60, 61, HI 59.) Cluster -AA (Type DA) in Sector F , Type JC.76, Type SR-1 In Sector B & Type MC1 in P2 Pocket In lieu of land pooling FSI (9.5%) of ZCC-20 Group Housing Scheme on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 273(203), 273(353) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasal, Dist: Thane. Survey Nos. mentioned above are old S Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office, New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal.: Vasal, Dist.: Thane. S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasal, Dist.: Thane,



- Ref:
- 1) N.A. order No. REV/D-1/T-9/NAP/SR-22/2004 Dat 08/03/2004 from the Collector.
  - 2) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991.
  - 3) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992.
  - 4) Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/1/3649 dated 18/07/1994.
  - 5) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
  - 6) This office Amended letter dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010.
  - 7) Revised Development Permission No. WCMC/TP/RDP/ZCC-20/E/NP-0743/109/2011-12 dated 15/10/2011.
  - 8) Revised Development Permission No. WCMC/TP/RDP/ZCC-20/E/NP-0743/297/2011-12 dated 31/03/2012.

Cont---2



B. Raut

S.V. Raut

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ज. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई-३  
दिनांक १०/०१/२०२३  
१२११३०

दूरध्वनी : ०२५०-२५२५१०१/०२/०१/०४/०५/०६  
फैक्स : ०२५०-२५२५१०५  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : प.वि.शा.म./म.र./  
दिनांक :

..2..  
VCCMC/TP/RDP/VP-0743/317/2014-15

०२-  
10/01/2015

- 9) Revised Development Permission No. VCCMC / TP / RDP / ZCC-20 / E / VP-0743 / VP-0184 / VP-0459 / VP-0319 / VP-0732 / 053 / 2011-12 dated. 22/05/2012.
- 10) Revised Development Permission No. VCCMC/TP/RDP/ZCC-20/E/VP-0743/096/2012-13 dated 11/07/2012.
- 11) Revised Development Permission No. VCCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
- 12) Revised Development Permission No. VCCMC/TP/RDP/VP-0743/0146/2013-14 date. 10/07/2013.
- 13) Revised Development Permission No. VCCMC/ TP / RDP/VP-0743/0335/2013-14 Dat: 09/01/2014
- 14) Commencement Certificate No. VCCMC/TP/CC/VP-0743/2568/2014-15 dated 22/09/2014
- 15) Your Archtlect's letter dated 16/12/2014

Sir / Madam,  
Revised Development Permission is hereby granted for the proposed Residential / Residential with Shopline Buildings Type Cluster A (Type HD 36 ,HE 37) Cluster -B (Type HE-38,HD 39) , Cluster C (Type HU 40,HE 41,HA 47) Cluster -D (Type HF1 49,50,51,H-2 52,53,HH 54,55, Cluster E (Type HH 57,58,60,61,HI 59, Cluster -AA Type DA in Sector F Type JC.76 & SR-1 in Sector B ,Type MC1, in P2 Pocket under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shrl. R. K. Wadhawan (P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No.CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/2020 dated 25/08/1992. Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994. Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010 by CIDCO & Revised Development Permission No. VCCMC/TP/RDP/ZCC-20/E/VP-0743/109/2011-12 dated 22/05/2012. Revised Development Permission No. VCCMC/TP/RDP/VP-0743/237/2011-12 dated 31/03/2012, Revised Development Permission No. VCCMC/TP/RDP/VP-0743/0104/VP-0459,VP-0319,

VP-0732/053/2012-13 dated 22/05/2012, Revised Development Permission No. VCCMC/TP/RDP/ZCC-20/E/VP-0743/096/2012-13 dated 11/07/2012, Revised Development Permission No. VCCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013, Revised Development Permission No.VCCMC / TP / RDP / VP-0743 / 0146 / 2013-14 dated 10/07/2013., Revised Development Permission VCCMC/ TP / RDP/VP-0743/0335/2013-14 Dtd. 9/01/2014 & Commencement Certificate No. VCCMC/TP/CC/VP-0743/2568/2014-15 dated 22/09/2014 by VCCMC



Contd-----3

B. Raut

S. V. Raut

वसई-३
दस्ता क्र. २००६/२०२३
131930

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फैक्स : ०२५०-२५२५१०५  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./  
दिनांक :

WVCMC/TP/RDP/VP-0743/317/2014-15

02  
10/01/2015

The details of the layout is given below :-

1.	Name of assessee Owner / P.A. Holder	:	Shri R. K. Wadhawan
2.	Location	:	Achole/Mankpur/Gokhiware Resl/Resl with shopline
3.	Land Used (Predominant)	:	1133021.00 sq.m.
4.	Gross Plot Area	:	4031.33 sq.m.
5.	Less: Encroachment Area	:	1800.00 sq.m.
6.	Less Area of Land on S. No. 63(27) H.No.9	:	1127189.67 sq.m
7.	Balace Plot Area	:	118718.66 sq.m.
8.	Area under D. P. Road	:	53.22 sq.m.
9.	Area under Existing Road	:	12558.00 sq.m.
10.	Area under D. P. Reservation	:	995859.79 sq.m.
11.	Net Plot Area	:	149378.97 sq.m.
12.	Less 15% R. G. Area	:	49792.99 sq.m.
13.	5% CFC Area (Required)	:	846480.82 sq.m.
14.	Permissible BUA 85% of Net plot	:	118262.73 sq.m.
15.	Add D.P.Road Area	:	80415.68 sq.m.
16.	Land Pooling Area 9.5%	:	9832.00 sq.m.
17.	ADD D.R. of D.P. Reservation	:	1054991.23 sq.m.
18.	Total Permissible Area	:	1054147.53 sq.m.
19.	Previously Approved + Now Proposed area :		

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

The amount of Rs. 2,74,000/- (Two Lakh Seventy Four Thousand Only) deposited vide Receipt No. 151018 dated 14/10/2011 & Receipt No. 227714 dated 18/05/2012 & Rs. 5,43,350/- (Five Lakh Forty Three Thousand Three Hundred Fifty Only) deposited vide Receipt No. 254768 dated 04/07/2012 & deposited vide Receipt No. 254769 dated 04/07/2012, Rs. 2,00,000/- (Two Lakh Only) deposited vide Receipt No. 75927 dated 22/02/2013, & Rs. /- deposited vide Receipt No. dated with WVCMC as Interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control-Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.



Please find enclosed herewith the approved Revised Development Permission for the proposed Residential / Residential with Shopline Buildings Type Cluster A (Type HD 36, HE 37) Cluster -B (Type HE-38, HD 39), Cluster C (Type HD 40, HE 41, HA 47) Cluster -D (Type HF1 49,50,51, HF2 52,53, HH 54,55, Cluster E (Type HH 57,58,60,61, HI 59, Type JC.76, Type MC1, Type DA In Sector B, In lieu of land pooling FSI (9.5%) of ZCC-20 Group Housing Scheme on land bearing S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(365)



Contd-----4

B. Rout

S.V. Rout

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वा. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई-३  
दस्त क्र. १००२/२०२३  
८४, १३०

दूरध्वनी : ०२५०-२५२५१०/०२/०४/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.प./न.र./  
दिनांक :

WCMC/TP/RDP/VP-0743/317/2014-15

०२-  
10/01/2015

and Pardi No.9, 11 & 24 Gaathan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasal, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records.

Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasal, Dist.: Thane. as per the following details:-

The details of buildings is given below:

Sr. No.	Pocket	Predominant Use	Bldg. Type	No.of Floors	No.of Bldg.	Total B.U.A. (in sq.m.)
1.	Sector-F	Residential	Cluster -A Type HD-36, HE-37	S/G+7	01	3787.84
2	Sector-F	Residential	Cluster -B Type HE-38, HD-39	S/G+7	01	3787.55
3	Sector-F	Residential	Cluster -C Type HD-40, HE-41,HA-47	S/G+7	01	5064.02
4	Sector-F	Residential	Cluster -D Type HF1-49 HF1-50, HF1-51 HF2-52, HF2-53 HH-54, HH-55, HH-56	S/G+7	01	8927.69
5	Sector-F	Residential	Cluster -E Type HH-57, HH-58, HI-59 HH-60, HH-61	S/G+7	01	6192.45
6	Sector-F	Residential	Type HH-62	S/G+7	01	733.56
7	Sector-F	Residential	Cluster -AA Type DA	S/G+7	01	733.56
8	Sector-B	Residential	Type JC-76	S/G+3	01	733.56
9	Sector -B	Residential with shop line	SR1	S/G+7	01	8357.44
10	P2 Pocket	Residential with shop line	MC1	S/G/Pod +14	01	8357.44
Total						



Contd-----5

*Handwritten signature/initials*

S. V. Raut

B. Raut



वसई-३
दस्त क्र. 208P2/2023
49/1930

बुद्धि कार्यलय, विरार  
विरार (पूर्व),  
व. वसई, वि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.व./व.र./  
दिनांक :

WCMC/TP/RDP/VP-0743/317/2014-15

02  
10/01/2015

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No.CIDCO/WSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No.CIDCO/WSR/BP/ZCC-20/E/2020 dated 25/08/1992, Commencement Certificate No.CIDCO/WSR/BP/ZCC-20/E/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005, 26/05/2006, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010, 07/07/2010, 15/10/2011, 31/03/2012, 22/05/2012, 11/07/2012 & 22/02/2013, 10/07/2013, 09/01/2014. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of Issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be Issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of Infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation @ 30 per Sq.m of BUA and @ 10 per Sq.m of R.G.



*[Handwritten signature]*

Contd-----6

B. Raut

S.v. Raut

मुळाव कायदासभ, विरार  
 पोस्ट (वडी)  
 डा. बसडी वि. मार्ग, विरार ४०१ ३०१



वसई-३  
 दस्तावेज क्र. १०४६२/२०२३  
 LE-930

दूरध्वनी : ०२२-२५५०१०२/०१/०५/०५  
 फॅक्स : ०२२-२५५०१०  
 ई-मेल : vasalvirarcorporation@yahoo.com

बँक खाते : विसा प.प.स.  
 विवरण :

VVCMC, TPB RDP VP-0743/313/2014-15 02  
10/01/2015

- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No. PWA 432002/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPS-4307/396/CR-24/2012/20-11 dtd. 06/06/2012 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.
- 14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSED, MOEF, CRZ etc., as may be applicable and N.A TDR 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, you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 15) You are responsible for complying with all conditions of N.A. order / sale permission / other permissions of other authorities including MOEF/CRZ etc. In case of Any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal 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 issued by Concerned Authority.
- 16) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8<sup>th</sup> November 2013 from G.O. No. 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 2.0% of basic zone FSI. (Of area .....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 Kanhan Housing and Area Development Board, MHADA, Room No 169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018



Yours faithfully,  
 Dy. Director of Town Planning  
 Vasal Virar City Municipal Corporation



- c.c. to:
- 1) Asst. Commissioner,UCD  
 Vasal Virar City Municipal Corporation.  
 Ward No. \_\_\_\_\_
  - 2) M/s. Shah Gattani Consultants, Architects.  
 103 Lucky Palace, Station Road,  
 Vasal (W), Taluka : Vasal, Dist: Thane.

S.V. Raut

K. Raut

350/20492

पावती

Original/Duplicate

Monday, October 23, 2023

नोंदणी क्र. :39म

10:32 AM

Regn.:39M

पावती क्र.: 21632 दिनांक: 23/10/2023

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई3-20492-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: भाग्यश्री विनायक राउत - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

Sub Registrar Vasai 3

बाजार मूल्य: रु.2953500 /-

मोबदला रु.3171200/-

भरलेले मुद्रांक शुल्क : रु. 190300/-

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023237300421 दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023230100405 दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009904738202324E दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

B. Raut



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०२३-२४

वसई-३  
दस्ता क्र. २०८२/२०२३  
११३०

1. दस्ताचा प्रकार :- अनुच्छेद क्र. २९(६)
2. सादरकर्त्याचे नाव :- कशीरनाथ
3. तालुका :- वसई
4. गावाचे नाव :- आचोड
5. नगरभूमापन क्रमांक/सर्व्हे क्र. अंतिम भूखड क्रमांक :- १, २, ३, ४, १०१, १०३, १०४
6. मूल्य दरविभाग (झोन) :- उपविभाग त
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी. दर :- ६९४०० / -
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्र ३५.०९ कारपेट/बिस्ट अप चौ. मी./फुट
9. कार पार्किंग :- गच्ची :- पोटमाळा :-
10. मजला क्रमांक :- ६९१ उदवाहन सुविधा आहे / नाही
11. बाधकाम वर्ष :- घसारा :-
12. बाधकामाचा प्रकार :- आरआरसो / इतर पक्के, अर्धे पक्के / कच्चे
13. बाजारमूल्यदर ताकत्यातील मार्गदर्शक सूचना क्र. ज्यान्वये दिलेली घट/वाढ
14. लिव्ह एड लायसन्स चा दस्त :- 1. प्रतिमाह भाडे रक्कम :-  
निवासी अनिवासी 2. अनामत रक्कम / आगाऊ भाडे :-  
3. कालावधी :-
15. निर्धारित केलेले बाजारमूल्य :- २९,५३,५०० /
16. दस्तातील दर्शविलेली मोबदला :- ३१,७१,२०० /
17. देय मुद्रांक शुल्क :- १,९०,३०० / भरलेले मुद्रांक शुल्क :- १,९०,३०० /
18. देय नोंदणी फी :- ३०,००० /



लिपिक

सह दुय्यम निबंधक

Valuation ID 20231023572		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		23 October 2023, 10:04 AM	
मूल्यांकनाचे वर्ष 2023		जिल्हा पालघर		वसई	
मूल्यांकन विभाग तालुका वसई		उप मूल्यांकन विभाग 7-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी		दस्त क्र. 20082/2023	
क्षेत्राचे नांव Vasai-Virar Municipal Corporation		सर्व्हे नंबर /न भू क्रमांक		31930	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		सर्व्हे नंबर/न भू क्रमांक		सर्व्हे नंबर#1	
खुली जमीन 19200	निवासी सदनिका 69400	कार्यालय 80100	दुकाने 89400	औद्योगिक 80100	मोजमापनाचे एकक चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)-	38 599चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय .	0 TO 2वर्षे	बांधकामाचा दर.	Rs 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	35 09चौ मीटर
प्रकल्पाचे क्षेत्र -	Above 2 hector				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर		= (( मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 % )			
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रति चौ मीटर दर = Rs 72870 /-			
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs 76514/-			
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )			
		= ( ( 76514-19200 ) * (100 / 100 ) ) + 19200 )			
		= Rs 76514/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 76514 * 38 599			
		= Rs 2953363.886/-			
Applicable Rules		= 3, 5 अ, 9, 18, 19			
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 2953363 886 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.2953364/-			
		= ₹ एकोणतीस लाख त्रेपन्न हजार तीन शो चौसष्ठ /-			

Home Print





CHALLAN  
MTR Form Number-6

वसई-३  
दस्त क्र ००४६२/२०२३  
४,९३०



GRN	MH009904738202324E	BARCODE			Date	23/10/2023-09:55:00	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	BHAGYASHREE VINAYAK RAUT AND SUMITRA VINAYAK RAUT				
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 603 6TH FLOOR				
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	190300.00	Road/Street	N G PLATINUM CITY BLDG NO HF 1-50 PHASE 4					
0030063301 Registration Fee	30000.00	Area/Locality	VASAI EAST PALGHAR					
		Town/City/District						
		PIN	4 0 1 2 0 9					
		Remarks (If Any)	SecondPartyName=J M G REALTORS PVT LTD-					
		Amount In	Two Lakh Twenty Thousand Three Hundred Rupees Only					
		Words	2,20,300.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref No	00040572023102367882	IK0CMQAZJ5		
Name of Bank			Bank Date	RBI Date	23/10/2023-09:24:58	Not Verified with RBI		
Name of Branch			Bank-Branch	State Bank of India, Vasai East Palghar				
			Scroll No , Date	9867272384				



Department ID :  
NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document in other offices.  
सदर नॉल कॅवळ दुस्यम नितयक कार्यालयात लोदणी करावयाच्या दस्तारासाठी लागू आहे. नोदणी करायच्यावेळी उपरोक्त कार्यालयात लोदणी करावी.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-20492	0005185985202324	23/10/2023-10:30:50	IGR135	30000.00
2	(IS)-350-20492	0005185985202324	23/10/2023-10:30:50	IGR135	190300.00
Total Defacement Amount					2,20,300.00

B. Raut  
S.V. Raut

बसई-३

-2-

दस्तावेज (b)

2008/2009/2009/2009

2008/2009/2009/2009

2008/2009/2009/2009

2008/2009/2009/2009

2008/2009/2009/2009

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2008/2009/2009/2009

2008/2009/2009/2009

2008/2009/2009/2009

2008/2009/2009/2009

By registered Development Agreement read with General Power of Attorney both dated 25<sup>th</sup> February 1995, the said Rakesh Kumar Wadhwan, therein referred to as "the Vendor" and Ravi Grah Nirman Pvt. Ltd., therein referred to as "the Developer", the Vendor therein agreed to absolutely transfer and assign and the Developer therein agree to absolutely and exclusively purchase and acquire the development rights in respect of 20,12,050 sq. ft. F.S.I. arising out of the said layout property more particularly described in the First Part of the First Schedule hereunder written and the said entire F.S.I. was to be consumed and utilized in Sectors "E" and "F" forming part of the said layout more particularly described in the First Part of the First Schedule hereunder written (hereinafter referred to as the "said larger area") and more particularly described in the **SCHEDULE B** hereunder written with right to develop the same on terms and conditions as stated therein;

(c) By registered Development Agreement dated 10<sup>th</sup> August 1998 read with General Power of Attorney dated 11<sup>th</sup> August 1998 executed by and between Ravi Grah Nirman Pvt. Ltd., therein referred to as the Vendor and M/s. Nikunj Developers therein referred to as the Developer, the Vendor therein agreed to absolutely and exclusively transfer and assign and the Developers therein agreed to absolutely and exclusively purchase and acquire the development rights in respect F.S.I. to the extent of 3,90,691 sq. ft. or thereabouts as per CIDCO approved plans comprised only in Sector "F" in Gaurav Parivar Complex out of the entire larger area 20,12,050 sq. ft. F.S.I. acquired under Development Agreement dated 25<sup>th</sup> February 1995 (hereinafter referred to as "the said larger property");

(d) By registered Development Agreement dated 1<sup>st</sup> December 2009 executed by and between M/s. Nikunj Developers, therein referred to as the Vendor, and the Promoters herein, therein referred to as the Developer, the Vendor therein absolutely and exclusively assigned and the Promoters herein purchased and acquired absolute and exclusive irrevocable development rights in respect of the F.S.I. admeasuring 3,68,243 sq. ft. or thereabouts (hereinafter referred to as "the Said First Property") as per the CIDCO approved plans bearing Ref No. CIDCO VVSR/PPC/BP/ZCC-20/E/1330 dated 15<sup>th</sup> May 2008 annexed as Annexure I thereto and as per the area statement being Annexure IV thereto and more particularly described in the Fourth Schedule thereunder written which the same as the **SCHEDULE C** hereunder written with right to consume the said 3,68,243 sq. ft. F.S.I. or thereabouts on the said first property by constructing thereon in aggregate 19 Wings as per the hereinbefore recited CIDCO approved plans on the terms and conditions as recorded thereunder;



B. Raut

S.v. Raut

३१ मा ०२ : शासन आदेशा नुसार या  
वस्तूचे व महिले छरे निदारास मुद्राव  
शुल्काची सवलत देण्यात आली आहे.

*[Handwritten Signature]*

**AGREEMENT FOR SALE**

वसई-३
वेळी क्र. १००९२/२०२३
५१३०

सह दुय्यम निबंधक वर्ग २

THIS AGREEMENT made at Mumbai this 23 day of Oct, 2023 BETWEEN

JMG REALTORS PVT LTD., a private limited company incorporated under the provisions of the Companies Act, 1956 having its registered office at 28, Raja Bahadur Mansion, 1<sup>st</sup> Floor, Bombay Sa-

machar Marg, Near Bombay Stock Exchange, Opp State Bank of India, Fort, Mumbai - 400 023, here-  
inafter referred to as the "PROMOTERS" (which expression shall  
unless it be repugnant to the context or meaning thereof shall mean and include its successors  
in title and permitted assigns) of the ONE PART; AND SHRI/SMT/M/s./Miss./

BHAGYASHREE VINAYAK RAUT & MRS. SUMITRA VINAYAK RAUT having  
his/her/their address for the purpose of these presents at  
JADHAY CHAWL, KAJJUWADI, CHAKALA ROAD, NEAR SAMBAJ HOTEL,  
ANDHERI EAST, MUMBAI- 400 099. hereinafter referred to as the

"Allotee/S" (which expression shall unless it be repugnant to the context or meaning thereof shall  
in case of individuals mean and include his/her/their respective heirs, executors, administrators,  
successors and assigns and in case of partnership firm the partner or partners for the time being  
and from time to time constituting the said firm and survivors or survivor of them and the heirs,  
executors and administrators and assigns of last surviving partner and in case of incorporated  
bodies, its permitted successors and assigns) of the OTHER PART.

**WHEREAS:**

(a) By and under diverse Agreements for Sale and Registered Deed of Conveyances executed by  
and between one Shri Rakesh Kumar Wadhwan therein referred to as the "Purchaser" (hereinaf-  
ter referred to as "the Owner") and the land owners therein referred to as "Vendors", the Ven-  
dors therein absolutely sold, transferred assigned and conveyed and the Purchasers therein pur-  
chased and acquired the absolute right title and interest in respect of various pieces and parcels  
of land bearing different Survey Numbers and Hissa Numbers at Evershine City, Village Achole,  
Village Gokhiware and Village Manickpur, Taluka Vasat, District Thane and Vasat and forming  
parts of Sectors "A", "B", "C", "D", "E" and "F" and Pockets of Group (I) and Scheme called  
ZCC-20 (hereinafter referred to as "the layout property") and more particularly described in the  
Annexure I and II to those presents and in the SCHEDULE A hereunder written on the terms,  
conditions and covenants therein contained and pursuant thereto the Owner will placed in a full,  
vacant and peaceful physical possession of the respective property mentioned hereunder.



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- (e) By registered Development Agreement dated 31<sup>st</sup> December 2009 executed by and between Rakesh Kumar Wadhwan, therein referred to as the Vendor, and the Promoters herein, therein referred to as the Developer, the Vendor therein absolutely and exclusively assigned and the Promoters herein purchased and acquired absolute and exclusive irrevocable development rights in respect of the F.S.I. admeasuring 1,02,245.96 sq. ft. approved plans bearing Ref No. CIDCO/VVSR REVI BP ZCC-20 E.3756 dated 16<sup>th</sup> April 2009 more particularly described in Fifth Schedule thereunder written and delineated with red colour boundary line on the plan marked and annexed as Annexure II thereto and as per the-F.S.I. Area statement being Annexure I and more particularly described in the SCHEDULE D hereunder written with right to consume the said 1,02,245.96 sq. ft. F.S.I. or thereabouts on the said second property by constructing thereon in aggregate 5 Wings as per the hereinbefore recited CIDCO approved plans on the terms and conditions as recorded thereunder. The said properties as per Annexure I, and II are hereinafter for the sake of brevity referred to as "the said property";
- (f) The entire layout has been converted for Non - Agricultural purposes by the Collector, Vasai vide Orders bearing Nos. [a] Rev D-1.T-IX NAP SR 13 91 dated 04 06 1992, [b] Rev D-1.T-IX NAP SR 18 92 dated 06 03 1993, [c] Rev D-1 T-IX NAP SR 39 94 dated 12 07 1995 [d] Gen D-1 T-IX NAP SR 90 95 dated 16 3 1996 Hereto annexed and marked as Annexure III are the copy of the said N A Orders;
- (g) The CIDCO, Vasai has approved and sanctioned the amended building plans and the entire layout property vide Orders bearing (a) Ref. No. CIDCO VVSR PPC BP ZCC-20 E1330 dated 15<sup>th</sup> May 2008, (b) Ref. No CIDCO VVSR REVI BP ZCC-20 E 3756 dated 16<sup>th</sup> April 2009 and (c) and the Promoters are full entitled and authorized to utilize and consume the FSI to the extent of 4,70,488.96 sq. ft on the said property by constructing thereon in aggregate 26 buildings on such terms and conditions as approved by the CIDCO, Vasai Authorities,
- (h) The title of the Promoters to the said Property is clear and marketable as certified in the Certificate of Title dated 18.02.2011 issued by D. M Legal Associates, Advocates and Solicitor, High Court. A copy of the Title Certificate by the Advocates and Solicitor is annexed and marked as ANNEXURE IV hereto;
- (i) By virtue of the above referred Agreements, and various documents, M. REALTORS PVT. LTD., a private limited company is entitled to develop the said property



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The said Property is a big complex and the Promoters have acquired rights of development  
of the said Property as a single venture in the nature of the trade, the development, con-

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struction whereof requires large resources including finance, skill, labour and the development and construction whereof has to be in terms of the conditions imposed by the appropriate statutory authorities;

S. V. Raut

- (k) The Promoters have prior to the execution of these presents represented to the Allotees that the Promoters shall be developing the entire property in part and or in full, and or in phases, by constructing thereon consisting of Residential Building along with Flats, Shops, Offices, consisting of at least 26 and/or more Wings and/or Buildings consisting of Stilt Ground + seven and or more Upper Floors to be known as "N G Platinum City Phase IV" (hereinafter referred to as the "said Building/s") as per the approved plans and permissions and sanctions granted by CIDCO and such other authorities, The 26 and/or more Buildings/and/or wings will be constructed, on the said property, to be constructed, phase wise, at the convenience of the Promoter from time to time.

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The Allotee is offered an Apartment bearing number 603 on the 6<sup>TH</sup> floor, (herein after referred to as the said 'Apartment') in the                      wing of the Building No                      being constructed in N G Platinum City Phase IV project, by the Promoter.

AND WHEREAS the Promoter has entered into a standard agreement with its Architects, viz Mr. Shah Gattani (hereinafter referred to as 'The Architect'), who are registered with the Council of Architecture, and such agreement is as per the agreement prepared by the Council of Architecture, and the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the said project/ buildings, and the promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the said Building.



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AND WHEREAS the authenticated copies of certificate of title issued by the Attorney at Law or Advocate of the Promoter, authenticated copies of property Card or extract of Village forms VI and VII and XII or any other relevant revenue records showing the nature of the title of the Promoter to the project land on which the apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure A and B** respectively. ( Copy of the title certificate and the extracts of the rule 7/12 as per the Maharashtra Land Revenue Code) and also annexed as **ANNEXURE I** is the permission granted by the competent authority under the Maharashtra Land Revenue Code to convert the said land to Non Agricultural use.

AND WHEREAS authenticated copies of the plans of the layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1.** ( Copy of Plan approval and the Commencement Certificate and the Revised Development Permission)

AND WHEREAS the authenticated copies of the plans of the layout as proposed by the Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed here to and marked as **Annexure C-2.**(Layout)

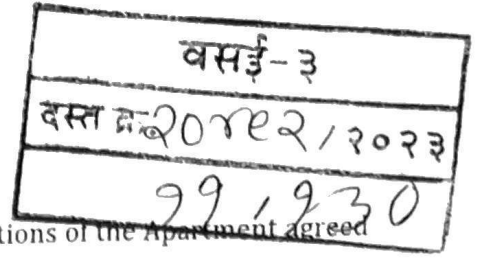
AND WHEREAS the copy of the proposed layout plan and the proposed building/ phase/ wing plan showing the future proposed development as disclosed by the developer in his registration before the RERA Authority and further disclosures on the website as mandated by the Developer have been annexed hereto and marked as **ANNEXURE C2A.** (Phases 1,2,3,4,5,6,7).

AND WHEREAS the clear block plan showing the Building which is intended to be constructed and the said unit which is intended to be bought by the Allotee is in this said Building is clearly demarcated and marked and which is for the purposes of this Agreement. The building in which the unit stated that the Allotee intends to purchase and the Allotee shall have the right to claim the same for is marked as **Annexure C3.** (the Floor Plan).



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AND WHEREAS the authenticated copies of the layout and specifications of the Apartment agreed to be purchased by the Allotee, as sanctioned and approved by the Local Authority has been annexed and marked as **Annexure D** (Copy of Plan approved by the Local Authority)

AND WHEREAS the Promoter has got approvals from the concern local Authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approval from various authorities from time to time, so as to obtain building completion certificate or occupancy certificate of the said building.

AND WHEREAS While sanctioning the said plans for the said building/s the concerned local authorities CIDCO, have laid down/may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters as may be applicable while constructing the said building/s and upon due observance and performance of which only the Occupation Certificate and or the Building Completion Certificate in respect of the said building/s shall be granted by the concerned local Authority. However, any delay in issuing of Occupation Certificate and or Building Completion Certificate, shall not be consider as delay in Possession, since, along with the normal delay in construction, the Corporation takes its own time, similarly more so, there are various other permission by Government/Semi Government, which are received exorbitantly delayed, such delay, will also not be consider as delay in possession.

AND WHEREAS the Promoter has accordingly commenced construction of the said Building/S accordance with the said proposed approved plans.

AND WHEREAS the Allotee has agreed and applied to the Promoter for the purchase of the said unit based on going through all the conditions stated in the sanctioned plan of respective component authorities and have further confirmed that all such conditions shall be read and complied by the Allotee strictly.



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AND WHEREAS the Allottee on confirmation of accepting all the conditions of sanction plan by competent authority has further stated that if any condition that have been imposed on the said Building/ Phase/ Wing which are contrary to the prevalent laws/rules/ regulations under which the sanctioned plan have been given shall not be binding on the allottee and that the Allottee shall not hold the Promoter responsible for such contrary conditions.

AND WHEREAS the Allottee has independently has made himself aware of the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed and marked as ANNEXURE-G (List of items covered in maintenance to be collected)

AND WHEREAS the Allottee has been shown the conditions of the contracts with the vendors/contractors/manufacturers and workmanship and quality standards of the product/ fittings and fixtures as agreed between the promoter and the vendor and on independently verifying the same the allottee has now agreed to the same as conditions mentioned in this contracts and that the allottee agrees to abide by the same failure of which shall absolve the Promoter to that extent.

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AND WHEREAS the Promoter has registered a project under the provisions of the Real Estate (Regulation and Redevelopment) Act 2016 with the Real Estate Regulatory Authority Maharashtra on 19/07/2023 under registration number P99000052069 have been annexed and marked as ANNEXURE E.

AND WHEREAS the allottee has applied for an Apartment in the said project vide application number 187 dated 14/05/2023 for Apartment Number 603 having carpet area of 35.09 sq. Mt i.e. 377.71 Square Feet, Type 1BHK and exclusive terrace area and balcony area admeasuring 2.76 square meter i.e. 29.71 square feet on 6<sup>TH</sup> floor in building number HFL-50 being constructed in the various phases of the said project building number HFL-50 with still parking number \_\_\_\_\_ admeasuring \_\_\_\_\_ square meter i.e. \_\_\_\_\_ square feet in the \_\_\_\_\_ (annexed and marked here to as

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**ANNEXURE H**) if applicable and pro rata share in the common areas ~~under ('Common Areas')~~ as defined under clause n of section 2 of the Act (hereinafter referred to as 'the said Apartment') and further \_\_\_\_\_ square meter i.e. \_\_\_\_\_ square feet of limited common areas and facilities both of which are more particularly described in schedule III and the floor plan of the Apartment is annexed here to and marked as **ANNEXURE E** (copy of floor plan)

AND WHEREAS, relying upon the aforesaid application, the Promoter has agreed to allot and sell to the Purchasers the said Apartment at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

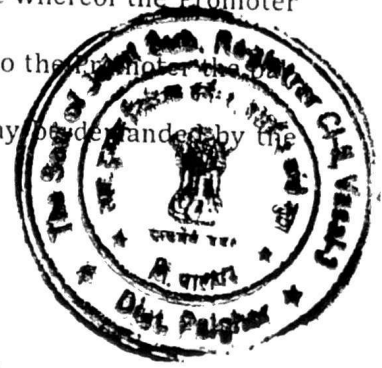
AND WHEREAS the carpet area of the said apartment is 35.09 square meters and the 'carpet area' means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser or Verandah area and exclusive open terrace area are appurtenant to the said Apartment for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Apartment.

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AND WHEREAS the parties relying on the confirmations, representations and assurances of each other of faith fully abide by all the terms, conditions and stipulations contained in the agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereafter;

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AND WHEREAS prior to the execution of this present, the Allotee has paid to the Promoter a sum of Rs. 3,17,120/- (Rupees Three Lakh Seventeen Thousand only), being a part payment of the sale consideration of the apartment agreed to be sold by the Promoter to the Allotee as advance payment or application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allotee has agreed to pay to the Promoter the balance of the sale consideration as prescribed in the payment plan as may be demanded by the Promoter within the time and the manner specified therein.



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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 in respect of variations or modifications which may adversely affect the apartment of the Allottee except any alterations or additions or modifications in the sanctioned plans, layout plans and specifications of the buildings or common areas of the said phase which are required to be made by promoter in compliance of any direction or order etc issued by the competent authority, under any law of the state or central government for the time being in force. Promoter may also make minor alterations as may be required by the allottee.

2. CONSIDERATIONS/PRICE OF THE SAID APARTMENT:

(a) (a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee apartment number. 603 in building number HFI-50 of the type 1 BHK of carpet area admeasuring 35.09 sq. Meters on 6<sup>TH</sup> floor in the building HFI-50 (hereinafter referred to as the 'Apartment') as shown in the floor plan thereof hereto annexed and marked ANNEXURES **D** and **E** ( copy of approved plan and floor plan) for the consideration of Rs. 31,71,200/- /-(Rupees THIRTY ONE LAKH SEVENTY ONE

THOUSAND TWO HUNDRED Only) including Rs.            /- (Rupees            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 which are more particularly described in the SECOND SCHEDULE annexed herewith. (the price of the apartment including the proportionate share of the common areas and facilities and parking spaces should be shown separately)



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(ii) The allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the allottee self parking bearing Nos. \_\_\_\_\_ situated at ground floor of building \_\_\_\_\_ constructed in the layout for the consideration of Rs. \_\_\_\_\_ / (Rupees) \_\_\_\_\_ only.

(b) The total aggregate consideration amount for the apartment including self parking spaces is thus Rs. \_\_\_\_\_ / (Rupees) \_\_\_\_\_ only.

(c) The allottee has paid on or before execution of this agreement some of Rs. 31,120/- (Rs. THREE LAKH SEVENTEEN THOUSAND ONE HUNDRED TWENTY only) as advance payment or application fee and here by agrees to pay to the Promoter the balance amount of Rs. 28,54,080/- (Rupees Twenty-eight lakh fifty-four thousand eighty only \_\_\_\_\_ only) in the following manner:

1. Amount of Rs. 6,34,240/- (Rupees Six Lakh Thirty-four Thousand only) (not exceeding 40% of the total consideration) to be paid to the Promoter after the execution of the agreement

ii. Amount of Rs. 4,75,680/- (Rupees FOUR LAKH SEVENTY FIVE THOUSAND ONLY) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the plinth of the building or wing in which the said apartment is located

iii. Amount of Rs. 7,92,800/- (Rupees SEVEN LAKH NINETY TWO THOUSAND EIGHT HUNDRED ONLY) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and in still of the building or wing in which the said apartment is located

iv. Amount of Rs. 1,58,560/- (Rupees ONE LAKH FIFTY EIGHT THOUSAND FIVE HUNDRED SIXTY ONLY) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the final plaster of the said apartment



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v. Amount of Rs. 1,58,560/- (Rupees ONE LAKH FIFTY EIGHT THOUSAND FIVE HUNDRED SIXTY ONLY) (not exceeding 100% of the total consideration) to be paid to the Promoter on completion of staff cases, lift walls, lobbies upto the floor level of the said apartment

vi. Amount of Rs. 1,58,560/- (Rupees ONE LAKH FIFTY EIGHT THOUSAND FIVE HUNDRED SIXTY ONLY) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing an external plaster, elevation, terraces with waterproofing of the building or wing in which the said apartment is located

vii. Amount of Rs. 2,17,120/- (Rupees THREE LAKH SEVENTEEN THOUSAND ONE HUNDRED TWENTY ONLY) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the lift's water pumps, electrical fittings, electrical mechanical and environmental requirements on the lift's lobby/s plinth present on paying of areas apartment and all other requirements as may be prescribed in the agreement. (Note: The building or wing in which the said apartment is located)

viii. Balance Amount of Rs. 1,52,560/- (Rupees ONE LAKH FIFTY EIGHT THOUSAND SIXTY ONLY) against and at the time of the possession of the possession of the apartment to be paid on or after receipt of occupancy certificate of completion of the said apartment.

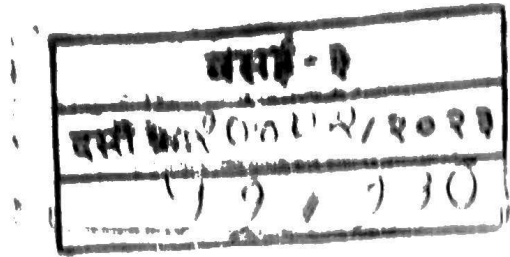
(ix) It has been agreed between the Promoter and the Purchaser that the Purchaser shall be liable to pay the total sum of Rs. 17,44,160/- on or before 25/11/2023. However, failing to pay the said amount of Rs. 17,44,160/- on or before 25/11/2023, this Agreement stands annulled and the Purchaser can claim refund as per RERA within 60 days from the date of 25/11/2023. However, Without Prejudice to the rights of the Promoter, after the Promoter has a right to accept the payments after the due date, alongwith interest as per RERA.

(d) The total price above excludes taxes consisting of tax paid or payable by the Purchaser in any way of value added tax, service tax, and cess, GST or any other similar taxes levied in connection with the construction of and carrying out the project possibly on the date of handing over the possession of the Apartment. (Note)



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**SCHEDULE A**

THE FIRST SCHEDULE HEREINABOVE REFERRED  
(THE DESCRIPTION OF THE LAYOUT PROPERTY)

First Property

All that pieces and parcel of non agricultural land admeasuring 6,53,600 SQ. METRS or thereabouts and bearing Survey No. 2 Hissa No. 1 situate lying and being at Evershine City, Village Achole, Taluka Vasai, Distinct Vasai in the registration district and sub-district of Vasai.

Second Property

All that piece and parcel of non agricultural lands admeasuring about 10,23,301 sq Mtrs. or thereabout situate lying and being at Village Achole, Taluka, Vasai, District Thane bearing Survey Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 210, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276 and Pardi Nos. 9, 11 and 24 as per Kami Jasta Patrak issued by TILR Vasai and of the Village Gokhiware, Taluka, Vasai, District Thane bearing Survey Nos. 97, 105 & 106, as per Kami Jasta Patrak issued by TILR Vasai and of the village Manickpur, Taluka Vasai, District Thane and bearing Survey Nos. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 as per Kami Jasta Patrak issued by TILR Vasai in the Registration district and Sub-District of Vasai

**SCHEDULE B**

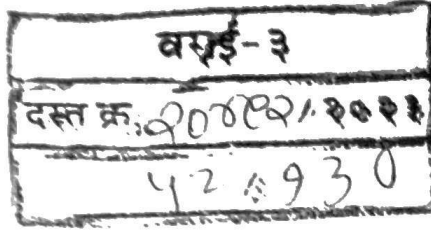
THE SECOND SCHEDULE HEREINABOVE REFERRED  
(THE DESCRIPTION OF THE LARGER AREA)

All the pieces and parcel of land admeasuring 20,12,050 sq. ft. F.S.I. as per the CIDCO and forming part of the said layout property more particularly described in the First Schedule hereinabove and bearing Survey No. 2 Hissa No. 1 situate, lying and being at Evershine City, Village Achole, Taluka Vasai, Distinct Thane in the registration district and sub-district of Vasai.

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**SCHEDULE C**

THE THIRD SCHEDULE HEREINABOVE REFERRED  
(THE DESCRIPTION OF THE SAID PROPERTY)

All the pieces and parcel of land admeasuring 3,68,243 sq. ft. F.S.I. as per the CIDCO Approved plans bearing Ref No. CIDCO/VVSR/PPC/BP/ZCC-20/E/1330 Dated 15.05.2008 and forming part of the said larger property more particularly described in the Third Schedule hereinabove and bearing Survey No. 2 Hissa No. 1 situate, lying and being at Evershine City, Village Achole, Taluka Vasai, Distinct Thane in the registration district and sub-district of Vasai.

**SCHEDULE D**

THE FOURTH SCHEDULE HEREINABOVE REFERRED  
(THE DESCRIPTION OF THE SAID PROPERTY)

All the pieces and parcel of land admeasuring 1,02,245 sq. ft. F.S.I. comprised in Sectors E & F as per the CIDCO Approved plans bearing CIDCO approved plans bearing Ref No. CIDCO/VVSR/ REVI/BP/ZCC-20/E/3756 dated 16<sup>th</sup> April 2009 lying, being and situated in the Registration district and Sub-distinct of Vasai in Village Achole, Taluka, Vasai, District Thane and forming part of the Group Housing Scheme- ZCC-20 and bearing New Survey Nos. 1, 2, 8, 9, 16, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 270, 272, 273, 274, 275, 276 as per Kami Jasta Patrak issued by TILR Vasai and forming part of the said larger property more particularly described Secondly in the First Schedule hereinabove written

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter

PAN - AABCJ0589K

For J.M.G. REALTORS PVT. LTD

Allotee: (including joint allotee)

(1) MISS. BHAWYASHREE  
VINAYAK RAUT

PAN :- CIZPR7053P  
AGE - 25 YRS.

(2) MRS. SUMITRA VINAYAK  
RAUT

PAN :- BEPPR5540L  
AGE - 52 YRS.

(3) \_\_\_\_\_

PAN :-

At \_\_\_\_\_ on \_\_\_\_\_

In presence of WITNESSES:

1. Name Sachin Shinde

Signature



B. Raut



S.V. Raut

2. Name Keshav Lad

Signature

SIGNED AND DELIVERED BY THE WITHIN NAMED

