

# SHREE ANANT TOWER

बसई-४
दस्त क्र. १९९७/२०२३
५ १९५

Maharashtra Real Estate Regulatory Authority

Registration No. P99000046995

## Agreement for Sale

This **AGREEMENT FOR SALE** made at **Nallasopara** on this 22 day of December in the Christian Year **Two Thousand and Twenty Three**.

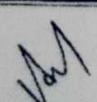
BETWEEN

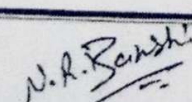
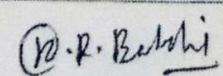
M/s. **SHANTINATH ENTERPRISES**, a Partnership Firm, having its **PAN No. ACNFS6531R**, through its partner **Mr. Amit Vinodanand Mishra**, having his address at: **Shop no.41 & 42, Sanskruti apt, Opp. PNB bank, Nallasopara Vasai Link Road, Nallasopara East Taluka Vasai, Dist. Palghar, Maharashtra - 401209**, hereinafter for brevity sake referred to as the "**The Promoter/s**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heir/s, executor/s, administrator/s and assign/s **Party of the One Part**;

AND

1. **Mr. NARENDRA RAVINDRA BAKSHI**, Age 26 Years, (PAN NO. **DAZPB7276R**),
2. **Mr. KARAN RAVINDRA BAKSHI**, Age 23 Years, (PAN NO. **ENYPB0654Q**), Both are having address at **ROOM NO.05, JAGDISH COLONY, ACHOLE ROAD, NALLASOPARA EAST, PALGHAR, MAHARASHTRA-401209**. hereinafter collectively referred to as "**THE ALLOTTEES/PURCHASERS**" (which expression shall, unless contrary to the context or meaning thereof mean and include his/her/their heirs and legal representatives) **OF THE OTHER PART;**



  
PROMOTER SIGN

   
ALLOTTEE'S/PURCHASER'S SIGN

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WHEREAS

1. One Shri MANIK ANANT PATIL (hereinafter referred to as Owner) is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Old Survey No. 266, Hissa No.2 admeasuring 6400 square metres & Land bearing Old Survey No. 266, Hissa No.3 admeasuring 5510 square metres totally admeasuring 11910 Square metres out of which  $\frac{1}{2}$  share in the said land having area admeasuring 5955 Square metres or thereabout situate, lying and being at Village Nilemore, Taluka Vasai, District Palghar. (Hereinafter referred to as the "Said Land").
2. The owners hereinabove had made an application to the Office of District Collector of Thane for conversion of Agricultural land into Non-Agricultural land and accordingly competent authority was pleased to issue Non-Agricultural permission, vide its order bearing No. REV/D-1/T-9/NAP/SR-33/2010 dated 10/06/2010.
3. The owner had applied to the planning authority of Vasai-Virar City Municipal Corporation for sanction of plan in respect of the said property and VVCMC by its order No. VVCMC/TP/CC/VP-0198 & 4033/419/2012-13 dated 18/05/2012 and issued commencement certificate in respect of the said land and the owners had applied to the planning authority of Vasai-Virar City Municipal Corporation for revision of sanction of plan in respect of the said property and VVCMC by its order No. VVCMC/TP/RDP/VP-198,4033/35/2019-20 dated 15/06/2019 and by its order No. VVCMC/TP/RDP/VP-0198,4033/275/2021-2022 Dated 08/07/2021 and by its order No. VVCMC/TP/RDP/VP-0198 & , 4033/803/2021-22 dated 05/01/2022 had sanctioned revised building plan in respect of the said property having Building No.1 Wing D having Stilt/ Ground and 14<sup>th</sup> upper floors.
4. In the premises aforesaid, the Owner is entitled to construct the said buildings either on its own or through any other person or persons.

PROMOTER SIGN



N.R. Barchi  
W.R. Babli  
ALLOTTEE'S/PURCHASER'S SIGN

# SHREE ANANT TOWER

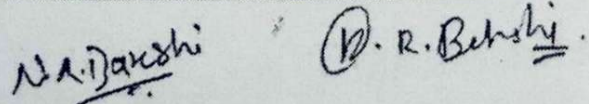
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5. By a Registered Development Agreement dated 27.03.2014, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Document No. 1907/2014, dated 27.03.2014, Shri. MANIK ANANT PATIL had given the development rights to construct the buildings on the said land bearing Old Survey No. 266, Hissa No.2 admeasuring 6400 square metres & Land bearing Old Survey No. 266, Hissa No.3 admeasuring 5510 square metres totally admeasuring 11910 Square metres out of which ½ share in the said land having area admeasuring 5955 Square metres or thereabout situate, lying and being at Village Nilemore, Tal.Vasai, District Palghar to and in favour of the M/s. Shantinath Enterprises through its partner Mr. Naresh Sunderlal Jain (hereinafter for brevity sake referred to as the "The Promoter/s"). In the above said Development Agreement Parties had agreed that the M/s. Shantinath Enterprises would give 40% of total constructed area to the Shri MANIK ANANT PATIL and rest 60% share belongs to M/s. Shantinath Enterprises.
6. The 7/12 extract of the said land was changed as per Tahsildar Vasai order No.325, dated 13.03.2014 and as per Kami Jast Patrak New Survey No.266 Hissa No.2 Part, admeasuring 34.68 sq.mtrs, New Survey No.266, Hissa No.4 admeasuring 853.46 sq.mtrs & New Survey No.266 Hissa No.5 admeasuring 6289.22 sq.mtrs is granted to the said land and remaining area has been marked as area under road is granted to the said land. And in pursuance of said changes said Shri Manik Anant Patil is entitled for half share of the said land and in pursuance of said development agreement between said Shri. Manik Anant Patil and the M/s. Shantinath Enterprises, are entitled to develop the said land as per sanction plan.
7. By a Registered Supplementary Development Agreement dated 31/08/2015, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Document No. 4447/2015, dated 31.08.2015, Shri. MANIK ANANT PATIL had agreed to grant development right in the respect of Building No.1, wing D, having stilt/ground and 14<sup>th</sup> upper floor as "SHREE ANANT TOWER" having FSI admeasuring 6286.75 sq.mtrs to the M/s. Shantinath Enterprises and in consideration of the same promoter herein had agreed to allot Flats/Shops in the proposed building to the owner in described in the

  
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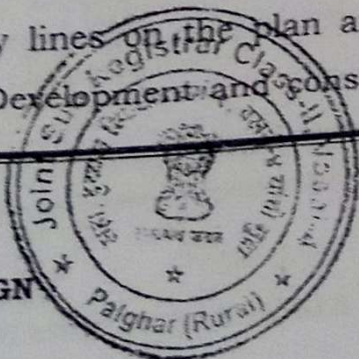
  
ALLOTTEE'S/PURCHASER'S SIGN

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Second scheduled here under written and herein on consideration and as per terms and conditions contained in the said supplement development agreement and pursuant to the said supplement development agreement promoter herein are entitle to enter upon said portion of land and to commence, carry and complete construction of residential building as per sanction plan.

8. During the subsistence of the Development agreement dated 27.03.2014 and 31/08/2015 the Owner had executed another Supplementary Agreement dated 11<sup>th</sup> October 2022 with M/s. Shantinath Enterprises, registered in the office of the Sub-Registrar of Assurance at Vasai No. 5 under Sr. No. 15612/2022, dated 11/10/2022 (for short hereinafter referred to as the "Third Agreement") for the purpose of change is sharing ratio. By way of this Agreement i.e. Supplimentary Agreement dated 11.10.2022 it is agreed between the parties that the M/s. Shantinath Enterprises would give 35% of total constructed area to the Shri MANIK ANANT PATIL and rest 65% share belongs to M/s. Shantinath Enterprises out of total constructed units.
9. The details pertaining to the title/rights/entitlements of the Promoter to the said Land are envisaged in the Title Certificate dated 25/03/2022 issued by K.A Sanghavi & Co. certifying the title of the Promoter inter alia to develop the said Land. A copy of the aforesaid Title Certificate is annexed and marked as Annexure "A" thereto.
10. The Promoter proposes to construct residential cum shopline known as **"SHREE ANANT TOWER"** having **Building No.1, Wing- D** on the said land. The proposed layout plan of the said Land is annexed and marked as Annexure "H" hereto.
11. The development of **"SHREE ANANT TOWER"** comprises **Building No.1, Wing D having Stilt/ Ground floor having partly residential and partly shopping and habitable floor on 1<sup>st</sup> to 14<sup>th</sup> upper floor** comprising of development out of land admeasuring 5955 sq.mtrs or thereabouts out of the said Land is more particularly described in the First Schedule hereunder written and shown in red boundary lines on the plan annexed and marked as Annexure "F" hereto. Development and construction of **"SHREE ANANT TOWER"**

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PROMOTER SIGN



N.R. Bhandari  
D.R. Bhandari  
ALLOTTEE'S/PURCHASER'S SIGN

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38. 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 hereby agrees to purchase the Flat.

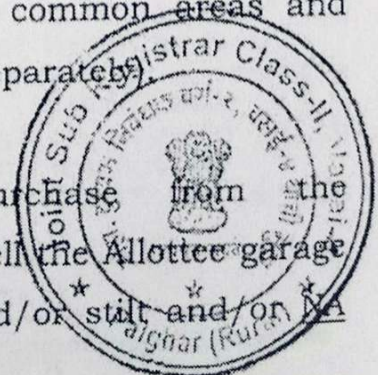
**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**


1. The Promoter shall construct the said building consisting of ground/ stilt, and Fourteen Floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

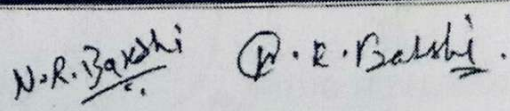
Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.(a) i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell the Allottee, **Flat No. 307** of carpet area admeasuring **40.63 Square metres** on, **03<sup>th</sup> Floor, in "D" Wing** situated in the **"Building No. 1"** in the Building/Project to be known as **"SHREE ANANT TOWER"** (hereinafter referred to as "the Flat") as shown in the Floor Plan annexed in Annexure 'D' thereof for the consideration of **Rs. 29,00,000/- (Rupees Twenty Nine Lakh only)**, including Rs. Nil 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 fourth Schedule annexed herewith. (the price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell the Allottee garage bearing Nos. NA, situated at NA Basement and/or stilt and/or NA



  
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podium being constructed in the layout for the consideration of Rs.

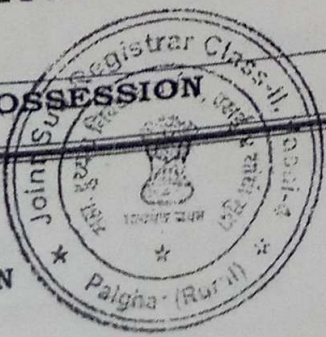
iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos. NA situated at NA Basement and/or stilt and /or NA podium being constructed in the layout for the consideration of Rs. Nil.

1. (b) The total aggregate consideration amount for the Flat is thus Rs. 29,00,000/- (Rupees Twenty Nine Lakh only).

1.(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 4,00,000/- (Rupees Four Lakh only), as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 25,00,000/- (Rupees Twenty five Lakh only) in the following manner:-

Payment Schedule			
SR NO.	TOTAL CONSIDERATION VALUE	Demand %	
1	BOOKING AMOUNT	10%	
2	PLINTH COMPLETION	35%	
3	Commencement of 1 <sup>st</sup> SLAB	5.0%	
4	Commencement of 5 <sup>th</sup> SLAB	7.5%	
5	Commencement of 8 <sup>th</sup> SLAB	5.0%	
6	Commencement of 10 <sup>th</sup> SLAB	5.0%	
7	Commencement of 12 <sup>th</sup> SLAB	5.0%	
8	Commencement of 15 <sup>th</sup> SLAB	5.0%	
9	BRICK WORK AND PLASTER	10.0%	
10	FLOORING AND PLUMBING	7.5%	
11	POSSESSION	5%	

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THE SECOND SCHEDULE REFERRED HEREIN ABOVE


All that piece and parcel of F.S.I. admeasuring 6286.75 Square Metres [Built Up Area] of **Building No. 1, Wing- " C & D"**, in the layout of the said Non-Agricultural Land bearing **New Survey No.266 Hissa No.2** part, admeasuring 34.68 sq.mtrs, **New Survey No.266, Hissa No.4** admeasuring 853.46 sq.mtrs & **New Survey No.266 Hissa No.5** admeasuring 6289.22 sq.mtrs, lying and being at **Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.**

THE THIRD SCHEDULE REFERRED HEREIN ABOVE

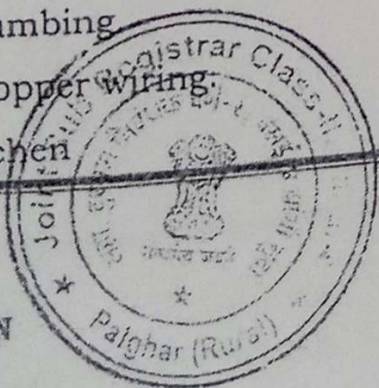
All that premises bearing **Flat bearing No. 307**, on the **03<sup>rd</sup> Floor, Wing D**, in the "**Building No. 1**", in the Building to be known as "**SHREE ANANT TOWER**", having carpet area admeasuring **40.63** Square Meters on **constructed on the land more particularly described in First Schedule and Second Schedule herein above written.**

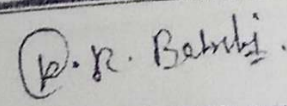
THE FOURTH SCHEDULE REFERRED HEREIN ABOVE(Common Areas and Amenities)

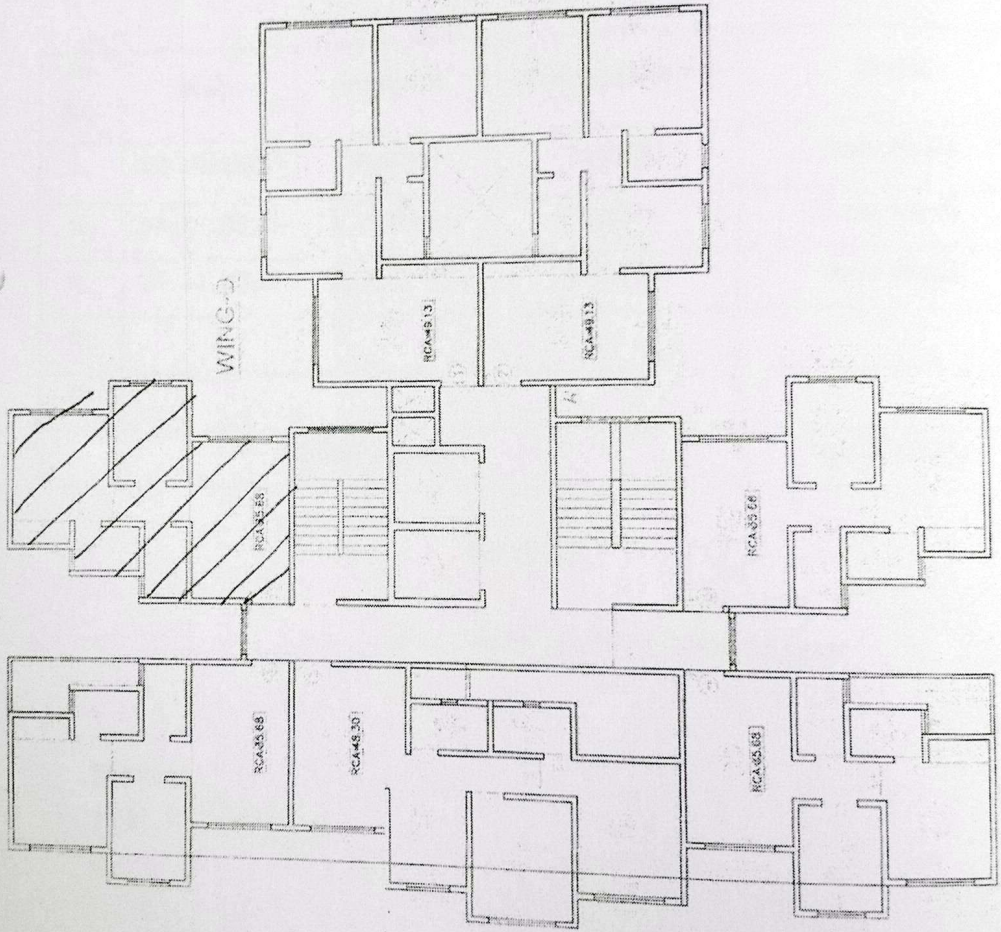
1. Well designed and decorated entrance lobby.
2. False ceiling in living Room & bedrooms.
3. Vitrified flooring in living, dining bedrooms and kitchen
4. O. B. D. paint on internal walls.
5. Powder coated aluminium windows.
6. Granite platform with stainless steel sink.
7. Full height ceramic tiled dado in bathroom and W. C.
8. Superior quality sanitary fixtures and CP fittings in bathroom.
9. Concealed plumbing
10. Concealed copper wiring
12. Modular kitchen



PROMOTER SIGN



N.R. Baxshi   
 ALLOTTEE'S/PURCHASER'S SIGN



TYPICAL FLOOR PLAN  
 (Scale: 10:1)

307  
 D Wing 3rd floor



*N.R. Daxli*

*P.R. Baski*





## 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 :  
**P99000046995**  
Project: **SHREE ANANT TOWER BUILDING NO 1, Plot Bearing / CTS / Survey / Final Plot No.: 266 at Vasai, Palghar, 401203;**

1. **Shantinath Enterprises** having its registered office / principal place of business at **Tehsil: Vasai, District: Palghar, Pin: 401203.**

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

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

OR

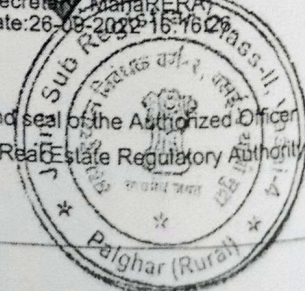
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

- o The Registration shall be valid for a period commencing from **26/09/2022** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 26/09/2022  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, Maharashtra)  
Date: 26-09-2022 16:16:26

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



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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

जायक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0198 & 4033/ 803/2021-22

2022  
05/01/2021

To  
Mr. Gajanan A. Patil, Mr. Kishor D. Naik  
& Mr. Hemant A. Patil (P.A. Holder) through  
Mr. Jitendra V. Patil & 10 Others,  
Namrata, Bolinj, Patil Ali, Virar (W),  
Tal- Vasai, Dist - Palghar

1. M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1st Floor  
Ambadi Road, Vasai (W)  
Tal: Vasai, Dist: Palghar

Sub: Revised Development Permission for Residential with Shopline building no. 2, Wing - A, B, C, D, E & Building No. 1, Wing - B, C & D on land bearing S. No. 183, S. No. 266, H. No. 1 to 13 of Village: Nilemore, Tal-Vasai, Dist-Palghar.

Ref :

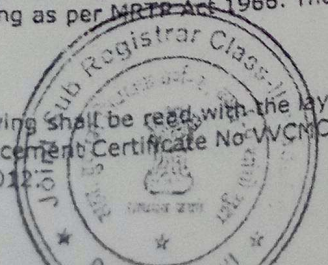
1. Commencement Certificate No. VVCMC/TP/CC/VP-0198 & 4033/419/2012/13 dated 18/05/2012
2. Revised Development Permission No. VVCMC/TP/RDP/VP-0198&4033/188/2017/18 dated 27/03/2018
3. Revised Development Permission No. VVCMC/TP/RDP/VP-0198&4033/35/2019/20 dated 15/06/2019
4. Revised Development Permission No. VVCMC/TP/RDP/VP-0198&4033/275/2021/22 dated 08/07/2021
5. Revised Development Permission No. VVCMC/TP/RDP/VP-0198&4033/439/2021/22 dated 08/09/2021
6. Your L.E./Architect's letter dated 21/12/2021.

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, Chala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai & Jangao, Dollv, 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 MRTD Act 1966. The details of permission are as under:-

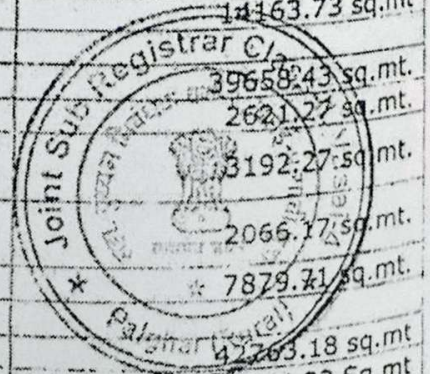


The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. VVCMC/TP/CC/VP-0198 & 4033/419/2012/13 dated 18/05/2012.



The details of the layout are as given below:

1	Name of Assesses owner / P.A. Holder	Mr. Gajanan A. Patil, Mr. Kishor D. Naik & Mr. Hemant A. Patil (P.A.Holder) through Mr. Jitendra V. Patil & 10 Others
2	Location	S. No.183, S. No. 266, H, No. 1 to 13 of Village; Nilemore
3	Land use (Predominant)	Residential with Shopline building
4	Area of plot (minimum area of a,b,c, to be considered)	
	a) As per Ownership Document (7/12, CTS extract	28378.00 sq.mt
	b) As Per Measurement Sheet	
	c) As Per Site	28327.45 sq.mt
5	Deduction For	--
	a) 12.00 M/Wide D.P.Road Area	538.77 sq.mt.
	b) 12.00 M/Wide D.P.Road Area Done Upto 20.00 M (Additional Area)	361.85 sq.mt.
	c) 18.00 M/Wide D.P.Road Area	1520.13 sq.mt.
	d) 30.00 M/Wide D.P.Road Area	5223.34 sq.mt.
	e) Garden Area	855.86 sq.mt
	f) Encroachment Area	50.55 sq.mt.
	f) Total (a to f)	8550.50 sq.mt
6	Balance area of plot	19827.50 sq.mt
7	Amenity Space (If Applicable)	
	a) Required -	991.38 sq.mt.
	b) Adjustment of 2(b), If Any -	
8	Net Plot Area	18836.13 sq.mt
9	Recreational Open Space	
	a) Required (As Per Approved)	2974.13 sq.mt
	b) Proposed	2979.20 sq.mt
10	Built-up Area With Reference to Basic F.S.I. As per front road width (Sr.no.8 x 1.10)	20719.74 sq.mt
	Addition of F.S.I. On Payment of Premium	
	a) Maximum Permissible Premium F.S.I. - Based On Road Width/TOD Zone. (Sr. No. 4c x 0.50)	14163.73 sq.mt
	b) Proposed F.S.I. On Payment of Premium	14163.73 sq.mt
12	In-Situ F.S.I./TDR Loading	
	a) Permissible TDR Area (Sr. No. 4 x 1.40)	39658.43 sq.mt.
	b) Proposed TDR Area (DRC No. 104)	2621.27 sq.mt.
	c) In-Situ Area Against D.P. Road (2.10 x Sr. No.2c), If Any	3192.27 sq.mt.
	d) Proposed TDR Area (DCR No. 213) (7720/14400x3854)	2066.17 sq.mt.
	e) Total In-Situ DR/TDR Loading Proposed	7879.71 sq.mt.
13	Total Entitlement of F.S.I. In The Proposal	
	a) [10+12(b) or 12(e)] Whichever is applicable	42263.18 sq.mt
	b) Earlier approved built up area	21614.22 Sq.mt
	c) Balance Potential FSI Of The Plot	21148.96 sq.mt
	d) Permissible Ancillary Area FSI upto 80% For	329.92 sq.mt.



वसई-४

०२/०३/२०२३  
०५/०५

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



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

जावक क्र. : य.वि.श.म.  
दिनांक :

WCMC/TP/RDP/VP-0198 & 4033/803/2021-22

Commercial (742.32/1.80 = 412.40 x 80%)	
e) Permissible Ancillary Area F.S.I. Upto 60% For Residential (21148.96-412.40 = 20736.56 x 0.60%)	
f) Total Permissible Ancillary Area With Payment Of Charges	12441.94 sq.mt.
g) Proposed Ancillary Area With Payment Of Charges	
h) Additional Potential I Proposal	12771.86 sq.mt.
i) Total Entitlement	12768.53 sq.mt.
14 Total Built-up Area In Proposal	33920.82 sq.mt.
a) Existing Built-up Area	55535.04 sq.mt.
b) Now Proposed Built-Up Area (As Per 'P-Line')	
c) Total Area	21614.22 sq.mt.
	36116.83 sq.mt.
	55526.17 sq.mt.

०५/०५/२०२३

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).

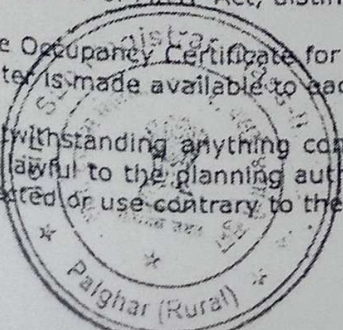
Please find enclosed herewith the approved Revised Development Permission for the proposed Industrial building on land bearing S. No. 183, S. No. 266, H. No. 1 to 13 of Village: Nilemore, Tal-Vasai, Dist-Palghar, as per the following details:-

Sr. No.	Predominant Building	Building No.	No. of wing	No. of Floors	No. of Flats	No of Shops	No of Stores	P-Line Area (in sq. mt.)
1.	Residential with Shopline	1	B	St./Gr+14	98	11	-	5867.60
2.	Residential		C	St./Gr+1p	02		-	125.48
3.	Residential with Shopline		D	St./Gr+14	98	10	-	6161.27
4.	Residential with Shopline	2	A & B	St./Gr+23	273	23	-	17632.19
Sr. No.	Predominant Building	Building No.	No. of wing	No. of Floors	No. of Flats	No of Shops	No of Stores	Built up Area (in sq. mt.)
5.	Residential with Shopline	2	C	St./Gr+15	117	8	-	3760.39
6.	Residential with Shopline		D	St./Gr+15	117	8	-	3760.39
7.	Residential with Shopline		E	Base/St./Gr+15	115	12	3	3885.16



The revised plan duly approved herewith supersedes all the earlier approved plans for above buildings. The conditions of Commencement Certificate granted vide VCMC office letter VCMC/TP/CC/VP-0198&4033/419/2012/13 dated 18/05/2012. 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.



## सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.वसई 4

22/12/2023

दस्ता क्रमांक : 19972/2023

नोंदणी :

Regn:63m

## गावाचे नाव : निळेमोरे

(1) विलेखाचा प्रकार	करारनामा	
(2) मोठेदारा	2900000	
(3) बाजारभाव (भाडेपट्टापाक्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2355500	
(4) भू-मापन, पोटहिंग्मा व धरक्रमांक (अमल्याम)		1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : सदनिका नं: फ्लॉट नं. 307, डी विंग, माळा नं: निमरा मजला, इमारतीचे नाव: श्री अनंत टॉवर, विल्डिंग नं. 01, ब्लॉक नं: निळेमोरे, रोड नालामोपारा पश्चिम (( Survey Number : 266, HISSA NO.5, 2 part , 4 ; ) )
(5) क्षेत्रफळ		1) 40.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायान्याचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.		1) नाव:- मे शांतीनाथ एन्टरप्राइजेस तर्फे भागीदार अमित विनोदानंद मिश्रा तर्फे कु.मु. विजय सिंह बय:- पत्ता:- प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गाला नं. ११/४२, संकुर्ती अपार्टमेंट, पीएनबी बँकच्या मागे, वसई-नालामोपारा लिक रोड नालामोपारा इन्ट., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401209 पत्ता नं:-ACNFS6531R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता		1) नाव:- नरेंद्र रवींद्र बक्षी - - बय:- 26; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कम नं. ०५, जगदीश कॉलनी, आचोळे रोड, नालामोपारा पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401209 पत्ता नं:- DAZPB7276R 2) नाव:- करण रवींद्र बक्षी - - बय:- 23; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कम नं. ०५, जगदीश कॉलनी, आचोळे रोड, नालामोपारा पूर्व, रोड नं: -, महाराष्ट्र, . पिन कोड:-401209 पत्ता नं:- ENYPB0654Q
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2023	
(11) अनुप्रमाक. खंड व पृष्ठ	19972/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	203000.	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29000	
(14) शेरग		

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ४

मुल्यांकनामाठी विचारान घेतलेला तपशील:-

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

1-A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

NARENDRA RAVINDRA BAKSHI

Gender  M  F  ST  Transgender

Mr  Mrs  Ms  Dr.  Other

Date of Birth 08/08/1998

Status  Married  Unmarried  Other

Name of Spouse

Dependents  No. of Children

Name of Father

RAVINDRA BAKSHI

Wife's Maiden Name

JAY SHREE RAVINDRA BAKSHI

Caste  SC  ST  OBC  Varna

Nationality

INDIAN

Residential Status

Resident  NRI / PIO

Religion

HINDU

Place of Birth

MUMBAI

Photo Identification (ID) : Type

ADHAR CARD

Identification (ID) : Number

Photo ID: Valid Upto

Driving Licence No.

4090222096

Driving Licence Valid Upto

UJIR No.

DAZRB72A6R

Passport No.

Passport Valid Upto

Qualification Attained

12 Y

Qualifying Year

2014

Permanent Address: Staying at the present address for the past 10 Years and Months. Type of Residence  Owned  Rented  Allotted by employer  Other

Flat / Apartment No. or Name

ROOM NO 05 JAGDISH COLONY CHAWL

Street Name & No. and Area/Location

DON LANE ACHOLE ROAD

Block

NR BHARAT VEDANT APARTMENT

THANE

District

THANE

Pin Code

401209

MAHARASHTRA

Country

INDIA

Home (Landline)

Mobils (Primary)

9820214997

Mobils (Secondary)

9963714954

Personal)

BAKSHI.NARENDRA.S@GMAIL.COM

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Flat / Apartment No. or Name

ROOM NO. 05 JAGDISH COLONY CHAWL

Street Name & No. and Area/Location

DON LANE ACHOLE ROAD

Block

NR BHARAT VEDANT APARTMENT

District

Pin Code

401209

MAHARASHTRA

Country

INDIA

Home (Landline 1)

Telephone (Landline 2)

Office / Business Address

Office / Business Address:

Flat / Apartment No. or Name

156 KANJI MANSION NANU BHAI

Street Name & No. and Area/Location

DESAI ROAD KHETWADI LANE

Block

OPP. SIKKA NAGAR BACK GATE

MUMBAI

District

MUMBAI

Pin Code

400004

MAHARASHTRA

Country

INDIA

Home (Landline)

Fax

Mobils (Secondary)

Organizational)

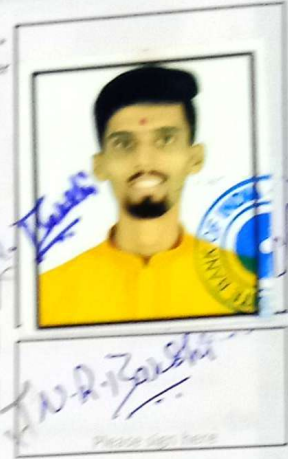
Payment Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others

Relationship with the Bank  Less than 1 year  1 - 3 years  More than 3 years

References (Names and addresses of two referees who are not related to you):

Name: Nimesh Mera - 156 Kanji Mansion  
Address: Near Gokuldhara Hotel Charni Road Mumbai 400004  
Email:  
Tel: Mob: 9820214997

Name: Kunal Pandey  
Address: Room No. C/5 Vaktansund Rajwada Near Achole Malasepara - 401209  
Email:  
Tel: 9963714954



N. R. Bakshi  
N. R. Bakshi

RAVINDRA BAKSHI

Gender  M  F  T\*   
 \*Transgender

Ms  Dr.  Other

Date of Birth 08-08-1998

Unmarried  Other Name of Spouse

No. of Children Name of Father RAVINDRA BAKSHI

JAY SHREE RAVINDRA BAKSHI Category  SC  ST  OBC  General

Residential Status  Resident  NRI / PIO Religion HINDHU

Photo Identification (ID) : Type DDHAR CARD

Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No. Passport Valid Upto

Qualifying Year 2014

Staying at the present address for the past 20 Years and Months. Type of Residence  Owned  Rented  Allotted by employer  Other

Room No. or Name ROOM NO 05 JAGDISH COLONY CHAWL

Area/Location DON LANE ACHOLE ROAD

MR BHARAT VEDANT APARTMENT

THANE District THANE Pin Code 401209

MAHARASTRA Country INDIA

Mobile (Primary) ~~8983714754~~ Mobile (Secondary) 8983714754

BAKSHI NARENDRA S @ GMAIL . COM

Is permanent address same as present address ?  Yes  No (To be filled if permanent address is different from present address)

Room No. or Name ROOM NO. 05 JAGDISH COLONY CHAWL

Area/Location DON LANE ACHOLE ROAD

MR BHARAT VEDANT APARTMENT

THANE District THANE Pin Code 401209

MAHARASTRA Country INDIA

~~8983714754~~ Telephone (Landline 2)

Office / Business Address

156 KANJI MANSION NANUBHAI

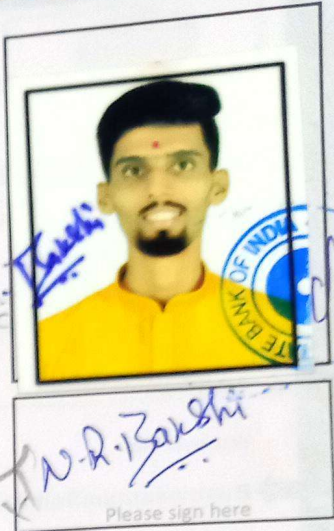
DESAI ROAD KHETWADI LANE

OPP. SIKKA NAGAR BACK GATE

MUMBAI District MUMBAI Pin Code 400004

MAHARASTRA Country INDIA

Fax Mobile (Secondary)



(PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

KARAN RAVINDRA BAKSHI

Gender  M  F  T\*  
\*Transgender

Mr  Mrs  Ms  Dr.  Other

Date of Birth 11-04-2000

Married  Unmarried  Other Name of Spouse

Parents  No. of Children  Name of Father RAVINDRA BAKSHI

Present Name JAN SHREE RAVINDRA BAKSHI Category  SC  ST  OBC  General

Residential Status  Resident  NRI / PIO Religion

MUMBAI Photo Identification (ID) : Type ADHAAR CARD

Photo ID: Number 744401158409

Photo ID: Valid Upto

No. Driving Licence Valid Upto

ENYPR06540 Passport No

Passport Valid Upto

Qualification Attained B.COM Qualifying Year 2020

Address: Staying at the present address for the past 20 Years and Months. Type of Residence  Owned  Rented  Allotted by employer

Room No. or Name ROOM NO 05 JAGDISH COLONY

Address and Area/Location DON LANE ACHOLE ROAD

MR BHARAT APARTMENT

THANE District THANE Pin Code

MAHARASHTRA Country INDIA

Mobile (Primary) 91A5001564 Mobile (Secondary)

KARANBAKSHI601@GMAIL.COM

Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Room No. or Name

Address and Area/Location

District Pin Code

Country

Telephone (Landline 2)

Office / Business Address

156 KANJI MANSION NANU BHAI DESAI

Address and Area/Location

OPP. SICKA NAGAR BACK GATE

MUMBAI



SBI MULUND WEST <sup>C-03</sup> Kamlesh Yadav

Saving A/c No. 42571596383		Branch FILE NO	
CIF No.		Tie up on (if applicable)	
RLTS LOS Reference No 501240105032808		PAL/Take Over/NEW/Resale/Topup	
Applicant Name NARENDRA BAKSHI			
Co-Applicant Name KARAN BAKSHI			
Contact (Resi)		Mobile No. 8983714754	
Loan Amount 2400000		Tenure 30 years	
Interest Rate		EMI	
Loan Type		SBI LIFE	
Hsg. Loan		Maxgain	
Reality		Home Top up	

Property Location			
Property Cost			
Name Of Developer / Vendor			
RBO -	ZONE -	Branch	(Code No.)
Contact Person		Mobile No.	
Name of RACpC Co-ordinator along with Mob. No.			

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	06/01/24 Vas tukalal	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No.
---



HL TO BE PARKED AT _____ BRANCH
---------------------------------