

Receipt (pavti)

80/21920

Tuesday, December 12, 2023

11:56 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

Index-II

पावती क्र.: 24466

दिनांक: 12/12/2023

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई2-21920-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुरज मिलिंद पवार--

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:16 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

बाजार मूल्य: रु.2635174.08/-

मोबदला रु.300000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

1) देयकाचा प्रकार: DHC रक्कम: रु.3000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 12231223 दिनांक: 12/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: M.I.D. 22373, 1202324E दिनांक: 12/12/2023

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20231212876	12 December 2023, 11:15:46 AM			
मूल्यांकनाचे वर्ष	2023	वसई 2			
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप मूल्य विभाग	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#233		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11700	57600	66700	70900	66700	चौ. मीटर
बांधीव क्षेत्राची माहिती	43.571 चौ. मीटर	मिळकतीचे क्षेत्र	सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-अतर रती सी	मिळकतीचे क्षेत्र	2 वर्षे	बांधकामाचा दर-	Rs.26620/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	1 to 10th	कॅपिट क्षेत्र-	39.61 चौ. मीटर
उद्देवाहन सुविधा -					
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 62/G1/2518				
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate as per Circular				
घसा-यानुसार मिळकतीचा प्राप्ति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * मिळकतीचे क्षेत्र) + खुल्या जमिनीचा दर				
	= ((66700-11700) * (109 / 100)) + 11700				
	= Rs.66430/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 60480 * 43.571				
	= Rs.2635174.08/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली वाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2635174.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.2635174/-				
	= ₹ सव्वीस लाख पन्तीस हजार एक शौ चौऱ्याहत्तर /-				

Home Print

सह-निदेशक निबंधक वर्ग-२
वसई क्र. २ (विरार)

वसई क्र.-२
29/12/2023



वसई क्र. - २		
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घोषणापत्र

आम्ही, खालील सही करणार असे घोषित करीत आहोत की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमच्या जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/कार्या/हक्क, हितसंबंधक व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकांने नेमून दिलेल्या कुळमुखत्यारधारक (POWER OF ATTORNEY HOLDER) लिहून देणार व लिहून घेणार ह्यात आहेत व कुळमुखत्यार अध्यापही रद्द झालेले नाही, आजही सदरचे कुळमुखत्यारपत्रक अस्तित्वात आहे त्याचे आम्ही खात्री देत आहोत तसेच मिळकतीचे इतर हक्क, कर्ज, बँक, बोले व कुळमुखत्यार धारकांनी केलेले व्यावहारिक अघीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करीत आहोत.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे, दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/लिहून घेणार, कुळमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून व्यवहार पूर्ण करतेवेळी पुरावा कावढयानुसार दस्तावर स्वाक्ष-या घेण्यात आल्या आहेत तसेच या दस्तासोबत जोडण्यात आलेले पुरावे व कागदपत्रक खरे आहेत तसेच मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालयात किंवा शासनाचा मनाई हुकूम नाही, याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर सल्लागार/वकील यांना कागदपत्रे दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात आलेले आहेत.

मिळकतीची मालकी तपासणी/ठरवीणे साठी समक्ष तलाठी व भूमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत, त्यामुळे नोंदणी कायदा 1908 चे कलम 44 व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/कुळमुखत्यारधारक व दस्तातील खरेपणा व वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी आहे. याची आम्हीस जाणीव आहे.

तरी मिळकत विषयी अश्या हीत असलेल्या फसकामुक व त्या अनुषंगाने पोलिस चौकशीत दाखल होऊ शकतील मुळे हे आमच्या दस्तातील मिळकती विषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात मुदांक नोंदविण्याबाबत त्यासाठी दस्तातील सर्व जबाबदार राहणार आहोत तसेच आम्ही या 1960 मधील नमुद असलेल्या शिक्षण पत्र राहणार आहोत. याची मला/आम्हांला पूर्ण जाणीव व खात्री आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडले आहे.

लिहून घेणार

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लिहून देणार





CHALLAN
MTR Form Number-6

वसई क्र.-२		
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GRN	MH012237371202324E	BARCODE	Date		12/12/2023-11:05:20	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAI# No.(If Applicable)	AWCPP3932E					
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		Full Name	HARDIK D PATIL				
Location	PALGHAR		Address	904 VIDYA AVENUE				
Year	2023-2024 One Year		Block No.					
Account Head Details	Amount In Ru.	Proposed Branch						
0030046401 Stamp Duty	210000.00	VIRAR						
0030063301 Registration Fee	30000.00	VIRAR						
		Town/City/District						
		PIN	4	0	1	3	0	5
		Remarks (If Any)	SecondPartyName=SURAJ M PAWAR-					
Total	2,40,000.00	Amount In Words	Two Lakh Forty Thousand Rupees Only					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	02300042023121248774	004753012				
Cheque/DD No.	Bank Date	RBI Date	12/12/2023-11:06:17	Not Verified with RBI				
Name of Bank	BANK OF MAHARASHTRA		Not Verified with Scroll					
Name of Branch								

Department ID: Mobile No. : 9999999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निरंतर कार्यालय औरगी कार्यालया वरुं कडी जाय आहे. कोदणी व कार्यालया वरुंसाठी सदर चलन लागू नाही.





CHALLAN
MTR 12/2023-2024



GRN	MH012237371202324E	BARCODE	12/2023-2024	Form ID	25.2
Department	Inspector General Of Registration				
Type of Payment	Stamp Duty	Registration Fee			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	PAN No. (if Applicable)	WCP9332E		
Location	PALGHAR	Full Name	HARDIK D PATIL		
Year	2023-2024 One Time	Flat/Block No.	S04 VIDYA AVENUE		
Account Head Details	Amount In Rs.	Premises/Building	S04 VIDYA AVENUE		
0030046401 Stamp Duty	210000.00	Road/Street	VIRAR		
0030063301 Registration Fee	30000.00	Area/Locality	VIRAR		
		Town/City/District	VIRAR		
		PIN	4 0 1 3 0 5		
		Remarks (if Any)	Second Party Name: S. IRAM PAWAR		
		Amount In Words	Two Lakh Forty Thousand Rupees Only		
	2,40,000.00				
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	02300042523121248774	004753012	
Cheque/DD No.	Bank Date	RBI Date	12/12/2023-11:06:17	Not Verified with RBI	
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch	Serial No. / Date		Not Verified with Scroll		



Department ID: / Mobile No.: 9999999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालान फॉर्मल दुर्यम निबंधक कार्यालयतल नोंदणी ल्यावयावया वरतीचाली लागू आहे. नोंदणी व ल्यावयावया वरतीचाली सादर चालान लागू आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usoid	Defacement Amount
1	(IS)-80-21920	0006423526202324	12/12/2023-11:56:43	IGR134	30000.00
2	(IS)-80-21920	0006423526202324	12/12/2023-11:56:43	IGR134	210000.00
Total Defacement Amount					2,40,000.00

वसई क्र. - २
 Page 1/1
 29020 8 00
 २०२३



Print Date 12-12-2023 12:57:33

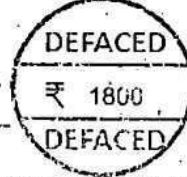


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1223122902135 Receipt Date 12/12/2023

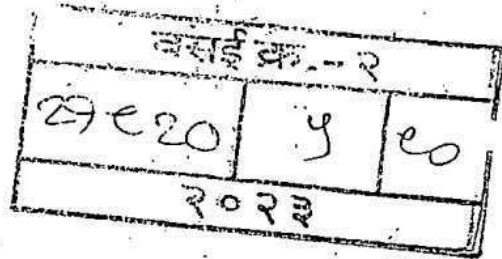
Received from ---, Mobile number 9899999999, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 21920 dated 12/12/2023 at the Sub Registrar office Joint S.R.Vasai 2 of the District Palghar.



Payment Details

Bank Name MAHB	Payment Date 12/12/2023
Bank CIN 10004152023121202037	REF No. 004319350
Deface No 1223122902135D	Deface Date 12/12/2023

This is computer generated document. Signature is not required.



वसई क्र. - २		
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AGREEMENT FOR SALE

This Agreement for sale is made, entered into and executed at Virar, on this 12th day of Dec in the year Two Thousand and Twenty three.

BETWEEN

MR. HARDIK DAYANAND PATIL, Age 36 years, Occ. Business, having address at Swagar Bungalow, Variak Ward. Near Hira Vidyalaya School, Virar (West), Taluka Vasai, District : Palghar, (hereinafter referred to and called as "the Promoter" for the sake of brevity, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators or assigns) of the FIRST PART;

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Handwritten signature/initials

वसई क्र. - २		
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MR/MRS/MISS. (1) SONALI MILIND PAWAR Age - 29.
 (2) SONALI MILIND PAWAR Age - 26.

Indian

Inhabitant/s, Residing at BAUDDH NADZ, WARWELZ,
VARVELZ, RATHAGIRT - MAHARASHTRA,
415703

hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-

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WHEREAS:

- Mr. Hardik Dayanand Patil is a owner of land bearing Survey No.233, Hissa No. 1/1) admeasuring are 3220.63 sq. meters, assessed at Rs. 2383.00 Paise, Survey No. 233, Hissa No. 1/2. area 870 sq. meters, assessed at Rs. 644 sq. meters, lying being and situate at Village VIRAR, Taluka Vasai, District : Palghar, within the area of Sub-Registrar at Vasai, more particularly described in the First Schedule hereunder written.
- Mr. Hardik Dayanand Patil had obtained N. A. Permission (Land Conversion Certificate) from Tahasildar Vasai, vide its letter No. REV/K-1/T-1/JaminBab-1/KAVI-/SR-364/2017, dt. 28/12/2017.
- Mr. Hardik Dayanand Patil had taken the Layout permission and got the layout sanctioned from the "Vasai Virar City Municipal Corporation" (hereinafter referred to as "the planning authority & VVCMC") vide its letter No. VVCMC/TP/CC/VP-6296/234/2021-22, dated 21/09/2021 consisting of building no. 1 (the copy of the Letter is annexed hereto).
- By Development Agreement dated 13TH May 2022 and registered in the office of Sub-Registrar at Vasai, vide its document No. 1087/2022 dated 13/05/2022, between Mr. Hardik Dayanand Patil (therein and hereinafter called "the Owner") and M/s. SHREE SAMARTH REALTORS (herein after called "the Developers") in respect of FSI admeasuring 5866.01 square meters built up area (including balcony, staircase, lift area, lobby & opla area) of Building No: 01, on above said land (hereinafter referred to as the said FSI), or thereabouts out of the total land (more particularly described in the Schedule II) to M/s. SHREE SAMARTH REALTORS (herein after called "the Developers"), on the terms and conditions mentioned in the said agreement.
- As per the Development Agreement dated 13TH May 2022, the Developers have agreed to give 40% constructed area in kinds of flats in building known as "VIDYA AVENUE, Bldg No. 1" constructed by the Developers.
- The Developers is/are constructing the Residential Building No. 1 known as "VIDYA AVENUE" on the said Land is more particularly described in the Second Schedule hereunder written (collectively also referred to as "said building"), alongwith common amenities and facilities, gardens,



See Day
Patil

पं.सं. ५१२/५१-५

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internal roads, pathways, etc. The proposed layout plan of the said Land is annexed.

- g) The Promoter/Developers has entered into a standard Agreement with M/S. Kuldeep Patil Architect, project & Architectural Consultants, as Architect as for preparation of the structural drawings of the Architect and structural Engineer for the aforesaid building/s.
- h) **AND WHEREAS** it is clarified by the Promoter that the building plans and the lay out plans though approved by the Planning Authorities, are tentative and are liable to be changed and/or revised or amended as per the requirements of the Promoter and/or as may be ultimately approved/sanctioned by the Planning Authorities and other concerned public bodies and authorities. The Promoter reserves the right to do so in terms of the provisions of the Act.
- i) In terms of the said Development Agreement between the Promoter and the Developers, the Promoter herein has/have inter alia become entitled to deal and dispose of his share of flat/s in building known as "VIDYA AVENUE" and to claim, demand and receive the said amount of consideration arising therefore and to appropriate to himself/themselves the said amount of consideration and upon receiving the said consideration or any part thereof to make, sign and pass on discharge receipt for consideration amount so received.
- j) **AND WHEREAS** in this background the Allottee is offered the said Apartment, by the Promoter.
- k) **AND WHEREAS** the Allottee has visited and inspected the site of the construction of the said Building and has seen the said Building under construction. On demand from the Allottee, the Promoter has furnished/given inspection to the Allottee of all the relevant documents of title relating to the Project Land and the plans, designs and specifications prepared by the Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

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वसई क्र.-२		
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- l) AND WHEREAS the copies of Certificate of Title issued by the attorney at law or advocate of the promoter, copies of Property card or extract of Village Form VI or VII or any other relevant revenue record showing the nature of the title of the promoter to the said land on which the flats are constructed or are to be constructed and the copies of the plans and specifications of the flat agreed to be submitted by the Allottee/s approved by the concerned local authority have been annexed hereto.
- m) AND WHEREAS the concerned Planning authority and/or Government has/have laid down the terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the said Building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building shall be granted by the concerned Planning authority.
- n) AND WHEREAS the Allottee being fully satisfied in respect of the title to the said Project Land and all permissions, plans etc. and all the representations made by the Promoter and the rights of the Developers to develop the said Project Land, the Allottee has approached the Promoter and applied to the Promoter for allotment of a residential Flat No. 904, on the 9th floor, in building known as "VIDYA AVENUE", being constructed in the said land.
- o) AND WHEREAS the carpet area of the said Apartment is 34.97 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or veranda area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Apartment.
- p) AND WHEREAS the Allottee hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the registered documents, plans, orders, schemes including the rights and encumbrances

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available to and reserved by the Promoter and the Devisors as contained in this Agreement.

- q) AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully observe all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- r) AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter the sum of Rs. 1,50,000/- (Rupees one lakh fifty thousand only Only), being part/full payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- s) The rights of the Allottee under this Agreement, unless otherwise specified, are restricted to the said Apartment hereby agreed to be purchased by the Allottee from the Promoter as stipulated herein.
- t) AND WHEREAS, the Project was registered under the provisions of the Real Estate (Regulation and Construction) Act, 2016 with the Real Estate Regulatory Authority at Maha RERA No. P99000046337.
- u) AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter with the consent of the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment.

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

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1) The Developers are constructing the said residential building known as "VIDYA AVENUE" consisting of Stilt/Ground + 14 upper floors, on the said Project 1 and 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 said Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Allottee hereby agrees to purchase from the Promoter with the consent of the Promoter and the Promoter hereby agrees to sell to the Allottee an Apartment bearing Flat No. - 904, admeasuring area - 34.97 square meters carpet + flower bed area 4.64 sq. meters, on the 9th Floor, in building No. - 1 known as "VIDYA AVENUE", (hereinafter the said flat/shop referred to and called as "the said Apartment" and more particularly described in "the Second Schedule" annexed herewith) as shown in the Floor plan thereof hereto annexed and marked "Annexure-F" for the consideration of Rs. 30,00,000/- (Rupees Thirty Lakh Only) including the proportionate price of the common areas and facilities appurtenant to the premises.

The Allottee hereby agrees to pay to the Promoter /Vendor amount of purchase price of Rs. 30,00,000/- (Rupees Thirty Lakh Only) in the following manner:-

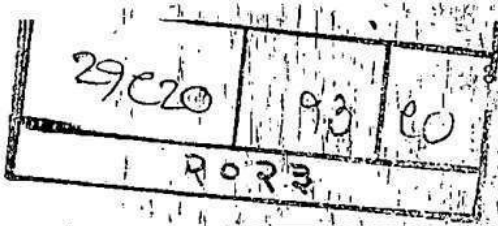
Particulars	Percentage	Amount in Rupees
On Booking	9.90%	
On Completion of Plinth	30.00%	
On Completion of 1st Slab	3.00%	
On Completion of 2nd Slab	3.00%	
On Completion of 3rd Slab	3.00%	
On Completion of 4th Slab	3.00%	
On Completion of 5th Slab	3.00%	
On Completion of 6th Slab	3.00%	
On Completion of 7th Slab	3.00%	
On Completion of 8th Slab	3.00%	
On Completion of 9th Slab	3.00%	



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On Completion of 10th Slab	3.00%	
On Completion of 11th Slab	3.00%	
On Completion of 12th Slab	3.00%	
On Completion of 13th Slab	3.00%	
On Completion of 14th Slab	3.00%	
On Completion of 15th Slab	3.00%	
On Completion of Wall (Block work)	2.00%	
On Completion of Plaster	2.00%	
On Completion of Flooring	2.00%	
On Completion of Door fitting	2.00%	
On Completion of Windows fitting	2.00%	
On Completion of Plumbing	1.50%	
On Completion of Electricals Fittings	1.50%	
On Possession	2.10%	
Total Flat Cost (TFC)	100%	

1(b) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Building is completed and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/ the Developer. If there is any reduction in the carpet area within the defined limit, then Promoter shall refund the excess money paid by the Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(c) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any heads of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust/appropriate his payments in any manner. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any heads of dues against lawful outstanding of the Promoter towards maintenance and other charges payable to the Promoter in this Agreement, if any.



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2) **COMPLIANCES OF SANCTIONS AND PERMISSIONS.**

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said Apartment to the Allottee, obtain from the concerned local authority the occupancy and/or completion certificates in respect of the said Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter/ the Developers shall advise by the time schedule for completing the Building Project and handing over the said Apartment to the Allottee and the common areas of the said Building to the purchasers of flats, there after receiving the completion certificate or order as the case may be. Simultaneously the Allottee shall make timely payments of the instalment to the Promoter and other dues payable by him/her and meeting the other obligations under the Agreement, subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (b) herein above ("Payment Plan").

3) The Promoter hereby declares that the Floor Space Index available as on date in respect of the said Building/s 5866.01 square meters built up only. The Promoter has disclosed the Floor Space Index of 5866.01 square meters built up as proposed to be utilized by him on the said Building/s in the said Project Land and the Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the said FSI and on the understanding that the declared FSI shall belong to the Promoter only.

4) **PAYMENT CONDITIONS**

4.1 If the Promoter/ the Developers fails to abide by the time schedule for completing the said Building and handing over the said Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the said Building Project, interest as specified in the Rule, on all the amounts paid by the Allottee for every month of delay till the handing over of the possession of the said Apartment. The Allottee agrees



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to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter.

4.2 Without prejudice to the right of the Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings payable to the Promoter) and on the Allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement. Provided that the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee by Registered Post A.D. at the address provided by the Allottee or e-mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall after deducting an amount equal to 20% (twenty percent) of the total consideration payable hereunder, refund to the Allottee the balance of the sale price without any interest on the amount so refundable which the Allottee may have till then paid to the Promoter the installments of sale consideration of the said Apartment, within a period of thirty days of the termination. It is agreed that upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose off and to sell the said Apartment to such person or



persons at such price and on such conditions as the Promoter may desire and think fit in its absolute discretion and the Allottee shall have no objection for the same. The Allottee agrees that the return of the payment mentioned in this Clause constitutes the Allottee's sole remedy in such

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circumstances and the Allottee foregoes and waives any and all his, her, their rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

- 5) **DESCRIPTION OF FITTINGS AND FIXTURES:** The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts of good quality to be provided by the Promoter in the said Building and the said Apartment as are annexed hereto.
- 6) **DELIVERY OF POSSESSION OF THE SAID APARTMENT BY THE PROMOTER/THE PROMOTER:** The Promoter shall give possession of the said Apartment to the Allottee on or 30/06/2026, subject to written confirmation from the Promoter regarding the full and final payment of the consideration amount to the Promoter. If the Promoter fails or neglects to give possession of the said Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by the Promoter in respect of the said Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the said Apartment on the aforesaid date, if the completion of the said Building in which the said Apartment is to be situated is delayed on account of - (i) war, civil commotion or any other public calamity, (ii) any other public or compulsory acquisition/ notification of the Government or any other public or compulsory acquisition/court, (iii) any other reason (not limited to the reasons mentioned above), beyond the control or unforeseen by the Promoter or its agents or not directly attributable to any willful act or omission on part of the Promoter, which may prevent, restrict, interrupt or interfere with or delay the construction of the said Building including the said Apartment.

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7) PROCEDURE FOR TAKING POSSESSION-

7.1 The Promoter/ the Developers shall obtain the occupancy certificate from the Planning authority/competent authority. The Promoter/ the Developers, upon obtaining the occupancy certificate and the payment made by the Allottee as per the agreement shall offer in writing the possession of the said Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the said Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of purchasers of flats/shops, as the case may be. The Promoter shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the said Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments ready for use and occupancy. It is clarified by the Promoter and the Allottee that in case the Promoter obtains Occupation Certificate from the Planning Authority/competent authority, before the specified date of delivery of possession as mentioned in clause 6 above, then in that event the Promoter shall intimate to the Allottee regarding receipt of the Occupation Certificate and offer to the Allottee the possession of the said Apartment. In that circumstance the Allottee shall pay the total balance consideration and other payments mentioned in this Agreement to the Promoter within 15 days from the date of receipt of such intimation from the Promoter and only after final payment of the said Apartment and other payments mentioned in this Agreement the Allottee shall entitle to obtain possession of the said Apartment from the Promoter.

7.3 Failure of the Allottee to take Possession of said Apartment: Upon receiving a written intimation from the Promoter (as per clause 7.1, the Allottee shall take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall



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give possession of the said Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable and other dues to the Promoter.

7.4 If within a period of five years from the date of handing over the said Apartment to the Allottee, the Allottee brings to the notice of the Promoter and/or the Developers any structural defect in the said Apartment or the building in which the said Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter/ the Developers at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. However, if such defect is caused due to facts, mistakes and negligence, omission or commission of the Allottee, then the Allottee shall not be entitled to receive any compensation from the Promoter and the Promoter shall not be liable to pay such compensation to the Allottee.

- 8) **NATURE OF USE:** The Allottee shall use the said Apartment or any part thereof or permit the same to be used only for purpose of residence in case of residential flat.
- 9) **FORMATION OF SOCIETY/ASSOCIATION:** The Allottee along with other purchasers of the flats/shops in the said Building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter/ the Developers may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly sign and return to the Promoter and/or the Developers within 30 days of the same being forwarded by the Promoter and/or the Developers to the Allottee, so as to enable the Promoter to register the common organisation of the Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in

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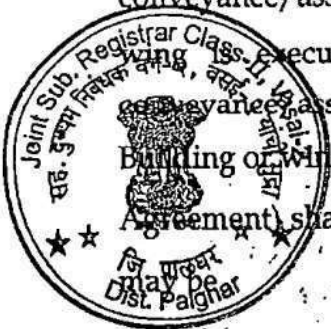
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the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall at the cost and expenses of the purchasers of flats/shops and the Allottee, within three months of registration of the Society or Association or Limited Company, as aforesaid, request to the Promoter and further cause, to be transferred to the societies all the right, title and the interest of the Promoter /the Promoter in the said Building or wing in which the said Apartment is situated.

9.2 Within 15 days after notice in writing is given by the Promoter to the Allottee that the said Building is ready for use and occupation, the Allottee shall be liable to bear his share (i.e. in proportion to the carpet area of the said Apartment to the Promoter) of outgoings in respect of the said Project Land and the said Building, namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, common lights, repairs and salaries of clerks bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Project Land and the said Building. Until the Society or Limited Company is formed and the structure of the said Building or wings is transferred to the Society, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Allottee further agrees that till the Allottee's share is so determined by the Promoter, the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 2500/- (Rupees One Thousand Five Hundred Only) per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the said Building or

Building executed in favour of the society as aforesaid. On such conveyance/assignment of lease being executed for the structure of the said Building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society, as the case



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10) **LIABILITY OF THE ALLOTTEE TO PAY AT THE TIME OF DELIVERY OF POSSESSION:** The Allottee on or before delivery of possession of the said Apartment shall give payment to the Promoter towards for share money, application entrance fee of the Society or Limited Company, expenses towards formation and registration of the Society or Limited Company, provisional monthly contribution towards outgoings of Society or Limited Company, etc. and on receipt of such money the Promoter shall pay the money towards for share money, application entrance fee of the Society or Limited Company, expenses towards formation and registration of the Society or Limited Company, provisional monthly contribution towards outgoings of Society or Limited Company, etc., to the Promoter.

11) **LIABILITY OF THE ALLOTTEE TO PAY EXPENSES TOWARDS DEED OF TRANSFER OF LAND:** At the time of registration of conveyance or Lease of the structure of the said Building or wing of the said Building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the said Building, which is to be executed in favour of the society. At the time of registration of conveyance or Lease of the said Building/the said Project Land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the society or association or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Project Land to be executed in favour of the society.

12) **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

- (a) The Promoter hereby represents and warrants to the Allottee as follows:
 - i. The Promoter and the Developers have clear and marketable title with respect to the said Project Land as stated in the title report annexed to this agreement and has the requisite rights to carry out development upon the said Project Land and also has actual, physical and legal possession of the said Project Land for the implementation of the said Building Project;



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- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building;
- iii. There are no encumbrances upon the said Project Land except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the said Project Land except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project Land and said Building/ wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project Land and the said Building/ wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project Land, the said Building/ wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promote has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Project Land and the said Apartment which will, in any manner, affect the rights of the Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;



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At the time of execution of the conveyance deed of the structure to the Society, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure of the said Building to the Society.

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- x. The Promoter has paid and shall continue to pay and discharge the said governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said Building to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Project Land) has been received or served upon the Promoter in respect of the said Project Land except those disclosed in the title report.

(b) The Promoter has informed to the Allottee as follows:

- i. The Promoter has develop this building known as "Vidya Avenue" through Developers as may be permissible and sanctioned by the concerned authorities and further building and /or wing shall be developed by the Promoter or his agent/assignees utilizing part of the Floor Space Index (as defined hereinafter) as may be available on the said land, in accordance with the plans that may be sanctioned by the concerned authorities from time to time.

13) REPRESENTATION OF THE ALLOTTEE. The Allottee hereby/ themselves with intention to bring all persons into whosever hands the said Apartment may come, hereby covenants with the Promoter and the Promoter as follows:-

- i. To maintain the said Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Apartment is taken and shall not do or suffer to be done anything in or to the building in which the said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Building in which the said Apartment is situated and the said Apartment itself or any part thereof without the consent of the concerned authorities, if required.

- ii. Not to store in the said Apartment any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the



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construction or structure of the said Building in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Building in which the said Apartment is situated, including entrances of the said Building in which the said Apartment is situated and in case any damage is caused to the said Building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Promoter or the Promoter to the Allottee and shall not do or suffer to be done anything in or to the said Building in which the said Apartment is situated or the said Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building in which the said Apartment is situated and shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Building in which the said Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC. Partis or other structural members in the said Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.



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- v. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Project Land and the said Building in which the said Apartment is situated.
- vi. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the said Building in which the said Apartment is situated.
- vii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- viii. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Apartment until all the dues payable by the Allottee to the Promoter as well as dues payable to the Promoter under this Agreement are fully paid up.
- ix. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Federation of the society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the said Apartment in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses and other out-goings in accordance with the terms of this Agreement.
- x. Till a conveyance of the structure of the said Building in which Apartment is situated is executed in favour of the society, the Allottee shall



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Promoter/the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof to view and examine the state and condition thereof.

- xi. Till a conveyance of the Proposed Lay-out on which the building in which Apartment is situated is executed in favour of Federation of the societies, the Allottee shall permit the Promoter/ the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.

14) DISCLOSURES AND TITLE:

15.1 The Allottee hereby declares and confirms that prior to the execution of this Agreement, the Promoter has made full and complete disclosure of the title to the said Project Land/the said Entire Property and the Allottee has taken full, free and complete disclosure of the title of the Promoter and the Promoter to the said the said Project Land and the Allottee has taken full, free and complete inspection of all relevant documents and has also satisfied himself/herself/the expediency of the particulars and disclosures of the following:-

- (i) Nature of the Promoter's and Developer's right, title and interest to Promoter ship and the development thereof and the encumbrances thereon, if any;
- (ii) The drawings, plans and specifications duly approved and sanctioned by the Sanctioning Authorities in respect of the said Building and the proposed plans in respect of the same, if any;
- (iii) Nature and particulars of fixtures, fittings and amenities to be provided in the said Apartment
- (iv) All particulars of the designs and materials to be used in the construction of the said Apartment and the said Building;

The nature of the Organization to be constituted of the purchasers of the flats/shops, acquirer/s of the premises in the said Building to which the title in respect of the said Building is to be passed, being to the Society to be



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governed by the provisions of the Societies Act or an Association of Apartment Promoters that may be formed under the provisions of the Maharashtra Apartment Promoters Act, 1978 ("MAO Act") or any other Association / Bodies and Promoter and the Promoter may decide and direct in its sole and absolute discretion:

- (vi) The Approvals obtained and to be obtained in relation to the said Project land and/or the development thereof; and
- (vii) The various amounts and deposits that are to be paid by the Allottee including contribution, stamp duty, registration charges, premium, penalties and other outgoings.

15.2 The Allottee further confirms and warrants that the Allottee has independently investigated and conducted his/her/their due diligence and has satisfied himself/herself/themselves in respect of the title of the said Project Land as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said Project Land and waives his/her/their right to raise any queries or objections in that regard.

15.3 It is expressly agreed that the right of the Allottee under this Agreement or otherwise shall always be only restricted to the said Apartment agreed to be sold and such right will accrue to the Allottee only on the Allottee making full payment to the Promoter of the Total Consideration and all the amounts strictly in accordance with the Agreement and only on the Allottee performing and complying with other terms, conditions, covenants, obligations, undertakings, etc. hereof. The remaining premises/benefits/rights/areas in the said Project Land shall be the sole property of the Promoter/The Developers, and the Developer shall be entitled to develop the said Project Land without any reference or recourse or consent or concurrence from the Allottee in any manner whatsoever and shall be solely entitled to deal with such premises/benefits/ rights/ areas in the said Project Land.

15) PLANS:

16.1 The Promoter himself or through his assignee shall construct several Buildings, as and when sanctioned by the Planning Authority, on a portion



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of the said Project Land forming part of the Proposed Lay-Out in accordance with the plans, drawings, designs and specifications currently approved by the Planning Authorities.

16.2 It is clarified that the layout, scheme of development of the Proposed Lay-Out, location and dimension, utility area, plans and specifications of the building/s are tentative and subject to change. The Promoter / Developer has informed the Allottee that the said Project Land is being developed by a phase wise manner and the Promoter/Developer may modify the Building plans and construct additional Building/s by using the full development potential of the said Entire Land and/or amalgamating the lands of the Proposed Lay-Out in accordance with the provisions of the Act and the Rules. The Allottee confirms that in accordance with the provisions of the Act and the Rules, the Promoter shall be entitled to amend, modify, vary, alter, increase, decrease (as the case may be), the said Building and layout plans and specifications of the said Building, floor plans and/or the dimension or location of the parking spaces, utility area relocating/realignment of the water, power, sewage, STPs, telephone and other services and utility connections and lines, overhead/underground tanks, pumps, open spaces, garden spaces and all or any other common areas, amenities and facilities and/or varying the location of the access to the said Building/the said Project Land as may be required by the Promoter towards product improvement, design, specifications, services, facilities, amenities, facade, elevation, layout, RG/common areas, infrastructure, features of the said Proposed Lay-Out including for loading the full development potential and optimum use of the Property, adjacent lands and/or as may be required by the Planning Authorities.

16) **MAINTENANCE OF SEPARATE ACCOUNT:** The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or company or towards the cut goings, legal charges and shall utilize the same only for the purposes for which they have been received.



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17) **RESTRICTED RIGHT:** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said Project Land and the said Building or any part thereof. The Allottee shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter, except the Promoter's Area Entitlement until the structure of the said Building is transferred to the Society and until the Proposed Lay-Out is transferred to the Federation of society as hereinbefore mentioned.

18) **THE PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After execution of this Agreement the Promoter and/or the Developer shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law, for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee, who has taken or agreed to take such Apartment. However, the Promoter and the Developer shall entitled to mortgage or create a charge on their respective unsold flats/shops out of the Promoter's area Entitlement/the Promoter's Area Entitlement.

19) **ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment.

20) **RIGHTS OF THE PROMOTER :**

22.1 It is expressly agreed that the right of the Allottee under this Agreement is only restricted to the said Apartment agreed to be sold by the Promoter to the Allottee and it is agreed by the Allottee that all other premises allocated



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to the Promoter by the Developer shall be the sole property of the Promoter and the Promoter shall be entitled to sell or deal with the same without any reference or recourse or consent or concurrence from the Allottee in any manner whatsoever.

22.2 Subject to the provisions of the Act, the Promoter shall be at liberty and be entitled to amend the Proposed Lay-Out plan, the building plans, other Approvals for, including but not limited to:-

22.3 The Allottee hereby grants his/her/their irrevocable authority, permission and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or allot or otherwise dispose off the flats/shops allocated to the Promoter and also the FSI forming part of the said Property and/or the said Building or appurtenant thereto including for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Promoter.

22.4 Notwithstanding the other provisions of this Agreement, there may be various amenities and facilities in the said Property/Proposed Lay-Out, which will be used by all the units/flats/premises holders in the said Property. In view thereof, the Promoter shall be entitled to nominate or appoint any person ("project management agency") to manage the operation and maintenance of the said Proposed Lay-Out including but not limited to the said Building, premises and the infrastructure, common amenities and facilities of the said Property, STPs, garbage disposal system and such other facilities that the Promoter of Buildings in the Lay-Out may be required to install, operate and maintain till the last Building in the Last Sector is developed and occupation certificate thereof is obtained from the Planning Authority in that regard. The Promoter shall have the authority and discretion to negotiate with such project management agency and to

enter into and execute a formal Agreement/s for maintenance and management of infrastructure with it/them. The Promoter may enter into agreements with any other company or Society as may be necessary for effective, full and efficient management of the infrastructure, common amenities and facilities of the Property. It is hereby clarified that amenities and facilities provided outside the said Building shall also be



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used by the other units/flats/premises holder in the said Property and the Allottee hereby agrees and undertakes not to raise any dispute or objection in this regard.

- 22.5 In such event, the Allottee agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the project management agency, including without limitation, payment of the Allottee's share of the project management fee as aforesaid, that may become payable with respect to the operation and maintenance of the said Project Land, the said Building, the Common Areas/Amenities and Facilities. It is hereby clarified that upon receiving written instructions from the Promoter, the Allottee shall pay the fee to the Promoter/Promoter.
- 22.6 It is hereby clarified that the Promoter shall not be responsible, accountable or liable in any manner whatsoever to any person including the Allottee, the Promoter, the society and/or the Apex Body for any act, deed, matter or thing committed or omitted to be done by the Promoter/project management agency and/or any such other agency, firm, corporate body, Society, association or any other person/s in due course of such maintenance, management, control and regulation of the said Project Land and/or the said Proposed Lay-Out.
- 22.7 In the event of the Society formed and registered before the sale and disposal by the Promoter of all the premises allocated to the Promoter in the said Building, the power and authority of the Society so formed or that of the Allottee and the purchasers of other flats/shops in the said Building shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said Building. The Promoter shall have the absolute authority and control as regards the unsold premises allocated to the Promoter and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes at actuals in respect of the unsold premises of allocated flats/shops in the said Building. If the Society is formed before the disposal by the Promoter of all the premises allocated to the Promoter, then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold premises and



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as and when such premises are sold, the Society shall admit such purchaser as the member/s without charging any premium or extra payment.

22.8 Till the entire development of the entire land is completed, the Allottee shall not interfere in any manner in any work of development or construction and the Developer alone shall have full control, absolute authority and say over the un-allotted areas car parking spaces, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Property/the Proposed Lay-Out and the Allottee shall have no right or interest in the enjoyment and control of the Promoter in this regard.

22.9 The Allottee is aware that the Promoter and the Developer will be developing the Entire land on such terms and conditions as the Promoter may deem fit and shall be entitled to all the benefit of FSI or any such entitlements for the beneficial and optimum use and enjoyment of the same in such manner as the Promoter deem fit and in accordance with the provisions of the Act the Promoter shall be entitled to grant, offer, upon or in respect of any portion of the said Property, to such affiliates, co-developer or the joint venture, all such rights, benefits, privileges, easements etc. including right to draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and/or other services in the said Property right to use and enjoy all the amenities and facilities provided and/or agreed to be provided in the said Property and the said Building for the more beneficial and optimum use and enjoyment of other areas forming part of the said Property in such manner as may be desired by the Promoter and the Allottee expressly and irrevocably consent/s to the same.

22.10 In accordance with the provisions of the Act, the Promoter shall be entitled to make variations in the Proposed Lay-Out, amenities and specifications, connections, facilities and underground water tanks, pumps, recreation and other dimension as the Promoter deems fit.

In accordance with the provisions of the Act, the Promoter shall be entitled to make such changes in the building plans of the Proposed Lay-out as the



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Promoter may from time to time determine and as may be approved by the Sanctioning Authorities.

- 22) **RIGHT TO AMEND:** This Agreement may only be amended through joint written consent of both the Parties.
- 23) **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Building shall equally be applicable to and enforceable against any subsequent Purchaser of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.
- 24) **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 25) **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other flats/shops purchasers in the said Building, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the apartments in the said Building.
- 26) **FURTHER ASSURANCES:** All Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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27) **PLACE OF EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at their Office, or at some other place, which may be mutually agreed between the Promoter, the Promoter and the Allottee, after the Agreement is duly executed by the Allottee, the Promoter and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Palghar.

28) **PRESENTATION FOR REGISTRATION:** The Allottee, the Promoter shall present this Agreement as well as the conveyance/assignment of lease in favour of the federation of society at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter and/or the Promoter will attend such office and admit execution thereof.

29) **SERVICE OF NOTICES:** That all notices to be served on the Allottee, the Promoter and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee, the Promoter or the Promoter, by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

(a) Name and address of Allottee :-

MR./MRS./MISS _____

Same as ABOVE -

(b) Name and address of Promoter :-

MR. HARDIK DAYANAND PATIL,

Residing at Swagat Bungalow, Vartak Ward,

Near Mira Vidyalaya School, Virar (West),

Taluka Vasai, District : Palghar

It shall be the duty of the Allottee, the Promoter to inform each other of any change in address and mail-ID subsequent to the execution of this



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Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter, the Promoter or the Allottee, as the case may be.

- 30) **JOINT ALLOTTEES:** That in case there are Joint Allottee all communications shall be sent by the Promoter and/or the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee. If there is more than one Allottee named in this Agreement, all obligations hereunder of such Allottee shall be joint and several.
- 31) **DISPUTE RESOLUTION:** If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of each Party hereunder, then the aggrieved Party shall notify the other Parties in writing thereof and the Parties shall endeavor to resolve and settle the same by amicable mutual discussions and agreement. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 32) **PROMOTERS LIABILITY TO PAY CONSIDERATION AMOUNT TO THE PROMOTER :** The Promoter agrees, declares and represents that the Promoter shall immediately transfer the consideration amount of the said Apartment received from the Allottee in the Designated Escrow Bank Account of the Promoter to the Bank Account of the Promoter . The Promoter agrees, declares and represents that the Promoter shall obtain necessary certificates from his Chartered Accountant for the purpose of transferring the consideration amount to the Bank Account of the Promoter within 3 (three) days from the date of receipt of such amount to the Designated Escrow Bank Account.



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33) **CONFIDENTIALITY:**

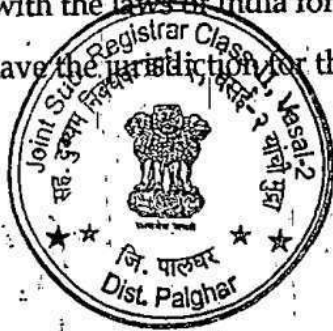
37.1 The Allottee - hereto agrees that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Promoter. The confidentiality obligations under this Clause shall survive even after handing over the possession of the Apartment and is legally binding on the Allottee and shall always be in full force and effect.

37.2 The Allottee shall not make any public announcement regarding this Agreement without prior consent of the Promoter and the Promoter .

37.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- (i) such disclosure is required by law or requested by any statutory or regulatory or judicial/ quasi-judicial authority or recognized self-regulating Society or other recognized investment exchange having jurisdiction over the Parties; or
- (ii) such disclosure is required in connection with any litigation; or
- (iii) such information has entered the public domain other than by a breach of the Agreement.

34) **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Vasai courts will have the jurisdiction for this Agreement.



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SCHEDULE 'A'

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels of N.A. land bearing Survey No.233, Hissa No. 1/1, admeasuring are 3220.00 sq. meters, assessed at Rs. 2383.00 Paise, Survey No. 233, Hissa No. 1/2, area 870 sq. meters, assessed at Rs. 644 sq. meters, lying being and situate at Village VIRAR, Taluka Vasai, District : Palghar, within the area of Sub-Registrar at Vasai.

SCHEDULE 'B'

THE SECOND SCHEDULE ABOVE REFERRED TO FLAT

Flat No.- 904, on the 9th Floor, admeasuring - 34.92 Square metres + flower bed area 4.64 sq. meters, in Building No. 1 known as "VIDYA AVENUE" and Stilt Area/Parking/Compound Parking bearing No. 111 on Ground Floor, constructed on N.A. land bearing Survey No.233, Hissa No. 1/1, admeasuring are 3220.00 sq. meters, assessed at Rs. 2383.00 Paise, Survey No. 233, Hissa No. 1/2, area 870 sq. meters, assessed at Rs. 644 sq. meters, lying being and situate at Village VIRAR, Taluka Vasai, District : Palghar, within the area of Sub-Registrar at Vasai.

LIST OF AMENITIES

- * Full ceramic vitrified reputed companies flooring 32" x 32" tiles in all rooms with skirting.
- * Black (if not available alternate colour) Granite kitchen platform with S.S. sink & kitchen Trolley with kitchen cabinet.
- * Full Decorative Rectified tiles over kitchen platform
- * Heavy section powder coated aluminum sliding windows with Mosquito net in bedroom.
- * Decorative main door with Latch.
- * Concealed copper electric wiring with modular switches
- * Concealed plumbing with 'CPVC' class pipe-fitting.



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- * Distribution board with MCB.
- * Full tiles in W. C. & bathrooms with reputed Co. waterproof doors.
- * Reputed Company's plumbing fitting for all Toilets, Bathrooms & Kitchen.
- * Cable point in Living Room with musical Door Bell for every flat.
- * Cement based putty for internal walls.
- * Gypsum coating to wali & attractive paint in all rooms.
- * A.C. point in Bedroom.
- * Fall ceiling in Living Room.
- * Dry Balcony area in kitchen with washing machine point.
- * Water purifier point.
- * Generator Backup
- * C.C. TV Camera at entrance gate
- * Terrace to have special water proofing.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Vasai, Dist: Palghar, in the presence of attesting witness, signing as such on the day first above written.

SEALED, SIGNED AND DELIVERED)
 By the within named "THE PROMOTER/S")
MR. HARDIK DAYANAND PATIL)
 in the presence of)



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SEALD, SIGNED AND DELIVERED)
 By the within named "THE ALLOTTEE/S")

1) SURAJ MILIND PAWAR



2) SONALI MILIND PAWAR



in the presence of

1. _____
 2. _____

RECEIPT

Received of and from the Purchaser/s the sum of Rs. 1,50,000/-
 (Rupees ONE LAKH FIFTY THOUSAND Only) as
 and by way of Part / Full payment against sale of above referred flat.

DATE	AMOUNT	CH.NO.	BANK NAME
8/12/23	1,00,000/-	NEFT	HDFC BANK
8/12/23	50,000/-	NEFT	HDFC BANK

WITNESSES:-

1. _____
 2. _____

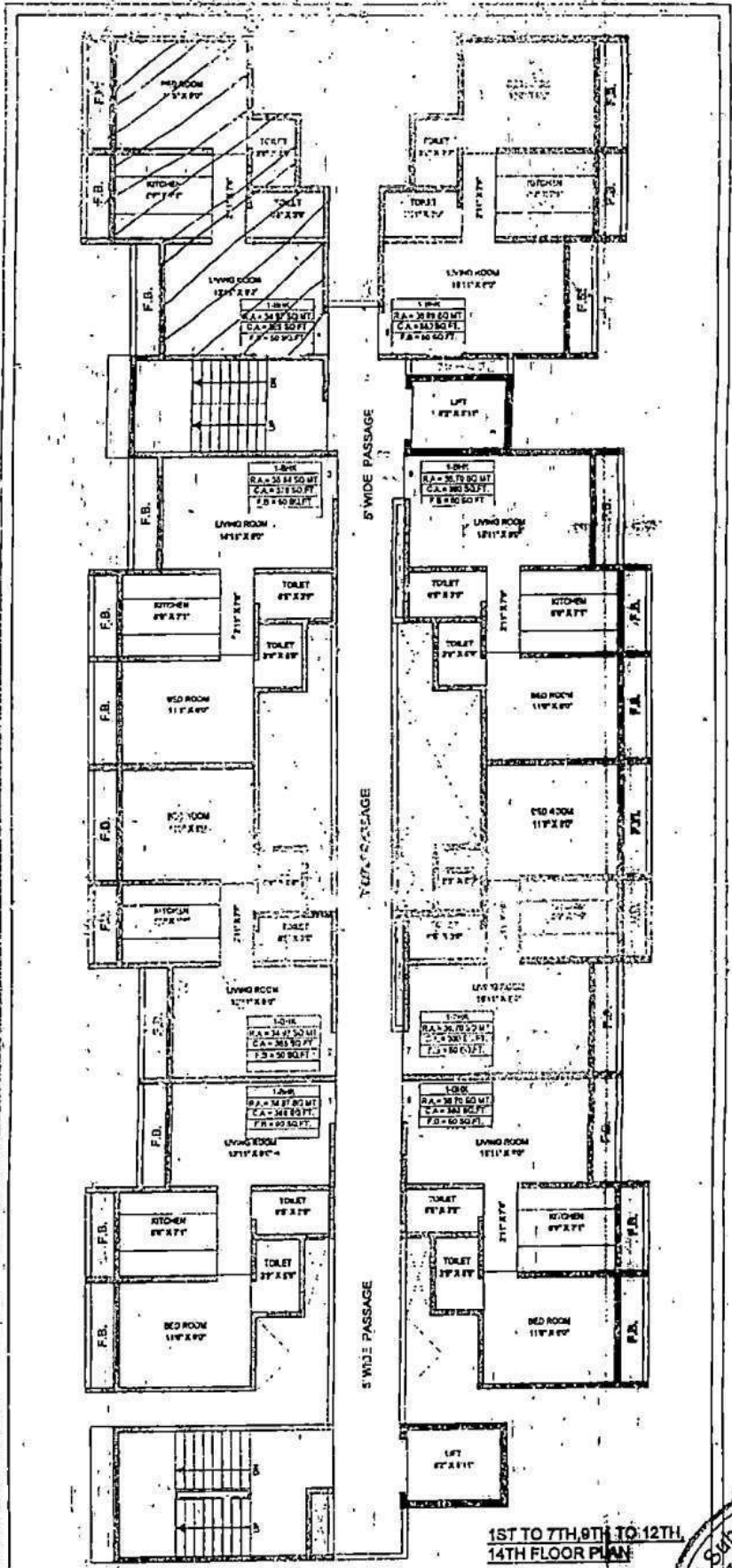
I/WE SAY RECEIVED

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PROMOTER/S



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BUA AREA :- 4453.886 SQ.FT.
 BUA AREA :- 413.780 SQ.MT.

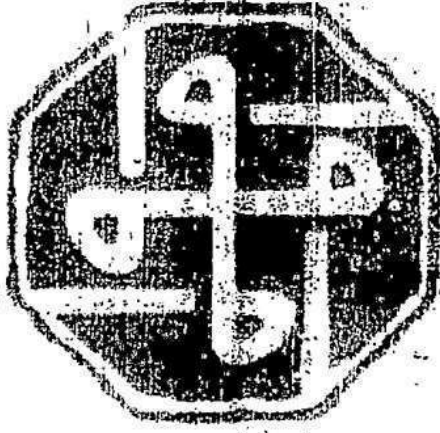
1ST TO 7TH, 9TH TO 12TH,
 14TH FLOOR PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON
 S.NO-233, S.NO-234, S.NO-235, S.NO-236, S.NO-237, S.NO-238
 TAL:VASAI, DIST: PALGHAR

KULDEEP
 PUNE ARCHITECTS



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18/05/2022

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दुय्यन निबंधक : सह दु.नि.वसई 5
दस्त क्रमांक : 7587/2022
नोंदणी :
Regn:63m

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	74664000
(3) बाजारभाव(भाडे/दस्त्याच्या वायविलेखाकार अकारणी देतो की पट्टेदार ते नोंद करवें)	42605500
(4) भू-मापन, गीट/हिस्ता व घरे/मांक (अनल्यास)	१) पाकिसे नांदे/वसई विरार महानगरपालिका इतर वर्णन :; दतर माहिती: गाव नीजे विरार, सव्हे नं 233, हिस्ता नं 1/1, क्षेत्र 3220.00 चौ मी, अकारणी 2383.00 रु पेस, सव्हे नं 233, हिस्ता नं 1/2, क्षेत्र 970.00 चौ मी, अकारणी 644.00 चौ मी या मिळकतीवरील विलेख नं 1, एफएसआय एरिया 5865.01 चौ मी या मिळकतीचा विकसनकरार (अभिनिर्णय प्र.क्र.202/2022, दि.26/04/2022, जा.क्र.4349/2022, दि.13/05/2022, जन्वये मु.शु. 3733200/- वसूल) ((Survey Number : सव्हे नं 233, हिस्ता नं 1/1, 1/2 ;))
(5) शेवटचा	1) 5866.01 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- हार्दिक दयानंद पाटील -- वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: स्वागत बंगलो, वसई रोड, हिरा विद्यालया शाळे जवळ, विरार प, ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AWCPP3932E
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. श्रीसंमर्थ रियल्टर्स तर्फे भागीदार मनोज ठक्कर -- वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी/0, मंदार एन्वेल्यु, ग्लोबल सिटी, डोंगरे, विरार प, ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AERFS2106N
(9) दस्तावेज करून दिल्याचा दिनांक	13/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	13/05/2022
(11) अनुक्रमांक, खंड, व पृष्ठ	7587/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3733200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकन: गाडी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आचरताना निवडलेला अनुच्छेद:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

(i) within the limits of any Municipal Corporation or other local authority and is annexed to it

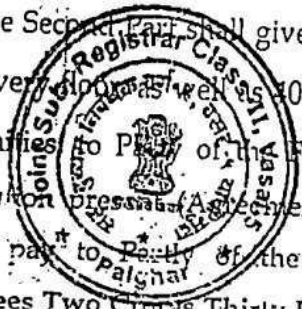


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वसई क्र. - ५
दस्त क्र. ७५७७ / २०२२
१२ - २५

expenses/charges is mentioned in VVCMC permission which attached herewith.

- The Party of the Second Part is agreed and accepted, that he should construct the said property as per the permission bought by party of the First Part, from Vasai - Virar City Municipal Corporation, Vide No. VVCMC/TP/VP-6296/234/2021 - 22, Dated 21-/09/2021. It will not make any change therein.
- Party of the Second Part has to Register "Rera" as per the Permission bought by Party of the First Part, Vide No. VVCMC/TP/VP-6296/234/2021 - 22, Dated 21-/09/2021. From Vasai - Virar Municipal Corporation, and any objection is raised therein, then Second Part has to rectify and has clear the same and he should take care not to suffer the Party of the First Part.
- As per the agreement between both the parties the Party of the Second Part shall give 40% construction area (Flats) on every plot as well as 40% parking area along with all amenities to Party of the First Part. Also at the time of execution present (Agreement) Party of the Second Part shall pay to Party of the First Part Rs. 2,30,70,500/- (Rupees Two Crores Thirty Lakh Seventy Thousand Five Hundred Only) being the security deposit. The receipt thereof is attached with the said agreement.
- Party of the First Part will gate 40% area being Corporation, from the Party of the Second Part. Out of total security deposit, the sum of Rs. 57,06,725/- (Rupees Fifty Seven Lakh Six Thousand Seven Hundred Twenty Five Only) is non refundable amount and refundable security deposit amount is Rs. 1,73,63,775/- (Rupees One Crores



वसई क्र.-२
 29/20 ४२ २०

SR.NO. २०२३	FLAT NO.
1)	101
2)	102
3)	105
4)	205
5)	208
6)	301
7)	305
8)	308
9)	402
10)	403
11)	405
12)	501
13)	502
14)	505
15)	605
16)	606
17)	608
18)	704
19)	705
20)	708
21)	802
22)	804
23)	805
24)	806
25)	901
26)	902
27)	903
28)	904
29)	905
30)	906
31)	1001
32)	1101
33)	1104
34)	1105
35)	1201
36)	1205
37)	1207
38)	1301
39)	1302
40)	1303
41)	1401
42)	1402
43)	1403
44)	1405

वसई क्र.-५
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वसई क्र.-२		
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P99000046337**

Project: **VIDYA AVENUE**, Plot Bearing / CTS / Survey / Final Plot No.: **S NO 233, H NO 1/1, 1/2 at Vasai-Virar City (M Corp), Vasai, Palghar, 401305;**

1. Shree Samarth Realtors having its registered office./ principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401303.
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 22/06/2022 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.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 22-06-2022 12:52:53

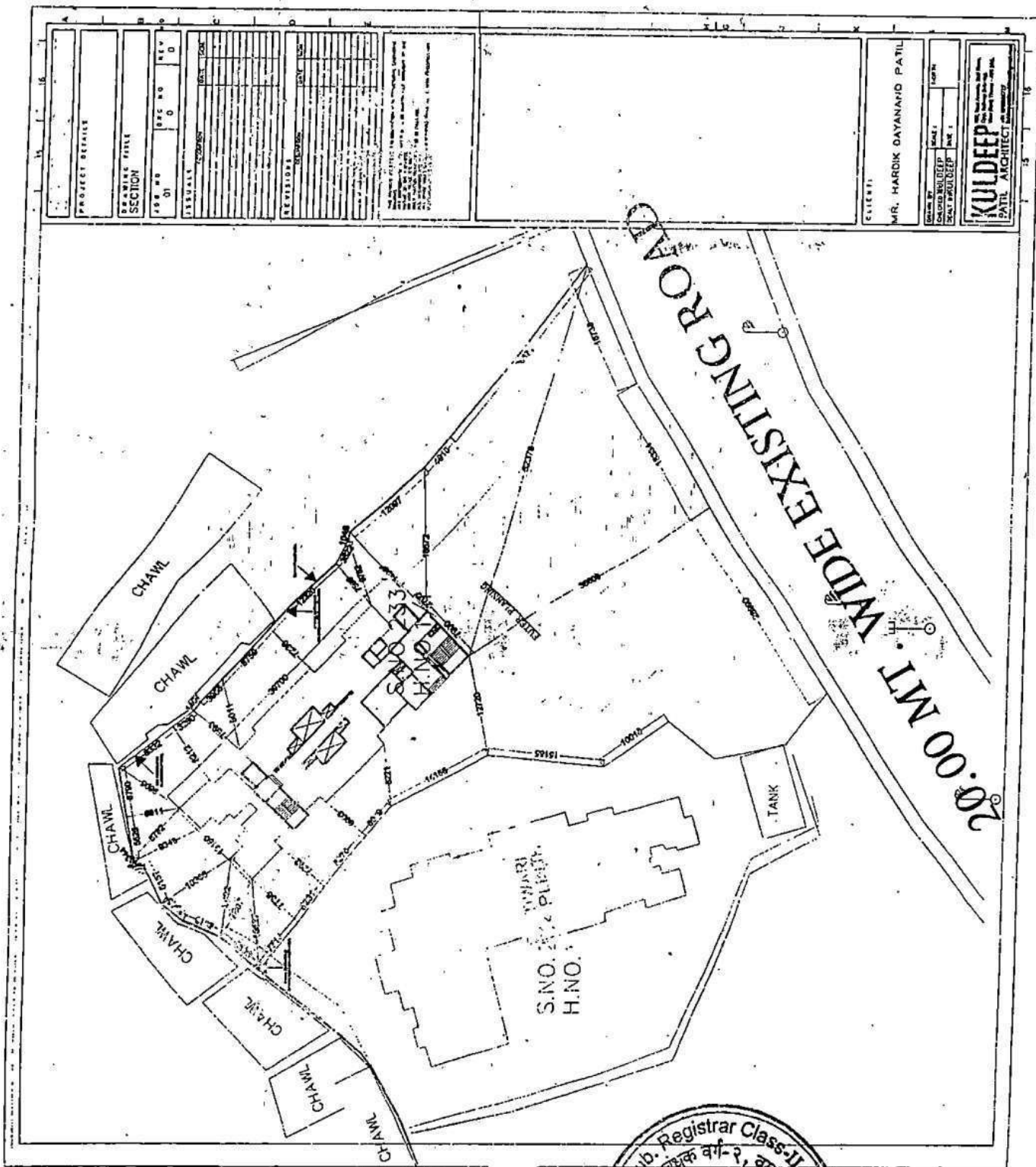
Dated: 22/06/2022
Place: Mumbai

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



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PROJECT DETAILS	
PROJECT NO.	01
SECTION	01
DATE	01/01/2023
SCALE	1:100
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

CLIENT: MR. HARDIK DAYANAND PATIL

ARCHITECT: KULDEEP PATIL ARCHITECT

SCALE: 1:100

DATE: 01/01/2023



Mr. Sanjay Samel,
(M.Com., L.L.B.)
Advocate, High Court,
Mumbai.

Office : Shop No. 09, Nutan Vinayak
Apt., Veer Savarkar Road, Chandansar,
Virar (East), Tal. Vasai, Dist. Palghar.
Pin Code :- 401-303. वसई क्र. - २

29020	84	00
R.P.A./COURIER/BY HAND. २०२३		

Date :- 03/06/2022.

TITLE CLEARANCE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated title in respect of all that pieces and parcels of Non-Agriculture land bearing Survey No.233, Hissa No.1/1, (Old Hissa No.1), admeasuring R.Sq.Mt.32.20.00, assess at Rs.2383.00 and Survey No.233, Hissa No.1/2 (Old Hissa No.1), admeasuring R.Sq.Mt.8.70.00, assess at Rs.644.00 lying, being and situate at Village Virar, Taluka : Vasai, District : Palghar (Old : Thane) within limits of Sub-Registrar, Vasai - 2 (Virar). (hereinafter for the sake of brevity is referred to as the "said lands"). In 7/12 extract said lands are standing in the name of Shri.Hardik Dayanand Patil.

That vide Mutation Entry No 1455 dated 24/02/1943, it is recorded that Bavtis Pascu Rumao expired about 4 years ago leaving behind him Sons Zuzu Bavtis, Vitur Bavtis and Zyav Bavtis and name of Zuzu Bavtis is recorded as head of joint family i.e.पु.कु.पु in respect of land bearing Survey No.233, Hissa No.1 of Village Virar, Tal.Vasai.

That vide Mutation Entry No.9379 dated 27/03/1996, it is recorded that Zuzu Bavtis Rumao expired on 09/11/1986 leaving behind him following legal heirs-namely 1)Elis Zuzu Rumav, 2)Lujan D'Souza, 3)Koshav Damel, 4)Tereja Dabre, 5)Pili Sanjyav Damel, 6)Sisilyia Pascol D'Cunha, 7)Roja Louis Rodrigues and 8)Janubai Juzu Rumao, accordingly name of deceased was deleted and name of legal heirs are recorded in 7/12 extract of Survey No.233, Hissa No.1 of Village Virar, Tal.Vasai.

That vide Mutation Entry No.10259 dated 13/07/2003, it is recorded that Elis Zuzu Rumao, Lujan D'Souza, Koshav Damel, Tereja Dabre, Pili Damel, Sisiliya D'Cunha, Roza Rodrigues, Janubai Zuzu Rumao, Bistur Bavtis Rumao, Zyav Bavtis Rumao entered into Partnership Deed dated 11/07/2003 with Dayanand Damodar Patil for consideration of Rs.4,50,000/- therefore land bearing Survey No.233/1 of Village Virar, Tal.Vasai is recorded jointly as per their share.

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That vide Mutation Entry No.10278 dated 31/07/2003, it is recorded that Elis Zuzu Rumao, Lujan D'Souza, Koshav Damel, Tereja Dabre, Pili Damel, Sisiliya D'Cunha, Roza Rodrigues, Janubai Zuzu Rumao, Bistur Bavtis Rumao, Zyav Bavtis Rumao executed Registered Partnership Release Deed dated 25/07/2003, registered before Sub-Registrar, Vasai -2, for transferring their share in Survey No.233, Hissa No.1 of Village Virar, Tal.Vasai in favour of Dayanand Damodar Patil.

That vide Mutation Entry No.12941 dt.10/08/2018, it is recorded that in pursuance of Letter क. गहमल/काश/तेर/एन.पति/कावि/३६४/२०१७ दि.२८.१२.२०१७ of Tahsildar, Vasai and payment of Non-agriculture assessment and Conversion Tax vide Challan No.MH00850348 dt.28/12/2017 for Plot No.72/-, land bearing Survey No.233/1 Village Virar, Tal.Vasai is recorded as Non-agriculture subject to conditions mentioned in said Letter.

That vide Mutation Entry No.13095 dt.02/03/2019, it is recorded that in pursuance of Letter क. गहमल/काश/तेर/जमिनबाब/कावि/२७६२/२०१९ दि.०१/०३/२०१९ of Tahsildar, Vasai, in other rights column entry about Non agriculture use of land for Residential purpose and payment of Conversion Tax is recorded and entry of residential and commercial purpose is deleted in respect of land bearing Survey No.233/1 of Village Virar, Tal.Vasai.

That Shri.Dayanand Damodar Patil executed Gift Deed dated 27/03/2019 in favour Shri.Hardik Dayanand Patil in respect of land admeasuring R.Sq.Mts.39.30.00 out of land admeasuring R.Sq.Mts.43.0000 bearing Survey No.233, Hissa No.1 Village Virar, Tal.Vasai. The said Gift Deed is registered in the Office of Joint Sub-Registrar, Vasai -2 at Document Sr.No.3942/2019. In pursuance of said Gift Deed, Mutation Entry No.13121 dated 28/03/2019 was approved and name of Shri.Hardik Dayanand Patil was recorded in 7/12 extract in respect of land admeasuring R.Sq.Mts.39.00.00.

That vide Mutation Entry No.13410 dated 07/11/2020, it is recorded that in pursuance of order क. गहमल/काश/तेर/हमनबाब/कावि/२०२० दि.३०/०६/२०२० of Competent Authority Tahsildar, Vasai old 7/12 extract is cancelled and new 7/12 extract are created as under.

- Old 7/12 extract :-
 Survey No.233/1 N.A. Area 43.0000 R.Sq.Mts.
 New 7/12 extracts :-
 Survey No.233/1/1, Name : Hardik Dayanand Patil, Area : 32.2000 R.Sq.Mts., assessment Rs.2383.00
 Survey No.233/1/2, Name : Hardik Dayanand Patil, Area : 8.7000 R.Sq.Mts., assessment Rs.644.00
 Survey No.233/1/3, Name : Dayanand Damodar Patil, Area : 2.1000, R.Sq.Mts., assessment Rs.155.00.



वसई क्र.-२		
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Mr.Sanjay Samel,
(M.Com, L.L.B.)
Advocate, High Court,
Mumbai.

Office : Shop No. 09, Nutan Vinayak
Apt., Veer Savarkar Road, Chandansar,
Virar (East), Tal.Vasai, Dist.Palghar.
Pin Code :- 401 303.

R.P.A.D/COURIER/BY HAND

That Vasai Virar City Municipal Corporation vide its Letter bearing No.VVCMC/TP/CC/VP-6296/234/2021-22 dated 21/09/2021 granted Commencement Certificate for construction of Residential Building No.1 of Ground + Stilt + 14 of 110 Flats having built up Area 5866.01 Sq.Mts. on land bearing Survey No.233, Hissa No.1/1 and Hissa No.1/2 of Village Virar, Tal.Vasai, Dist.Palghar.

That Shri.Hardik Dayanand Patil executed Road Agreement (Without Consideration) dated 10th March, 2022 in favour of M/s Shree Construction through its Partner Shri.Santosh M.Tiwari granting 12 meter wide road for ingress and egress to the land bearing Survey No.234, Hissa No.1, Area 2170 Sq.Mts., assess at Rs.1532.00 from land bearing Survey No.233, Hissa No.1/1, admeasuring 3220.00 Sq.Mts., assess at Rs.2383.00 and Survey No.233, Hissa No.1/2, admeasuring 870 Sq.Mts., assess at Rs.644.00 lying, being and situate at Village Virar, Taluka : Vasai, District : Palghar. The said Road Agreement is registered in the Office of Joint Sub-Registrar, Vasai - 5 at Document Sr.No.3792/2022.

That Shri.Hardik Dayanand Patil executed Lease Deed dated 04th May, 2022 in favour of Maharashtra State Electricity Distribution Company Limited through its Addl.Executive Engineer Mr.Mukund V.Deshmukh in respect of land admeasuring about 25.Sq.Mts. out of land bearing Survey No.233, Hissa No.1/1, admeasuring 3220.00 Sq.Mts., assess at Rs.2383.00 and Survey No.233, Hissa No.1/2, admeasuring 870 Sq.Mts., assess at Rs.644.00 lying, being and situate at Village Virar, Taluka : Vasai, District : Palghar. The said Lease Deed is registered in the Office of Joint Sub-Registrar, Vasai -2 at Document Sr.No.7628/2022.

That Shri.Hardik Dayanand Patil vide Development Agreement dated 13th May, 2022 granted development rights in favour of M/s Shree Samarth Realtors, a Partnership Firm through its Partner Shri.Manoj P.Thakkar for construction of Residential Building No.1 of Ground + Stilt + 14 of 110 Flats having built up Area 5866.01 Sq.Mts. on land bearing Survey No.233, Hissa No.1/1 and 1/2 of Village Virar, Tal.Vasai, Dist.Palghar on terms and conditions mentioned in said Development Agreement. The said Development Agreement is registered in the Office of Joint Sub-Registrar, Vasai - 5 at Document Sr.No.7587/2022.



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That I have caused search to be taken in office of Sub-Registrar, Vasai vide Challan No.MH002832290202223E dt.03/06/2022 in respect of Said Lands. For that I have issued Search Report dt.03/06/2022. That in Search, total Six Entries are found, the details of said Six Entries are given in Search Report. This Title Clearance Certificate be read alongwith Search Report dt.03/06/2022 issued by me.

Subject to the above stated facts and documents referred above, On Perusal revenue records i.e.7/12 extracts and 6/12 extracts as well as Search Report dated 03/06/2022 and Documents provided to me, I am of the opinion that title of Shri.Hardik Dayanand Patil in respect of Non-Agriculture land bearing Survey No.233, Hissa No.1/1, admeasuring R.Sq.Mt.32.20.00, assess at Rs.2383.00 and Survey No.233, Hissa No.1/2, admeasuring R.Sq.Mt.8.70.00, assess at Rs.644.00 lying, being and situate at Village Virar, Taluka : Vasai, District : Palghar, within limits of Joint Sub-Registrar, Vasai - 2 (Virar) appears to be clear and marketable and free from any encumbrance and reasonable doubt.

Note :-

1.This Title Certificate is issued subject to the Torn and missing Pages of Index II in the Office of Sub-Registrar, Vasai as well as documents provided to me.

(Shri.Sanjay Samel,
Advocate)

SANJAY SAMEL

M.Com., LL.B.

Advocate High Court

A-104, Govind Apt; Opp. Gadkari Nagar,

Upper Savarkar Road, Chandansar,

Virar (E); Dist: Palghar - 401 303

Reg. No. MAH/6002/2015



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Mr. Sanjay Semel,
(M.Com, L.L.B.)
Advocate, High Court
Mumbai.

Office : Shop No. 69, Nutan Vinayak
Apt, Near Navarikar Road, Chandansar,
Virar (Old Tal. Vasai), Dist. Palghar.
Pin Code : 401 303.

R.P.A.D/COURIER/BY HAND.

Date :- 03/06/2022

SEARCH REPORT

THIS IS TO CERTIFY THAT I have caused search to be taken in office of Sub-Registrar, Vasai vide Challan No.MH002832290202223E dt.03/06/2022 in respect of all that pieces and parcels of Non-Agriculture land bearing Survey No.233, Hissa No.1/1 (Old Hissa No.1) admeasuring R.Sq.Mt.32.20.00, assess at Rs.2683.00 and Survey No.233, Hissa No.1/2,(Old Hissa No.1) admeasuring R.Sq.Mt.8.70.00, assess at Rs.644.00 lying, being and situate at Village Virar, Taluka : Vasai, District : Palghar (Old : Thane) within the limits of Sub-Registrar, Vasai - 2 (Virar).

I have caused search to be taken from year 1952 to 03/06/2022. The details whereof year wise are given below :-

Sr.No.	Year	Finding Printed/Photo
1.	1952	Nil
2.	1953	Nil
3.	1954	Nil
4.	1955	Nil
5.	1956	Nil
6.	1957	Nil
7.	1958	Nil
8.	1959	Nil
9.	1960	Pages of Index II are torn
10.	1961	Nil
11.	1962	Thane Data Entry
12.	1963	Nil
13.	1964	Pages of Index II are torn
14.	1965	Nil
15.	1966	Nil
16.	1967	Nil
17.	1968	Pages of Index II are torn
18.	1969	Nil
19.	1970	Nil
20.	1971	Nil
21.	1972	Nil
22.	1973	Pages of index II are torn



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23.	1974	Pages of Index II are torn
24.	1975	Pages of Index II are torn
25.	1976	Pages of Index II are torn
26.	1977	Pages of Index II are torn
27.	1978	Pages of Index II are torn
28.	1979	Pages of Index II are torn
29.	1980	Pages of Index II are torn
30.	1981	Pages of Index II are torn
31.	1982	Pages of Index II are torn
32.	1983	Pages of Index II are torn
33.	1984	Pages of Index II are torn
34.	1985	Pages of Index II are torn
35.	1986	Pages of Index II are torn
36.	1987	Nil
37.	1988	Pages of Index II are torn
38.	1989	Pages of Index II are torn
39.	1990	Nil
40.	1991	Nil
41.	1992	Nil
42.	1993	Nil
43.	1994	Nil
44.	1995	Some Pages of Index II are torn
45.	1996	Some Pages of Index II are torn
46.	1997	Some Pages of Index II are torn
47.	1998	Some Pages of Index II are torn
48.	1999	Some Pages of Index II are torn
49.	2000	Some Pages of Index II are torn
50.	2001	Some Pages of Index II are torn
51.	2002	Nil
52.	2003	Entry 1 and Entry 2
53.	2004	Nil
54.	2005	Nil
55.	2006	Nil
56.	2007	Nil
57.	2008	Nil
58.	2009	Nil
59.	2010	Nil
60.	2011	Nil
61.	2012	Nil
62.	2013	Nil
63.	2014	Nil
64.	2015	Nil
65.	2016	Nil
66.	2017	Nil
67.	2018	Index II not ready for inspection
68.	2019	Entry 3
69.	2020	Nil
	2021	Nil
	2022	Entry 4, Entry 5 and Entry 6



Handwritten signature

वार्ड क्र. २

29/07/03

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Mr. Sanjay Samel,
(M.Com, L.L.B.)
Advocate, High Court,
Mumbai.

Office: Shop No. 09, Nutan Vinayak
Apt., Veer Savarkar Road, Chandansar,
Virar (East), Tal. Vasai, Dist. Palghar.
Pin Code :- 401-303.

R.P.A.D./COURIER BY HAND.

...3...

Entry 1 :- Deed dated 10/07/2003.

Document Sr.No.3597/2003, Joint Sub-Registrar, Vasai - 2.

Party of First Part : Mr. Dayanand D. Patil.

Parties of Second Part : Mr. Elis Zuzu Rumao.

Mrs. Luzan G.D' Souza.

Koshav Visha Damel.

Mrs. Tereja Dabre

Pili Sanjyav Dame

Sisiliya Pascol D'Souza.

Roza Luis Rodrigues

Janubai Zuzu Rumao

Vitur Bavtis Rumao

Zyav Bavtis Rumao.

Description of land :- Land admeasuring H.R.0-43-0.

Consideration :- 4,50,000/-

Date of Execution : 10/07/2003.

Date of Registration : 11/07/2003.

Entry 2 :- Deed of Retirement dated 25/07/2003.

Document Sr.No.3853/2003, Joint Sub-Registrar, Vasai - 2.

Party of First Part : Mr. Elis Zuzu Rumao.

Mrs. Luzan G.D' Souza.

Koshav Visha Damel.

Mrs. Tereja Dabre

Pili Sanjyav Damel

Sisiliya Pascol D'Souza.

Roza Luis Rodrigues

Janubai Zuzu Rumao

Vitur Bavtis Rumao

Zyav Bavtis Rumao.

Party of Second Part : Mr. Dayanand D. Patil.

Description of land :- Land bearing Survey No.233, Hissa No.1, Area

H.R.0-43-00, assess at Rs.8.50 Paise.

Village Virar, Tal. Vasai.

Consideration :- Rs.1/-

Date of Execution : 25/07/2003.

Date of Registration : 25/07/2003.



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Entry 3 :- Gift Deed dated 27/03/2019.
Document Sr.No.3942/2019, Joint Sub-Registrar, Vasai - 2.

Party of First Part i.e.
Document executed in favour : Shri.Hardik Dayanand Patil.

Party of Second Part i.e.
Document executed by : Shri.Hardik Dayanand Damodar Patil.

Description of land :- Land bearing Survey No.233, Hissa No.1; Area I.E.R.0-39-30 out of 0-43-00, Assess at Rs.318.00 Village Virar, Tal.Vasai.

Consideration :- 0/-
Date of Execution : 27/03/2019.
Date of Registration : 27/03/2019.

Entry 4 :- Agreement dated 10/03/2022.
Document Sr.No.3792/2022, Joint Sub-Registrar, Vasai - 5.

Document executed by : Shri.Hardik Dayanand Patil.
Document executed in favour : M/s Shree Construction through Partner Santosh M.Tiwari.

Description of land :- Road of 12 meter width for ingress and egress to land bearing Survey No.234, Hissa No1 from land bearing Survey No.233, Hissa No.1/1, Area 3220.00 Sq.Mts, assesment Rs.2383.00 and Survey No.233, Hissa No.1/2, Area 870 Sq.Mts., assessment Rs.644.00 Village Virar, Tal.Vasai.

Consideration :- 0/-
Date of Execution : 10/03/2022
Date of Registration : 11/03/2022.

Entry 5 :- Lease Deed dated 04/05/2022.
Document Sr.No.7628/2022, Joint Sub-Registrar, Vasai - 2.

Name of Lessor : Shri.Hardik Dayanand Patil.
Name of Lessee : Maharashtra State Electricity Distribution Company through its Add. Executive Engineer Mr. Mukund Deshmukh.

Description of land :- Land admeasuring 25 Sq.Mts. out of land bearing Survey No.233, Hissa No.1/1, Area 3220.00 Sq.Mts, assessment Rs.2383.00 and Survey No.233, Hissa No.1/2, Area, 870 Sq.Mts., assessment Rs.644.00 Village Virar, Tal.Vasai.

Consideration :- Rs.99/-
Date of Execution : 04/05/2022.
Date of Registration : 09/05/2022.

Handwritten signature



वसईक - २		
२९२०	५३	२०
२०२३		

Mr. Sanjay Samel,
(M.Com, L.L.B.)
Advocate, High Court,
Mumbai.

Office : Shop No. 09, Nutan Vinayak
Apt., Veer Savarkar Road, Chandansar,
Virar (East), Tal. Vasai, Dist. Palghar.
Pin Code :- 401 303.

R.P.A. COURIER BY HAND.

Entry 6 :- Development Agreement dated 13/05/2022.
Document Sr.No.7587/2022, Joint Sub-Registrar, Vasai - 5.
Document executed by: Shri.Hardik Dayananji Patil.
Document executed in favour of : M/s Shree Samarth Realtors through
Partner Shri.Manoj Thakkar.
Description of land :- Building No.1, F.S.I. admeasuring 5866.01
Sq.Mts. out of land bearing Survey No.233,
Hissa No.1/1 Area 3020.00 Sq.Mts., assessment
Rs.2383.00 and Survey No.233, Hissa No.1/2,
Area 870 Sq.Mts., assessment Rs.644.00
Village Virar, Tal.Vasai.

Consideration :- 74664000/-
Date of Execution : 13/05/2022.
Date of Registration : 13/05/2022.

Note :- The search is taken of available record of Index II in Sub-Registrar
Office and the same is subject to torn and missing pages of Index II.

(Shri.Sanjay Samel,
Advocate)

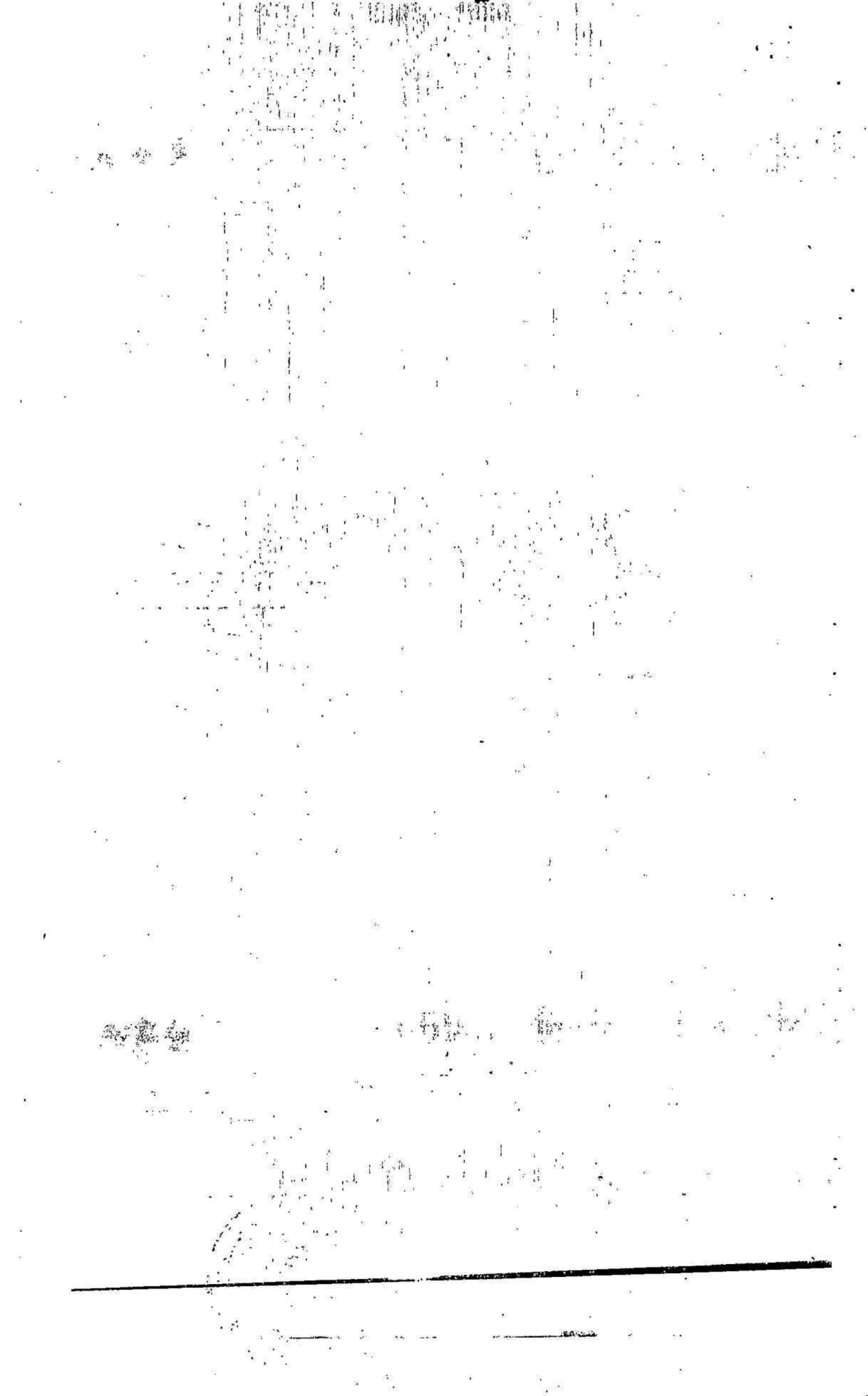
SANJAY SAMEL.

M.Com., LL.B.

Advocate High Court

A-404, Govind Apt/Dpp: Gadhani Nagar,
Veer Savarkar Road, Chandansar,
Virar (E) Dist Palghar - 401 303.
Reg. No. MAH/60072201.





वसई क्र.-२ अडवळ दिनांक : 11/11/20

29E20 48 00

भारतीय सरकार
गाव नमुना कारा (अधिकार अभिलेख पत्रक) **२०२३**

[भारतपुणे जमीन पदसुलु अधिकार अभिलेख आणि नोंदवण (समाज कालावधी सुधारणा) अधिनियम, १९७५] कार्यालय दिनांक ११/११/२०

गाव :- विरार (600000) तालुका :- वसाई जिल्हा :- पालघर
भूमापन क्रमांक व उपविभाग : 233/1/1

भू-धारणा पध्दती : भोगवटारदार वर्ग -1 सत्तावे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	छाते क्र.	भोगवटारदारचे नाव	क्षेत्र	आकार	पा.ख.	फ.पा.	कुल, खंड व इतर अधिकार
क्षेत्र एकक आर.ची.सी	1771	हार्दिक दयानंद पाटील	32.20.00	2383.00		(13446)	मु.प. गाव व खंड इतर अधिकार गवसिध व जलसिंचनाचे : नाही. विद्यमान भूमापन क्रमांक : 13446 व दिनांक : 11/11/2020
जमीन क्षेत्र							
घर क्षेत्र							
जमावटी							
सु.प.पत्रक क्र. (1455) (9379) (10259) (10178)							सर्व्वाधिकार भूमापन दिनांक :

गाव नमुना कारा (विक्रीचा नोंदवही)
[भारतपुणे जमीन पदसुलु अधिकार अभिलेख आणि नोंदवण (समाज कालावधी सुधारणा) अधिनियम, १९७५] कार्यालय दिनांक २५

गाव :- विरार (600000) तालुका :- वसाई जिल्हा :- पालघर
भूमापन क्रमांक व उपविभाग : 233/1/1

विकासाधीन क्षेत्राचा तपसुलु											सांगवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेज
मिश्र विकासाधीन क्षेत्र						निर्मित विकासाधीन क्षेत्र								
पट्टक पिके व प्रत्यक्षातील क्षेत्र														
वर्ष	हंगाम	मिश्रगावा संकेत क्रमांक	जल सिंचित	अजल सिंचित	निर्माणे नसले	जल सिंचित	अजल सिंचित	निर्माणे नसले	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	(१२)	(१३)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)			(१४)	(१५)
		आर. ची.सी	आर. ची.सी	आर. ची.सी	आर. ची.सी	आर. ची.सी	आर. ची.सी	आर. ची.सी	आर. ची.सी	आर. ची.सी		आर. ची.सी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रांमध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी मी भूमापन १५/- रुपये दिवामे."
दिनांक :- 12/11/2020
माहितीसाठी संपर्क :- 2721063342/11600068112020/188

(नाम - सी. चंद्रकांत एन.)
सत्तावे स्थानिक - विभाग :- वसाई जि :- पालघर
श्री. चंद्रकांत एन. सावंळ
सत्तावे स्थानिक विभाग क्र.-१
ता. वसाई, जि. पालघर



वसई क्र. - २

2020	YY	20
२०२०		

अंदाजे दिनांक : 11/11/2020



महाराष्ट्र शासन
 गाव नमुना खात (अधिकांश जमिलेले पत्रे)
 महाराष्ट्र जमीन मंडळ अधिकांश जमिलेले गाव नमुना खात (अधिकांश जमिलेले पत्रे) विषय, 1981 चालत दिवस 1.5.81 आणि २।

गाव :- विसर (600000)
 भूखण्ड क्रमांक व उपविभाग : 233/1/2
 जिल्हा :- पालघर

भू-धारण पध्दती :		संगवटापर घर्ग -1		गोळाचे स्थानिक नाव :		
क्र.	पत्रे व नमुनापत्रे	पत्रे क्र.	पत्रेवटावटारी	क्षेत्र	आकार	फ.पा.
1	1771	1771	संगवटापर घर्ग	8.70.00	844.00	(13446)
अंदाजे मूल्य	आर.प्री.पा.					
अंदाजे मूल्य	आर.प्री.पा.					
अंदाजे मूल्य	आर.प्री.पा.					
अंदाजे मूल्य	आर.प्री.पा.					

गोळाचे स्थानिक नाव : संगवटापर घर्ग (13446)
 अंदाजे मूल्य : 8.70.00
 आकार : 844.00
 फ.पा. : (13446)
 अंदाजे मूल्य : 8.70.00
 आकार : 844.00
 फ.पा. : (13446)
 अंदाजे मूल्य : 8.70.00
 आकार : 844.00
 फ.पा. : (13446)

गाव नमुना खात (पत्रे व नमुनापत्रे)
 महाराष्ट्र जमीन मंडळ अधिकांश जमिलेले गाव नमुना खात (अधिकांश जमिलेले पत्रे) विषय, 1981 चालत दिवस २।

गाव :- विसर (600000)
 भूखण्ड क्रमांक व उपविभाग : 233/1/2
 जिल्हा :- पालघर

वर्ष	हंगाम	मिथपाणा शकिल क्रमांक	मिथपाणा क्षेत्राचा उपलब्ध				निर्णय क्षेत्रातील क्षेत्र		संगवटापर उपलब्ध नसलेली जमीन		जल सिंचनचे साधन	शेरा
			जल सिंचित	अजल सिंचित	संगवटापर क्षेत्र	निर्णय क्षेत्र	स्वरूप	क्षेत्र				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)
			आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.	आर.प्री.पा.

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रात स्थित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी कोय प्रमाण 10/- रुपये दिनांक 13/11/2020
 सांकेतिक क्रमांक :- 2721000842116060091120201189"

तलाठी सजा विसर क्र.-१
 ता. वसई, जि. पालघर

<https://mahafarfar1.cnfights.com/cdn/Pgl/km/>



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तहसिलदार तथा कार्यकारी दंडाधिकारी वसई येथे कार्यालय

(महसूल शाखा)

किल्लाबंदर रोड, मालोडे-वसई गाव, ता.वसई, जि.पालघर, पिन ४०१२०१.

दुरध्वनी क्र. (०२५०) २२२२००७

क्र.महसूल/क.१/टे.१/जमिनवाव.१/कावि
प्रति,
तलाठी सजा - विरार

/एसआर ३६५/२०१७

दिनांक २५/१२/२०१७

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरून घेणेबाबत.

नावाचे क्षेत्र	स.नं/हि.नं	हे.आर	फोट खराबा	एकुण क्षेत्र (हे.आर)	पैकी परवानगी मागितलेले क्षेत्र
विरार	२३३/१	०.०३.०	०.००.०	०.४३.०	०.४३.०
	२३३/२ अ	०.०३.३	०.००.०	०.०३.३	०.०३.३
	२३४/१	०.२०.७	०.००.०	०.२०.७	०.२०.७
	२३४/२	०.१०.४	-०.००.०	०.१०.४	०.१०.४
	२३४/३	०.०४.८	०.००.०	०.०४.८	०.०४.८
	२३४/६	०.०३.३	०.०१.३	०.०३.३	०.०३.३
			एकुण	०.८५.५	०.८५.५

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र.

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७ दिनांक २१/०६/२०१७

श्री.दयानंद दामोदर पाटील व इतर २ रा. विरार वर्तकवॉर्ड हिरा विद्यालय शाळेजवळ ता.वसई जि.पालघर यांनी या कार्यालयात दिनांक ०३/०९/२०१७ रोजी अर्ज दाखल करून मौजे विरार ता.वसई येथील स.नं/हि.नं २३३/१, २३३/२/अ, २३४/१, २३४/३, २३४/२, २३४/६ एकुण एकत्रित क्षेत्र ०.८५.५ हे आर या जमिनीचे महाराष्ट्र शासनाचे संदर्भिय क्रमांक १ मध्ये नमूद अध्यादेशानुसार रहिवास व वाणिज्य प्रयोजनार्थ रुपांतरण कर व बिनशेती आकारणी करून मिळणोग्य विनंती केली आहे.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेल्या तरतुदीनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ मध्ये आणखी सुधारणा केल्या असल्याने मा.जिल्हाधिकारी पालघर यांनी त्यांचेकडील पत्र क्र.महसूल./क.१/टे.१/एनएपी/कावि-४३५/२०१७ दिनांक २१/०६/२०१७ नुसार दिलेल्या सूचनेनुसार रुपांतरण कर व बिनशेती आकारणी कर भरून घेणे आवश्यक आहे.

अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेल्या तरतुदीनुसार महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मध्ये तरतुदीनुसार अंतिम विकास योजने राजपत्रातील प्रसिध्दीनुसार (विकास आराखडा /प्रादेशिक आराखडा) वीगल्या झोन मध्ये समाविष्ट आहे याची खात्री करून घेतील रुपांतरण कर आकारणीची कार्यवाही करणे आवश्यक असल्याने उक्त जागेत वीगल्या-झोनमध्ये समाविष्ट होत आहे याबाबत प्रकरणातील कागदपत्रे/वसई विरार शहर महानगरपालिकेकडील झोन अभिप्राय तपामता, सदरची जमिन महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील तरतुदीनुसार रहिवास झोन मध्ये समाविष्ट होत असल्याचे दिगून येत आहे.

उक्त अध्यादेशात नमूद केलेनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ मध्ये तरतुदीनुसार महानगरपालिकेकडील मंजूर विकास आराखड्यात नमूद केलेप्रमाणे रुपांतरण कर व बिनशेती आकारणीची रक्कम अर्जदार यांनी चढवून देणे आवश्यक असल्याने उक्त जागेत रुपांतरण कर व बिनशेती आकारणीची रक्कम अर्जदार यांनी चढवून देणे आवश्यक असल्याचे दिगून येत आहे. सोबत चलनाच्या प्रती पाठवित आहोत.



अकृषिक आकारणी			रुपांतरित कर		
रक्कम रुपये	चलन क्रमांक	दिनांक	रक्कम रुपये	चलन क्रमांक	दिनांक
१६६७२/-	MI1008580348	२८/१२/२०१७	८३३५२/-	MI1008580492	२८/१२/२०१७
29020	yo/00				

वर नमूद एकूण प्रमाणे अर्जाद्वारे यांनाकडून भौज विहार ता.वसई येथील स.नं/हि.नं २३३/१, २३३/२/अ, २३४/१, २३४/२, २३४/३, २३४/४, २३४/५ एवढ्या एकत्रित क्षेत्र ०.८५.५ हे आर ता.वसई जि.पालघर या जमिनीसाठी अकृषिक आकारणी व रुपांतरित कर वसूल करता असल्याने गाव अभिलेख व इतर कागदपत्रे तपासून, खालील अटींना अधीन राहून महाराष्ट्र शासन राजपत्र, भाग घार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेल्या तरतुदीनुसार अधिकार अभिलेखात आवश्यक ती नोंद घेणेबाबत कार्यवाही करावी.

अटी :-

१. गदर जमिनीस कांदळवन/सिआरडोड/वेतलेंड/प्राग्द्वारा कायद्याच्या तरतुदी लागू होत असल्यास, तसेच जमिनीबाबत भविष्यात अभिलेखात कोणतीही अनियमितता अथवा न्यायालयीन बाबी उद्भवल्यास याबाबत या कार्यालयाकडून नव्याने कोणतेही आदेश निर्गमित न होता सदरचे पत्र हे आपोआपच रद्द समजणेत येईल.
२. सदर जमिनीबाबत नजराणा किंवा अधिनामक प्रमाणे इतर शासकीय देणी शासनास अदा करावयाचे निष्पन्न झाल्यास सदरची देणी शासनजत्रा करणे अतिममालक यांचेवर बंधनकारक राहिले.
३. जागेवर परवानगीपुढील अनधिकृत बिनशेती वापर सुरू करत असल्याचे निदर्शनास आल्यास, म.ज.म.अ.१९६६ चे कलम ४५ प्रमाणे कारवाई करणेत येईल.
४. उक्त जमिनीच्या जागेवरील बांधकाम प्रयोजनात बदल होत असल्यास अशा बदल होणा-या वापराच्या प्रयोजनार्थ अधिनियमात नमूद केलेप्रमाणे येणाऱ्या अकृषिक आकारणी रक्कम अदा करणे बंधनकारक राहिले.
५. शासनाकडून अथवा वरिष्ठ कार्यालयाकडून तळावळी प्राप्त होणा-या मार्गदर्शक सूचना, आदेश, बदल व त्यानुसारची कार्यवाही बंधनकारक राहिले.
६. जागेवर प्रारंभ करणेपुढी जमिनीची जमिनमालक/विकाशक यांनी जमिनीची शासकीय फी भरून मोजणी विभागाकडून मोजणी करून घेणे आवश्यक आहे.
७. वसई विहार शहर महानगरपालिकेकडील विकास नियमावलीस अधिन राहून त्यांचेकडील आवश्यक त्या परवानगी घेवूनच भूदाल कार्यवाही करण्यात यावे.
८. सदरची जमिन ही रहिवास क्षेत्रातील असल्याने वसई विहार शहर महानगरपालिका यांचे विकास नियंत्रण नियमावलीनुसार (DC RULE) व आरक्षणानुसार अनुज्ञेय असणारा वापर जमिनमालक/अर्जदार यांचेवर बंधनकारक राहिले.
९. यापुढे उक्त जमिन CRZ च्या तरतुदीस बाधित झाल्यास याबाबत Maharashtra Coastal Zone Management Authority अथवा संबंधित अर्जद्वारा प्राग्द्वाराची पुर्णमान्यता घेणे बंधनकारक राहिले.
१०. सदरचे पत्र हे केवळ अर्दागिरी क्रमांक १ अर्जावशानुसार रुपांतरण कर व बिनशेती आकारणी करून निर्गमित करणेत येत आहे.

मंजूर दिव्याणीद्वारा

तहसिलदार वसई

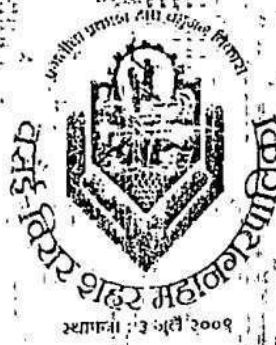
प्रत:- श्री.दयानंद दामोदर पाटील व इतर २ रा. विहार चतकवाडी हिरा विद्यालय शाळेजवळ ता.वसई

प्रत:- उपसंचालक, वि.स. विभाग, वसई विहार शहर महानगरपालिका यांना माहितीसाठी रवाना.



वसई क्र.-२		
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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

जावक क्र. : व.वि.श.म.
दिनांक

VVCMC/TP/CC/JP-6296/233/2021-22

Dated 21/09/2021

To
1. Mr. Hardik D. Patil
A/101, Vidya Sadan, Nitabai Patil Marg,
Manvelpada Road, Virar (E)
Tal: Vasai DIST: PALGHAR.

2. M/s. Kuldeep Patil Architect
207, Raut Arcade, 2nd floor,
Opp. Railway Subway, Virar (E),
Tal: Vasai,
DIST: PALGHAR.

Assessment Order

SJB -- Commencement Certificate for proposed Residential Bldg. on land bearing S.No: 233, H.No.1/1,
1/2 of Village: Virar, Taluka Vasai, Dist. Palghar

Ref -- Your Architect's letter dated 03/02/2021

Sir / Madam,

Find enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act, 1966.

1 Name of Assessee owner / P.A. Holder	Hardik D. Patil
2 Location	Virar
3 Land use (Predominant)	Residential Bldg
4 Gross plot area (As Per 7/12)	4090.00 Sqm.
5 Gross plot area (As per TILR)	4287.56 Sqm.
6 Area under 20.00mt D.P Road	1159.46 Sqm.
7 Area under Developed Road	415.51 Sqm.
8 Area under encroachment	97.44 Sqm.
9 Area under system road	77.26 Sqm.
10 Balance plot area	2340.33 Sqm.
11 Net plot area	2340.33 Sqm.
12 Platable area	2417.59 Sqm.
13 Platable area with reference to basic FSI as per present road width	2059.34 Sqm.
14 Maximum permissible premium FSI	1996.28 Sqm.
15 Proposed FSI on payment of premium	1006.92 Sqm.
16 Maximum permissible TDR (Existing DP road) as per present road width	5589.38 Sqm.
17 Total entitlement of FSI in the proposed	3666.26 Sqm.
18 Ancillary area FSI upto 60% with payment of charges	2199.75 Sqm.
19 Total entitlement	5866.01 Sqm.
20 Proposed BUA area	5866.01 Sqm.
21 Area for Assessment	

As per UDCPR, Regulation dtd 02/12/2020 Charges are as follows
Weighted Average of Open land value as per Asst 2020-21

= Rs. 11,400.00

a) On Plot/Land area

Residential : 1638.84 Sq.m x 57

(Rs. 11,400.00 x 50% x 1) =

Rs. 93,413.84

Page 1



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Dated 21/09/2021

VVCMC/TP/CC/VP-6296/233/2021-22

- b) On BUA Residential : 5865.01 Sq.m x 228 } Rs. 11,400.00 x 2.00% x 1 } = Rs. 1,337,450.28
- Total Development Charges = Rs. 1,430,864.66
- 11 Less : Development Charges Paid Vide
 - a) Receipt No. 21811 Dated 01/09/2021 = Rs. 1,370,000.00
 - b) Receipt No.24888 Dated 15/09/2021 = Rs. 61,000.00
- 12 Balance development charges to be paid = Rs. 1,431,000.00
- 13 Date of Assessment = Rs. Nil
- 15 Premium Components / 2021 = Rs. 4,017,610.00
 - a) BUA on paymnet of premium FSI @ the rate of 35%/15% as per UDCPR 1006.92 Sq.m. x 3990 } Rs. 11,400.00 x 35% x 1 } = Rs. 2,507,715.00
 - b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as-per UDCPR 2199.75 Sq.m. x 1140.00 } Rs. 11,400.00 x 10% x 1 } = Rs. 6,525,325.80
- 16 Less : Concession 50% As per Government GR Dated 14/01/2021. = Rs. 3,262,662.90
- 17 Balance Premium Charges to be paid = Rs. 2,875,000.00
- 14 Labour Charges = Rs. 390,000.00
- 15 Less : Labour Charges Paid Vide = Rs. 3,265,000.00
 - a) Receipt No.21810 Dated 01/09/2021
 - b) Receipt No.24862 Dated 09/09/2021
- 16 Balance Labour CESS.Charges to be paid = Rs. 1,561,531.86
- 17 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted the balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:
 - a) On Construction Area : 5866.01 Sq.m. x [266.0000 x 1%] = Rs. 1,191,000.00
 - 15 Less : Labour Charges Paid Vide = Rs. 71,000.00
 - a) Receipt No. 21812 Dated 01/09/2021
 - b) Receipt No.24889 Dated 15/09/2021

SCHEDULE OF PAYMENT					
Sr. No	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
Nil					



Commissioner
 Vasai City Municipal Corporation
 Vasai, Dist. Palghar



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21/09/2021.

VVCMC/TP/CC/VP-6295/224/2021-22

1	Name of Assessee owner / P.A. Holder	Hardik D. Patil	
2	Location	Virar	
3	Land use (Predominant)	Residential Bldg	4090.00 sq.mt
4	Gross plot area (As Per 7/12)		4287.56 sq.mt
5	Gross plot area (As per TILR)		1150.16 sq.mt
6	Area under 20.00mt D.P Road		415.51 sq.mt
7	Area under Developed Road		97.44 sq.mt
8	Area under encroachment		77.26 sq.mt
9	Area under system road		2340.33 sq.mt
10	Balance plot area		2340.33 sq.mt
11	Net plot area		2417.59 sq.mt
12	Plotable area		
13	Built up area with reference to basic FSI as per front road width		2659.34 sq.mt
14	Maximum Permissible premium FSI maximum BUA for premium		1996.28 sq.mt
15	Proposed FSI on payment of premium		1006.92 sq.mt
16	Permissible TDR (Existing DP road) as 30.00 mt		5589.58 sq.mt
17	Total entitlement of FSI in the proposed		3666.26 sq.mt
18	Ancillary area FSI upto 60% with payment of charges		2199.75 sq.mt
19	Total entitlement		5866.01 sq.mt
20	Proposed BUA area		5866.01 sq.mt
21	No. of bldg		1 No.



The details of the Buildings is given below:-

Sr. No.	Predominant building	No. of Bldg	No. of Floors	No. of flats	Built Up Area (in sq.mt.)
1.	Residential bldg.	Bldg No.1	Gr+Stilt+14	110	5866.01 sq.mt

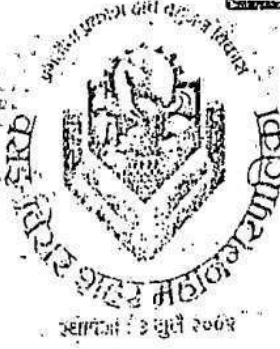
1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road with it.



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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 : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6296/28/11/2021-22 21/09/2021.

- 4) You shall provide drainage sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 6) you shall construct cupboard if any, as per UDCPR Regulation.
- 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 05/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.



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21/09/2021.

VVCMC/TP/CC/VP-6296/234/2021-22

- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept./Act/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal to time as instructed by this office as per Swacch Bharat Mission and Govt. You shall submit compliance report to this office for grant of Occupancy Certificate.



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



दूरध्वनी : ०२५० - २५२५१०६ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasai.virarcorporation@yahoo.com

जायक क्र. : ज.वि.शा.म.
दिनांक

स्थापना : ३ जुलै २०१३

- VVCMC/TP/CC/VP-6296/234/2021-22 21/09/2021.
- 23) VVCMC has asked IIT-Bombay and NEERI, to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
 - 24) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
 - 25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
 - 26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
 - 27) You shall provide Grey Water recycling plant for said layout, if applicable.
 - 28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
 - 29) Fire Infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
 - 30) You shall submit provisional Tree NOC within one month from the date of Commencement Certificate.



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

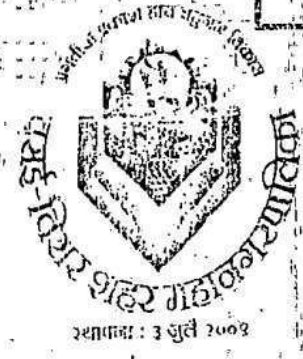
Encl.: n/a.
c.c. to:
1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation,
Ward office

Dep. Commissioner,
VVCMC, Virar,



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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

जावक क्र. : व.वि.श.म.
दिनांक :

VCMC/TR/CC/NP-6296/ 2347 2321-22

21/09/2021

CONDITIONS FOR COMMENCEMENT CERTIFICATE

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

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
 - c) The Commissioner, VCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & before the commencement of the further work.
 - c) Give written notice to the municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on
 - g) Install a "Display Board" on the most conspicuous place on site indicating
 - i. Name & address of owner / developer's, architect, Structural Engineer and contractor.
 - ii. S.NO./CTS No., Ward No. Village Name along with description of its boundaries.
 - iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.



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21/09/2021

VVCMC/TP/CC/VP-6296/234/2021-22

- iv. FSI permitted.
 - v. No. of residential/curriculum flats and shops with their areas.
 - vi. Address where copies of detailed approved plans shall be available for inspection.
 - vii. A notice in the form of an advertisement giving all the details mentioned in (i) to (vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate and unauthorized Occupancy Charges and other charges as applicable.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation.



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



दूरध्वनि : ०२५० - २५२५२०१ / ०२/०३/०४/०५/०६
फैक्स : २५२५२०६
ई-मेल : vasai-virarcorporation@yahoo.com
जायका क्र. : य.वि.श.म.
दिनांक :

VCMC/P/CC/VP-6296/2341-2021-22

21/03/2021

- connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
 13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
 14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
 15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1959 & getting the building plans approved from various authorities.
 16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier.
 17. The owner shall get the approved layout demarcated on the site by the Surveyors of the TILR, Palghar, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter (reduce) the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you.
 18. The owner shall provide at his own cost, the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
 - a) Internal access roads along with storm water drains.



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VVCMC/TP/CC/VP-6296/234/2021-22

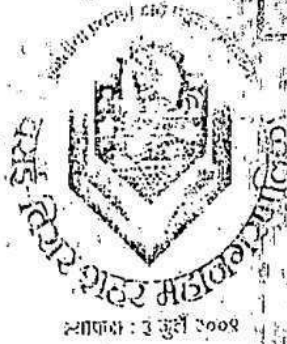
21/09/2021

- b) Channelization of water courses and culverts, if any.
 - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for collection of solid waste.
 - e) All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
 - f) Rain Water Harvesting systems and solar assisted Water Heating systems.
 - g) Veuni Composting unit
19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Municipal Corporation the scheme of the development of 10% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 18 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force in the area.



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मुख्य कार्यालय, विराट
 विराट (पूर्व)
 ता. वसई, जि. फालगूर - ४०१ २०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
 फॅक्स : ०२५० - २५२५१०७
 ई-मेल : vasaiviratcorporation@yahoo.com
 जायक.क्र. : व.वि.रा.म.
 दिनांक :

VVCMC/TP/CC/VP-6296/234/2021-22

21/09/2021

26. No construction on sub-divided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot shall be developed or used, unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the L.R.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also all necessary permission as applicable depending on the class of the land type of tenure type of Occupancy etc. obtained by the concerned owner applicant after completion of all the formalities VVCMC is not responsible for any lapse or delay in obtaining various permissions required as per other acts or provisions of Govt. etc.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of chamber).



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VVCMC/TP/CC/VP-6296/ 23-1/2-21-22

21/09/2021

35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
39. You will not take up any development activity on the aforesaid property till the court matter is pending, if any or in any court of law relating to this property and the responsibility of following the court order strictly lies with you consequences due to violation of court order shall be borne by you. VVCMC is not responsible for any violations. If applicable.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them.
41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course of time.
42. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.

This development permission shall enable you to construct upto plinth level only. For further construction, plinth completion intimation has to be submitted from this office.

44. You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Registrar city municipal Corporations. New trees shall be planted on site.



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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

वसई क्र. : व.कि.रा.म.

VVCMC/TP/CC/MP-6295/21/09/2021

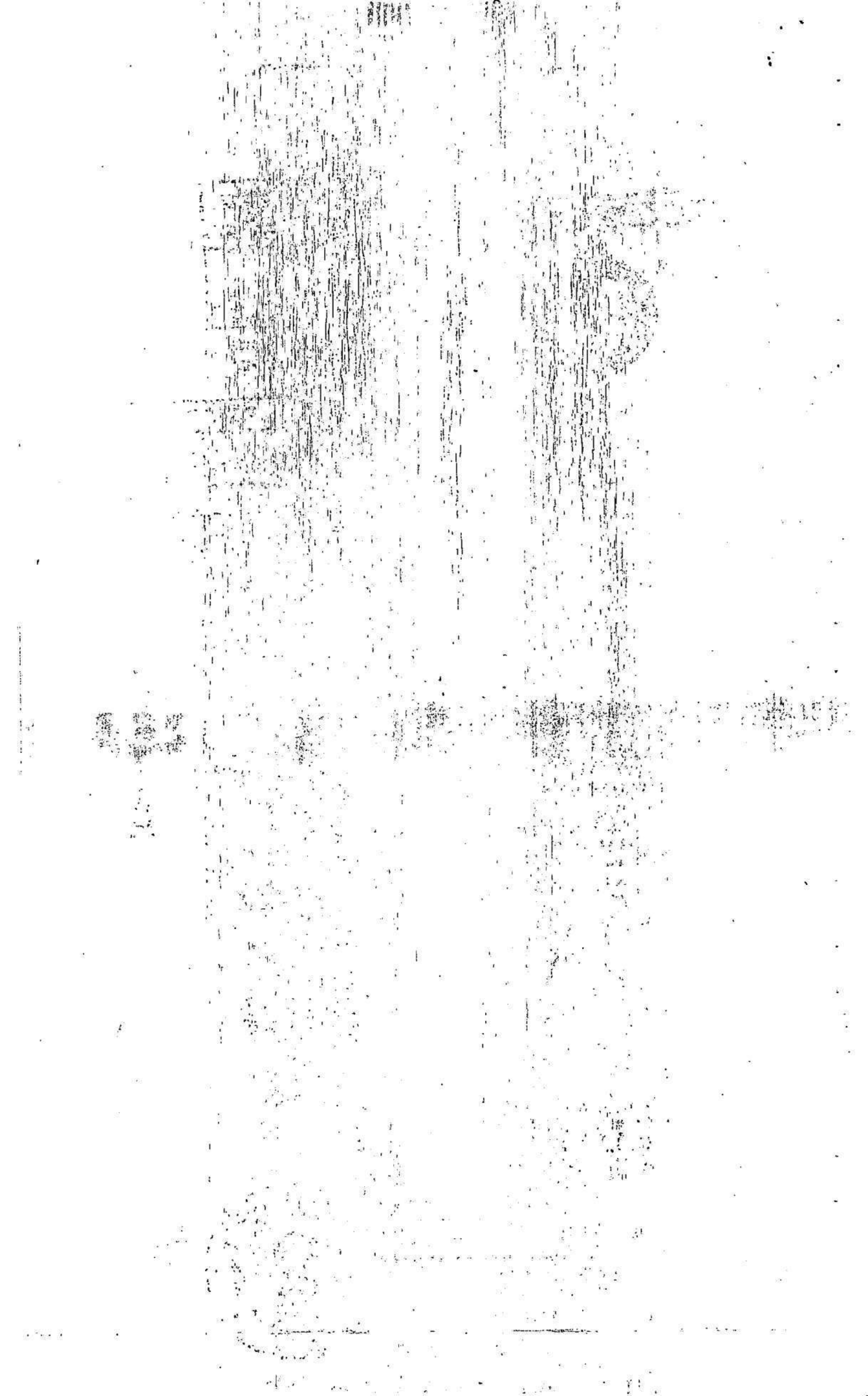
21/09/2021

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



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





THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF COMPLIANCE FOR ANY DISPUTES IN ANY COURT OF LAW.



COMMISSIONER,
VIRAR CITY MUNICIPAL CORPORATION
(Virar East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VCMC, Virar.

Deputy Director
VCMC, Virar.

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29/02/20	62	20
2023		

DOWN
DOWN
DOWN
OR

AREA	PROVIDED
17	1.80
13	1.80

11	BUA for Premium = 3992.25 x 0.5 = 1996.125	
12	In Situ PSI / TDR loading	5589.58
13	Approved Built-up Area	
14	Total Entitlement of PSI in the proposal	3636.26
	(a) Balance Potential base	
	(b) Add. Premium BUA	
	(c) Ancillary area PSI up to 60% with payment of charges (Total Residential ancillary area = 3636.26 x 60% = 2199.75 sqmt)	2199.75
	(d) Ancillary area PSI up to 60% with payment of charges (Total Residential ancillary area = 3636.26 x 60% = 2199.75 sqmt)	0.00
15	Maximum Utilization potential per plot (as per Regulation No. 6.1 of C.O. No. 153/2012 (applicable) = 1.5 x 1.8 = 2.7	
16	Total Approved Built up area	3636.26

NAME OF AREA
NAME OF LANDHOLDING
NAME OF STRUCTURE EXISTING

NAME OF OWNER
MR. HARDIK D. PATIL
101, Vidya Vihar, Opp. N. Chabai Batti, Main Market Road, Virar - East, Palghar - 401305, Pin

KULDEEP PATIL ARCHITECT
11, Keshavnagar, Ground Floor, Near Building No. 1, Near Market Road, Virar (E) Palghar, Pin - 401305





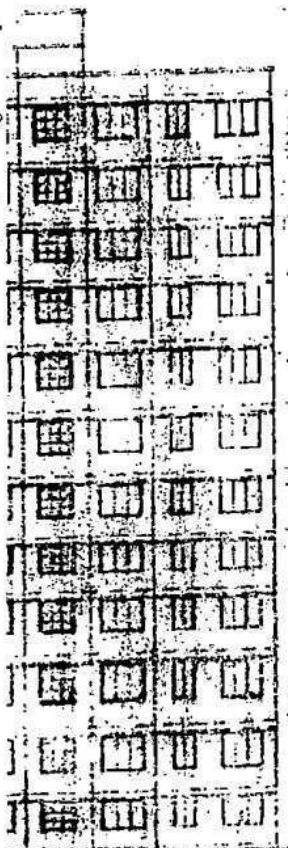
VP 6296 SHEET NO 02 BLDG
 STAMP OF DATE OF RECEIPT OF PLANS

IS PLAN SHALL NOT BE CONSIDERED
 VALID UNLESS IT IS APPROVED BY THE
 AUTHORITY CONCERNED

Approved by
 Subject
 Date



Village
 City



TOTAL REFUGE AREA		RECYCLED REFUGE AREA		BALANCE FLOOR AREA	
3.75	7.20	3.50	1.00	38.95	22.50
				309.74	

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CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED IN ACCORDANCE WITH THE
 RULES ETC. OF PLOT STATED IN THE ABOVE MENTIONED ORDER AND THE AREA MEASURED
 WITH THE AREA STATED IN THE ABOVE MENTIONED ORDER IS CORRECT.

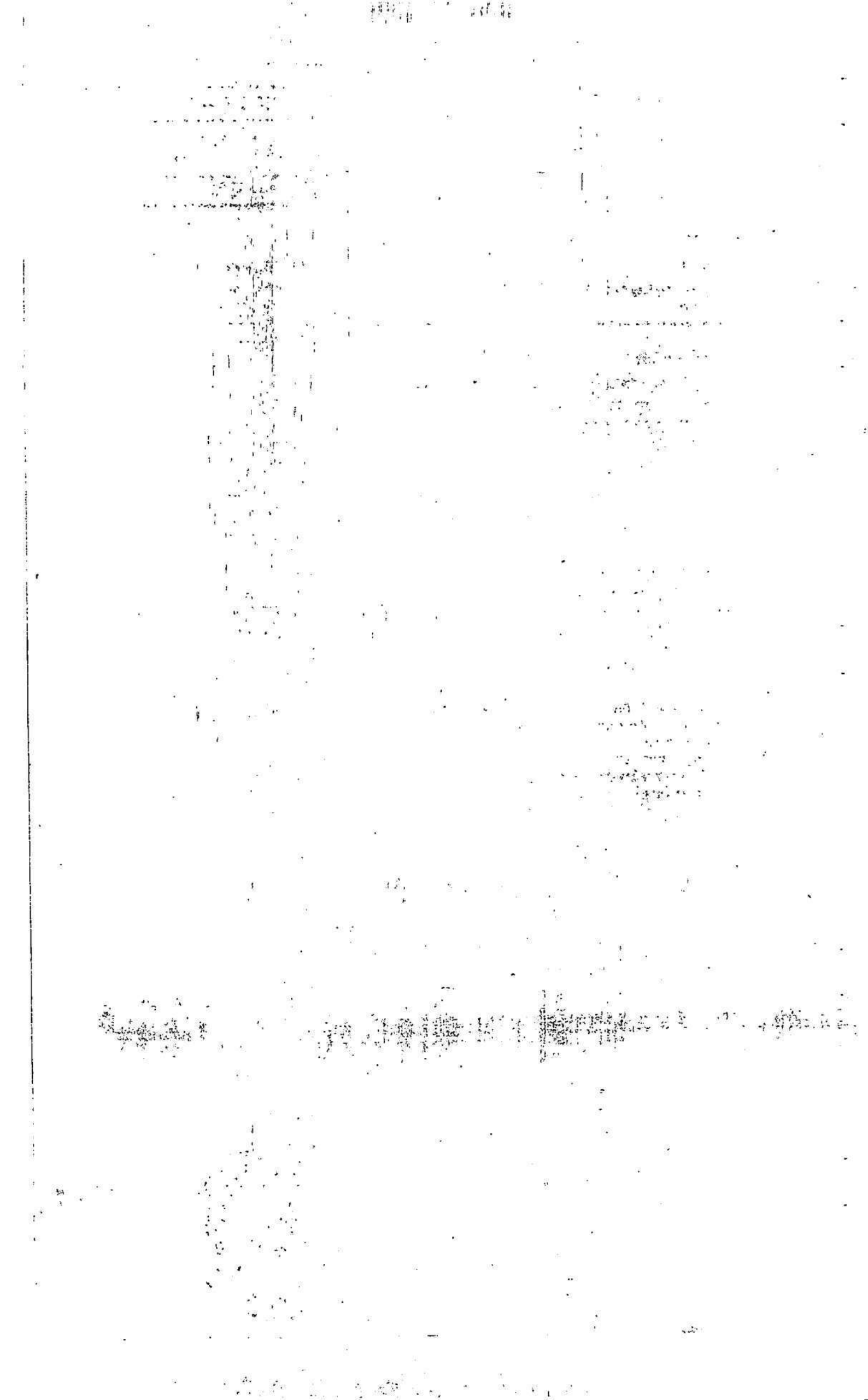
SIGNATURE OF LICENSED ARCHITECT
 ENGINEER/STRUCTURAL ENGINEER

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING
 VILLAGE: ... DISTRICT: PALGHAR

DATE	09/06/2011
NO.	009
SCALE	AS PER PLAN

NAME OF OWNER
 SUDIK D. PATIL
 A/101, Village ... Opp. ...
 Tal - ... Dist - ...





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Receipt (pavli)

80/7383

Wednesday, May 03, 2023

1:51 PM

वसई

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

नोंदणी क्र.: 6201 दिनांक: 03/05/2023

वाशाचे नाव: विरार

दस्तावेजाचा अनुक्रमांक: २-7383-2023

दस्तावेजाचा प्रकार: फुलपुजे/वारपत्र

मादर करणाऱ्याचे नाव: पु.व.र.रा.दे.रा.महा...

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 200.00
पृष्ठांची संख्या: 10	
एकूण:	₹. 300.00

आपणाम मूळ दस्त, धंवेनेल शिट, सुची-२ अंदाजे

2:10 PM न्हा वेळेस मिळेल.

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

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

धंवेनेल मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0305202305461 दिनांक: 03/05/2023

वेकळे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0015519J4202324E दिनांक: 03/05/2023

वेकळे नाव व पत्ता:



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घोषणापत्र

वसई क्र.-२		
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आम्ही, खालील सही करणारा असे घोषित करीत आहोत की, सादर नोंदणीची वेळी नोंदविण्यापूर्वी आमच्या जबाबदारी नुसार आम्ही दस्तावील मिळकतीचे मालक/वारस/हक्क, दितसंबंधक व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मूळकावे नेमून दिलेल्या कुळमुखत्यारधारक (POWER OF ATTORNEY HOLDER) लिहून देणार व लिहून देणार ह्यात आहेत व कुळमुखत्यार असापही रद्द झालेले नाही, आम्ही सादरचे कुळमुखत्यारपत्रक अस्तित्वात आहे त्याची आम्ही संपूर्ण देत आहोत तसेच मिळकतीचे इतर हक्क, कर्ज, बँक, बोजे व कुळमुखत्यार धारकांनी केलेले त्यावहारांच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करीत आहोत.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजांमधील मिळकत ही फसवणुकीद्वारे, दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तावील लिहून देणार/लिहून घेणार, कुळमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून व्यवहार पूर्ण करतवेली पुरावा कायद्यानुसार दस्तावर खाक्ष-या घेण्यात आल्या आहेत तसेच या दस्तासंबत जोडण्यात आलेले पुरावे व कागदपत्रक खरे आहेत तसेच मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा.न्यायालयात किंवा शासनाचा मनाई हुकूम नाही, याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर सल्लागार/वकील यांना कागदपत्रे दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात आलेले आहेत.

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

तरी मिळकती विषयी सध्या होत असलेल्या फसवणुक व त्या अनुषंगाने पोलिस चौकशीत दाखल होत असलेले गुन्हे हे आमच्या दस्तावील मिळकती विषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात मुद्दाक प्रश्न उद्भवल्यास त्यासाठी दस्तावील सर्व निष्पांदक जबाबदार राहणार आहोत तसेच आप. अधिना १९६० मधील कायदा असलेल्या विधेष्ट पत्र संख्या ३९ होत. याची मता/शपथपत्र पूर्ण संपूर्ण व संपूर्ण आहे. त्यामुळे हे घोषणापत्र/शपथपत्र संपूर्ण भाग म्हणून जोडले आहे.

लिहून देणारा

लिहून देणारा





CHALLAN
MTR Form Number-6



वसई क्र.-२
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GRN	MH001531904202324E	BARCODE	Date		03/05/2023-12:28:28	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (TAN, If Any)					
		PAN No. (If Applicable)					
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	TUSHAR MAHAMABREY				
Location	PALGHAR	Flat/Block No.	29/e20 0E 00				
Year	2023-2024 One Time	Premises/Bonding	२०२३				
Account Head Details	Amount In Rs.	Read/Street	POWER				
0030046401	Stamp Duty	Area/Locality					
0030063301	Registration Fee	Town/City/District					
		Pin	3 0 5				
		Remarks					
		Second Party Name	HARJIN PATIL				
		Amount In	Six Hundred Rupees Only				
Total	600.00	Words					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042023050564353, 011268590				
Cheque/DD No.	Bank Date	RBI Date	03/05/2023-12:29:41 Not Verified with RBI				
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch	Scroll No. / Date		Not Verified with Scroll				

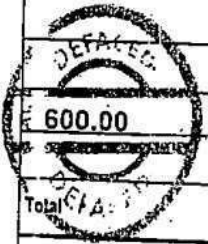
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar offices only. Not valid for unregistered document.
सदर चलन केवल दृश्यन निबंधक कार्यालयों में ही कचराय्या दस्तावेजी रूप में. नोंदणी व कचराय्या दस्तावेजी सदर चलन लागू नाही.



CHALLAN
MTR Form Number-5

वसई क्र.-२
१९२३ ६६००

GRN	NH001531904202324E	Date	03/05/2023 12:29:28	Form ID	23
Department	Inspector General of Registration				
Type of Payment	Stamp Duty Registration Fee				
Office Name	VSIE_VASAI NO 2 JOINT SUB REGISTRAR			TUSHAR PARAMBET	
Location	PALGHAR				
Year	2023-2024 One Time				
Account Head Details		Amount in Rupees	₹ 500.00	₹ 500.00	
0-30046401	Stamp Duty				POWER
0-30063301	Registration Fee				POWER
		Town/City/District			
		Pin		4 0 1 3 0 5	
		Remarks (If Any)			
		Second Party Name		ARDIK PATIL	
		Amount in Words		Six Hundred Rupees Only	
Total		600.00			
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	02300742023050364363	01266590	
Cheque/DD No.		Bank Date	03/05/2023-12:29:41	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scratch No. / Date	Not Verified with Scroll		



Department ID:
 Note: This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No.: 9898999999

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-80-7383	000018657202324	03/05/2023-13:51:15	100.00
2	(IS)-80-7383	000018657202324	03/05/2023-13:51:16	500.00
Total Defacement Amount:				600.00

वसई क्र.-२
१९२३ ३२०



वसई क्र.-२		
५३८७	७	१०
२०२३		

वसई क्र.-२		
२९२०	७	१०
२०२३		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. HARDIK DAYANAND PATIL, Age 35 years, Indian Inhabitant/s, residing at Swagat Bungalow, Near Hira Vidyalaya, Vartak Ward, Virar (West) - 401 303, do hereby send greetings :

[Handwritten signature]

[Handwritten signature]



वसई क्र.-२		
७३७	५	१०
२०२३		

वसई क्र.-२		
२९२०	७	१०
२०२३		

WHEREAS:-

a) I am a proprietor of M/S. H. P. CONSTRUCTION and my firm constructing building known as "VIDYA ENCLAVE", on land bearing Survey No. 126/1/1, 1/2 lying, being and situate at Village : Virar AND I am owner of land bearing Survey No. 233/1/1, 1/2, Village : Virar, which land develop by third person and in consideration of the said land they have allotted certain flat/s in building constructed thereon known as "VIDYA ENCLAVE".



In this matter I am executing various sale agreement/s in respect of flat/s of the above said building, the said sale agreement/s needs to be registered in office of Sub-Registrar, but on account of my pre-occupation it is not possible for me to personally appear in the office of Sub-Registrar to register such sale agreement/s.



[Handwritten mark]

वसई कल-२		
०३७	६	१०
२०२३		

NOW THEREFORE, THESE PRESENT WITNESSES AND MR. HARDIK DAYANAND PATIL, hereby appoint MR. TUSHAR KADAPESHYAM WADAMBREY Age 31 years, present address at 003, New Prashant Apartment, Near ... Ward, Virar (West) - 401 303, to be my agents and attorneys-in-fact for me, in my name and on my behalf to do and execute and executed following acts, deeds, matters and transactions to say

वसई कल-२		
२९२०	६०	१०
२०२३		

- 1) TO PRESENT Agreement for sale, correction deed, cancellation deed or in other document in respect of flat/shop, in building known as "VIDYA ENCLAVE" and "VIDYA AVENUE", which executed by me for registration purpose before the Sub-Registrar Office. To do all relating works for registration and admit execution before the Sub-Registrar Concerned under the Registration Act, 1908, on behalf of me.
- 2) THIS power of attorney is given for appear before Sub-Registrar Office for registration of the document/s executed by me, not to sign or execute any document/s.
- 3) THIS power of attorney is revocable and can be revoking at any time giving notice to the attorney.

IN WITNESSES WHEREOF WE HAVE HEREUNTO SET AND SUBSCRIBED MY RESPECTIVE HANDS AND SIGNATURE, THIS 03rd DAY OF May, 2023.



वसई क्र. - २		
५३७	०	१०
२०२३		

SIGNED AND DELIVERED BY THE

WITHIN NAMED THE EXECUTANTS

MR. HARDIK DAYANAND PATIL

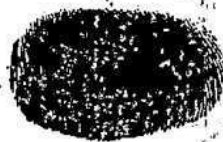
वसई क्र. - २		
२९२०	१९	२०
२०२३		

Handwritten signature



EXECUTANT/S

Accepted by me



MR. TUSHAR RAJESH M. MAHABREY





सरकार
 अधिकारी
 Hardik Dayanand Patil
 जन्म तारीख/DOB: 21/09/1987
 लिंग / GENDER: MALE
 9822 4232 4512

माझे आधार, माझी ओळख



पत्ता
 S/O: नधानय पारीस,
 म्यासल बगवा, हिंग
 लिखाणय घाटे, वार्डक पॉस्ट,
 विंगल वेस्ट, ४३ई विंगल
 महानगरपालिका, अहमद,
 महाराष्ट्र - 401303

Address
 S/O: Nandanay Paris,
 Mhasal Bagwa, Hing
 Vastak Post, Wardk Post,
 Wingal West, 43E Wingal
 Municipal Corporation,
 Ahmednagar - 401303

9822 4232 4512

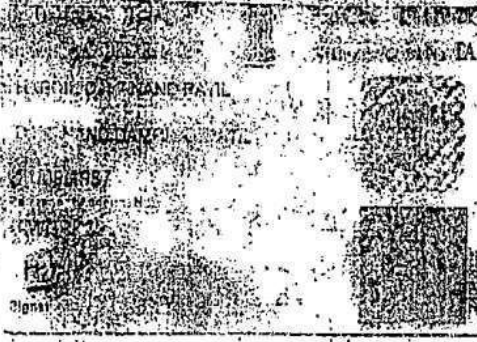
1947
 1800 300 1547

help@mah.gov.in

www.mah.gov.in

P.O. Box No.1147,
 Bapatkru-400 001

वसई क्र. - २
 १६३ ३ ६१०
 २०२३

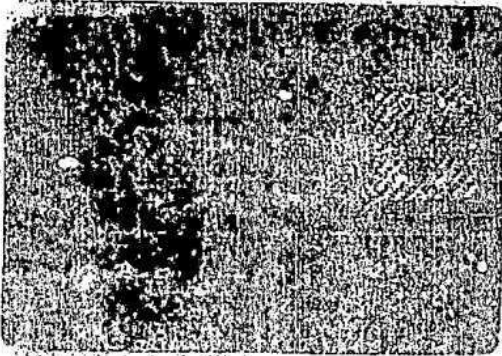


वसई क्र. - २
 29 २२० ६२ ६०
 २०२३



गुणार राधेश्याम महाम्ब्रे
 Tushar Radheshyam
 Mahambrey
 जन्म तारीख/DOB: 01/03/1989
 लिंग / GENDER: MALE
 4649 0327 6600

माझे आधार, माझी ओळख



सरकार
 अधिकारी
 Deepak Pandhinaath Sonar
 जन्म तारीख / DOB: 03/02/1986
 लिंग / GENDER: MALE
 6527 9614 0940

सामान्य माणसाचा अधिकार



२०२३



वकील कार्यालय		
२९९२०	६३	९०
२०२३		



80/7383

बुधवार, 03 मे 2023 1:51 म.नं.

दस्त गोपबारा भाग-1

वमड2 2490
दस्त क्रमांक: 7383/2023

दस्त क्रमांक: वमड2/7383/2023

वाजान मूल्य: रु. 01/-

मोवदना: रु. 00/-

भारनेये मुद्रांक शुल्क: रु.500/-

वसई क्र.- 2
29E20 18E0
2023

दु. नि. मद्र. दु. नि. वमड2 यांचे कार्यालय

पावनी: 0261

पावनी दिनांक: 03/05/2023

अ. क्रं. 7383 वर दि.03-05-2023

मादरकण्याचे नाव: तुषार राधेश्याम महान्वरे -

रोजी 1:49 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्ता देण्याची फी

रु. 200.00

पुण्याची देणूक: 10

एकूण: 300.00

दस्त हजर करण्याची मही:

Sub Registrar Vasai

सह. मुख्य निबंधक वर्ग-2
वसई क्र. 2 (विरार)

सह. मुख्य निबंधक वर्ग-2
वसई क्र. 2 (विरार)

दस्ताचा प्रकार: कृतमुद्राव्यापत्र

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्का क्रं. 1 03 / 05 / 2023 01 : 49 : 48 PM ची देणूक: (नादरिकरण)

शिक्का क्रं. 2 03 / 05 / 2023 01 : 50 : 32 PM ची देणूक: (फी)



वसई क्र. - २

29020
5/3/23, 2:06 PM

२०२३

03/05/2023 2:06:54 PM

दस्तावेज प्रकार: 2

वसई क्र. 9090

दस्तावेज क्र. 7383/2023

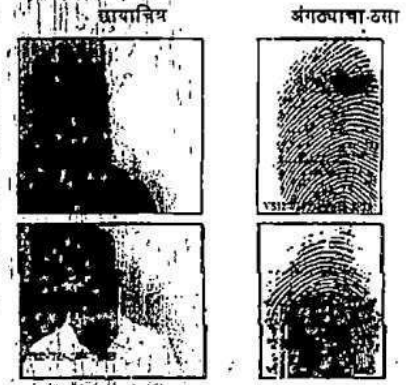
दस्तावेज क्र. 27383/2023

दस्तावेज प्रकार: कुलमुद्रबतारपत्र

- अनु क्र. पक्षकाराचे नाव व पत्ता
1. नाव: तुषार राधेश्याम महाभयंकर
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: 003, नु प्रशांत अपार्टमेंट, हिरा, विद्यालय जवळ, वर्तक वॉर्ड, विरार प, ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे.
पिन नंबर: BPPBM4610P
 2. नाव: हार्दिक दशरंद पाटील --
पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: स्वामी वेंकनो, हिरा विद्यालय जवळ, वर्तक वॉर्ड, विरार प, ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे.
पिन नंबर: AWCPP3932E

पक्षाकाराचा प्रकार
पाने: 03 अर्दानी
होल्डर
वय: 33
स्वाक्षरी:

कुलमुद्रबतार देणारा
वय: 35
स्वाक्षरी:



वरील दस्तऐवज करून देणारे तथाकथित कुलमुद्रबतारपत्र या दस्तऐवज करून दिल्याचे कळविले जाते.
शिक्का क्र. 3 ची वेळ: 03/05/2023 02:00:27 PM

जोळख:-
खालील इतर असे विधेयित करून देणे किंवा दस्तऐवज करून देणे किंवा असे अर्थीस: जोळख घ्यावे, असे अर्थीस जोळख घ्यावे.

- अनु क्र. पक्षकाराचे नाव व पत्ता
1. नाव: निखिल नाईक -
वय: 37
पत्ता: विरार प,
पिन कोड: 401305
 2. नाव: दिपक मोनार -
वय: 36
पत्ता: विरार प,
पिन कोड: 401305



Handwritten signatures and notes.



शिक्का क्र. 4 ची वेळ: 03/05/2023 02:00:27 PM

Sub-Registrar निबंधक वर्ग-२
सि. दुर्लभ निबंधक (विरार)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TUSHAR MAHAMBREY	eChallan	02300042023050364353	MH001531904202324E	500.00	SD	0000816857202324	03/05/2023
2		DHC		0305202305461	200	RF	0305202305461D	03/05/2023
3	TUSHAR MAHAMBREY	eChallan		MH001531904202324E	100	RF	0000816857202324	03/05/2023

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

7383/2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through e-challan (4 pages on a single) printout after scanning.
2. Get print immediately after registration.



For feedback, please write to the Sub-Registrar, Palghar, Dist. Palghar, Maharashtra.

पाने आहेत. 90

दस्तावेज क्र. 1/वसई क्र. 27383/2023

दस्तावेज दिनांक: 03/05/2023

सि. दुर्लभ निबंधक, वर्ग-२, वसई क्र. २ (विरार).

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 HANDEK DAYANAND PATIL
 HANDEK DAYANAND PATIL
 1037
 PAN Card Account No.
 WCPP3032E

कसई क्र.-२		
29	20	१९२०
२०२३		

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 सोनली नलि
 Sonali Nalini
 जन्म तिथि / DOB : 10/10/1997
 महिला / Female

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 सूरज मिश्र पवार
 Suraj Mishra Pawar
 जन्म तिथि / DOB : 16/05/1994
 पुरुष / Male

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 सूरज मिश्र पवार
 Suraj Mishra Pawar
 जन्म तिथि / DOB : 16/05/1994
 पुरुष / Male
 4885 5099 9221
 माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 सूरज मिश्र पवार
 Suraj Mishra Pawar
 जन्म तिथि / DOB : 16/05/1994
 पुरुष / Male



80/21920

मंगळवार, 12 डिसेंबर 2023 11:57 म.पू.

दस्त मापदारा भाग-1

वसई 2 .. U / 20

दस्त क्रमांक: 21920/2023

दस्त क्रमांक: वसई 2 /21920/2023

बाजार मूल्य: रु. 26,35,174/-

भावंदला: रु. 30,09,000/-

भरलेले मुद्रांक शुल्क: रु.2,10,000/-

दु. नि. सह. दु. नि. वसई 2-यांचे कार्यालयात

अ. क्र. 21920 वर दि.12-12-2023

रोजी 11:55 म.पू. वा. हजर केला.

पावती:24466

पावती दिनांक: 12/12/2023

सादरकरणाचे नाव: सुरज मिलिंद पवार --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण: 31800.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Vasai 2

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

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानसंत असलेल्या कोणत्याही कडेव क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 12/12/2023 11:55:45 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 12/12/2023 11:56:58 AM ची वेळ: (फी)



12/12/2023 1 16:51 PM

दस्तावेज क्रमांक : वसई 2/21920/2023

दस्तावेजा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: सुरज मिलिंद पवार -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वृद्ध वाडी, वरवेली, वरवेली, रत्नागिरी, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, रत्नागिरी. पॅन नंबर: FIXPP9680R	लिहून घेणार वय :- 29 लिंग: -		<input checked="" type="checkbox"/>
2	नाव: सोनाली मिलिंद पवार -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वृद्ध वाडी, वरवेली, वरवेली, रत्नागिरी, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, रत्नागिरी. पॅन नंबर: GEDPP0721J	लिहून घेणार वय :- 26 लिंग: -		<input checked="" type="checkbox"/>
3	नाव: हार्दिक दयानंद पाटील तर्फे कु मु तुपार महाबरे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: स्वामी बंगला, वरवेली बॉर्ड, हिरा विद्यालया शाळे जवळ, विरार पं, ता वसई, जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: AWCPP3932E	लिहून घेणार वय :- 34 लिंग: -		<input checked="" type="checkbox"/>

वरील दस्तऐवज करून देणार तथाकथित करारनामा जा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 12/12/2023 12:58:35 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार सुरज मिलिंद पवार --	12/12/2023 12:59:27 PM	सुरज मिलिंद पवार M 1184034245624549376
2	लिहून घेणार सोनाली मिलिंद पवार --	12/12/2023 12:59:01 PM	सोनाली मिलिंद पवार F 1184034137147203584
3	लिहून घेणार हार्दिक दयानंद पाटील तर्फे कु मु तुपार महाबरे --	12/12/2023 01:16:47 PM	तुपार राधेश्याम महाबरे M 1173517326252699649

शिक्का क्र. 4 ची वेळ: 12/12/2023 01:16:51 PM

सह. निबंधक वर्ग-2
वसई क्र. 2 (विरार)



प्रमाणित करण्यात येते की, या दस्तावेजचे एकूण... 20 पाने आहेत.
पुस्तक क्र. १/वसई क्र. - २/२११२०... २०२३
वर नोंदला, दिनांक... १२/१२/२०२३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HARDIK D PATIL	eChallan	02300042023121248774	MH012237371202324E	210000.00	SD	0006423626202324	12/12/2023
2		DHC		1223122902135	1800	RF	1223122902135D	12/12/2023
3	HARDIK D PATIL	eChallan		MH012237371202324E	30000	RF	0006423626202324	12/12/2023

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

12/12/2023

दुय्यम निबंधक : सह दु.नि. वमई 2

दस्ता क्रमांक : 21920/2023

नंदिनी :

Page:03m

नावाचे नाव . विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2635174.08
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: विभाग 4: गाव मौजे विरार, सर्व्हे नं 233, हिस्सा नं 1/1, 1/2 या मिळकतीवरील विद्या एव्हेन्यु, विल्डींग नं 1 इमारतीमधील सदनिका क्रं 904, नववा मजला, एरिया 34.97 चौ मी रेरा कारपेट + फ्लॉवर वेड एरिया 4.64 चौ मी ((Survey Number : सर्व्हे नं 233 ;))
(5) क्षेत्रफळ	1) 39.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- हार्दिक दयानंद पाटील तर्फे कु मुं तुषार महास्वरे -- वय:-34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वागत बंगलो, वर्तक बॉर्ड, हिंरा विद्यालया शाळे जवळ, विरार प.ता वसई, जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AWCPP3932E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुरज मिलिंद पवार -- वय:-29; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बुध्द वाडी, वरवेली, वरवेली, रत्नागिरी, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रत्नागिरी. पिन कोड:-415703 पॅन नं:- FIXPP9680R 2): नाव:- सौमिनी मिलिंद पवार -- वय:-26; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बुध्द वाडी, वरवेली, वरवेली, रत्नागिरी, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रत्नागिरी. पिन कोड:-415703 पॅन नं:- GEDPP0721J
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21920/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	2635174.08
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HARDIK D PATIL	eChallan	02300042023121248774	MH012237371202324E	210000.00	SD	0006423626202324	12/12/2023
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3	HARDIK D PATIL	eChallan		MH012237371202324E	30000	RF	0006423626202324	12/12/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Debit Handling C..]

सह (Kumar) निबंधक वर्ग-२
बसई क्र. २ (विरार)