

बसई-३			
पुस्तक	दस्तावेज	१	१०
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## घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. ३० ११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तावेजांमधील मिळकत हि फसवणूकद्वारे अथवा दुबाव विक्री होत नाही. याच आम्हो अभिलेख शोध घेतलेला आहे. दस्तावेजातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तावेजात दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तावेजातील मिळकतीचे मालक/धारक हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (जन्म) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे ज्ञात आहेत व उक्त कुलमुखत्यारधारकपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीद्वारा समक्ष निष्पादित केलेला आहे.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा भनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजांमधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर घमन उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्तऐवज भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून घेणार

*[Handwritten signatures]*



*[Handwritten signature]*

**CHALLAN**  
MTR Form Number-6



GRN	MH005322072202324E	BARCODE	[Barcode]		Date	11/07/2023-16:30:41	Form ID	
Department	Inspector General Of Registration		Registration Fee		TAX ID / TAN (If Any)	E-33 2 900		
Type of Payment	Ordinary Collections ICR		PAN No. (If Applicable)		P 2023			
Office Name	VSI_VASAI NO 1 SUB REGISTRAR		Full Name		SHREE VARAD BUILDERS AND DEVELOPERS			
Location	PALGHAR		Flat/Block No.		VILLAGE CHULME			
Year	2023-2024 One Time		Premises/Building					
Account Head Details			Amount In Rs.		Road/Street			
0010263301 Amount of Tax			30000.00		TAL VASAI			
					Area/Locality			
					DIST PALGHAR			
					Town/City/District			
					PIN			
					4 0 1 2 0 2			
					Remarks (If Any)			
					Second Party Name - SHREE MAHALAXMI ENTERPRISES-			
					Amount In			
					Thirty Thousand Rupees Only			
Total			30,000.00		Words			



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DC Details		Bank C/N	Ref. No.	66103332023071117296	2817718760		
Cheque/DC No.		Bank Date	RBI Date	11/07/2023-16:37:16	Not Verified with RBI		
Name of Bank		Bank Branch	IDBI BANK				
Name of Branch		Scroll No.	Date	Not Verified with Scroll			

De Facto ID: [ID] Mobile No: 9890430573  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for any registered document.  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for any registered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	181-79-9431	0002586983202324	11/07/2023-17:50:09	IGR-33	30000.00





CHALLAN  
MTR Form Number-6



GRN	MH006022072202324E	BARCODE			Date	11/07/2023-16:08:33	Page No.	1
Department	Inspector General Of Registration		TAX ID / TAN (If Any)	973913950		Paper Details		
Registration Fee			PAN No. (If Applicable)	9 2023				
Type of Payment	Ordinary Collections IGR		Full Name	SHREE VARAD BUILDERS AND DEVELOPERS LLP				
Office Name	VSH, VASAI NO 1 SUB REGISTRAR							
Location	PALGHAR		Flat/Block No.	VILLAGE CHURNE				
Year	2023-2024 One Time		Premises/Building	TAL VASAI				
Account Head Details	Amount in Rs.	Remarks (If Any)						
0030063901 Amount of Tax	30000.00	Second Party Name = SHREE MAHALAXMI ENTERPRISES-						
		Amount in Words						
		Thirty Thousand Rupees Only						
Total	30,000.00							
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	69103332023071117296		2817716760			
Cheque/DD No.	Bank Date	RBI Date	11/07/2023-16.07.16		Not Verified with RBI			
Name of Bank	Bank Branch		IDBI BANK					
Name of Branch	Serial No. , Date		Not Verified with Scroll					

Department ID .

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. 9990433573

संपूर्ण चालान केवल दुय्यम निबंधक कार्यालयों में ही प्रस्तुत किया जा सकता है। नोटणी न कचरवाला प्रस्तावों में प्रस्तुत किया जा सकता है।



क्रमांक	१८३१	२	१००
१	२०२३		



**Office of the Collector of Stamp, Palghar**  
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958



Received Adjudication Fee RS. 100/- vide e-Challan GRN No. MH002617255202324E Dated 26-05-2023.

Case No. Adj/IGR592/252/2023

Certificate Number: CER-PAL-ADJ-IGR592-252-2023

Market Value/Value (if any): Rs. 245126900

Consideration Amount (if any): Rs. 204529200

Received from SHREE VARAD BUILDERS AND DEVELOPERS LLP Residing at Near GG College. Stamp duty of Rs. 12257000/- (Rs. One Crore Twenty Two Lakh Fifty Seven Thousand only). Vide e-Challan GRN No MH004827896202324M Dated :- 06-7-2023 The defacement number is 0002586879202324.

*Imprad*  
२१/०६/२०२३  
Collector of Stamps  
Palghar

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of Rs. 12257000/- (Rs. One Crore Twenty Two Lakh Fifty Seven Thousand only) with which this instrument is chargeable under Article Development agreement of Schedule I of the said Act, has been paid.

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०६, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

This Certificate is subject to the provisions of section 53(A) of the said Act.

*Imprad*  
२१/०६/२०२३  
मुद्रांक निहायधिकारी  
Palghar



Place: Palghar

Date:

*Imprad*  
२१/०६/२०२३  
Collector of Stamps  
Palghar



सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, पालघर यांचे कार्यालय

जिल्हा मुख्यालय, प्रशासकीय इमारत अ, कक्ष क्र. ००९, तळ मजला,  
पालघर-बोर्डसर रोड, कोळगाव, ता. पालघर, जि. पालघर, पिन - ४०१ ४०४

E-Mail - jdrpalghar@gmail.com

जा. क्र./मुजि/पालघर/अभिनिर्णय प्र. क्र. २५२-२०२३/५१०२

दिनांक - ११/०५/२०२३

महाराष्ट्र मुद्रांक अधिनियमचे कलम ३१ खालील प्रकरणातील अंतिम आदेश

१. संलेखाचे प्रकार - Development Agreement and Power Of Attorney

पुस्तक	पृ. नं.	य	५०
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१. प्रथम पक्षकार (The First Owner) - Shree Mahalaxmi Enterprises

- 1) Mr. Abhay Yashwant Chaudhari
- 2) Mr. Pritam Prabhakar Patil
- 3) Mr. Rohit Narendra Raut

२. दुसरे पक्षकार (The Second Owner) - 1) Mr. Abhay Yashwant Chaudhari

- 2) Mr. Pritam Prabhakar Patil
- 3) Mr. Rohit Narendra Raut

३. तिसरे पक्षकार (The Developer) - Shree Varad Builders and Developers LLP

४. मौजे चुळणे, ता. वसई, जि. पालघर (वसई-धिरार शहर महानगरपालिका क्षेत्र) येथील सर्वे नं. ६३/६/१, क्षेत्र ८८३ चौ.मी., सर्वे नं. ६३/८/१, क्षेत्र ७५४ चौ.मी., सर्वे नं. ६३/८/२, क्षेत्र ७९६ चौ.मी., सर्वे नं. ६४/६/१, क्षेत्र १२७३ चौ.मी., सर्वे नं. ६४/६/२, क्षेत्र ११७ चौ.मी., सर्वे नं. ६४/७/१, क्षेत्र ९६७ चौ.मी., सर्वे नं. ६४/७/२, क्षेत्र ९३ चौ.मी., सर्वे नं. ६४/४/१, क्षेत्र ७४५ चौ.मी., सर्वे नं. ६४/४/२, क्षेत्र १६५ चौ.मी., सर्वे नं. ६४/५अ/१, क्षेत्र २१० चौ.मी., सर्वे नं. ६४/५अ/२, क्षेत्र ७० चौ.मी., एकूण क्षेत्र ६१५३ चौ.मी. ही मिळकत.

२. प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम ३१, पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, पालघर यांचेकडे दिनांक २९/०५/२०२३ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत अनिष्पादीत विकसन करार आणि फुळमुखत्यापत्र (Development Agreement and Power Of Attorney) चा संलेख व प्रतिज्ञापत्र इत्यादी कागदपत्रे सादर केली अतून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. अर्जदार यांनी अभिनिर्णय फी रु. १००/- इ-चलन क्र. MH002617255202324E अन्वये दिनांक २६/०५/२०२३ रोजी शासनाच्या लग्नात जमा केली आहे.

३. अर्जदार यांनी प्रस्तुत विकसन करार आणि फुळमुखत्यापत्र (Development Agreement and Power Of Attorney) च्या संलेखावर किती मुद्रांक शुल्क आकारता येईल, या प्रयोजनार्थ अर्जासोबत प्रस्तुत अधिनियमातील कलम ३२ (२) नुसार खालील कागदपत्रे सादर केली आहेत.

(१) महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र

(२) विकसन करार आणि फुळमुखत्यापत्र (Development Agreement and Power Of Attorney) चा संलेख.



४. प्रकरणाधीन दस्त डा डेव्हलपमेंट अॅग्रीमेंटचा असून दस्तावे पान क्र. ५५ वराला The First schedule मध्ये नमुद केल्यानुसार मौजे चुळणे, ता. वसई, जि. पालघर (वसई-धिरार शहर महानगरपालिका क्षेत्र) येथील सर्वे नं. ६३/६/१, क्षेत्र ८८३ चौ.मी., सर्वे नं. ६३/८/१, क्षेत्र ७५४ चौ.मी., सर्वे नं. ६३/८/२, क्षेत्र ७९६ चौ.मी., सर्वे नं. ६४/६/१, क्षेत्र १२७३ चौ.मी., सर्वे नं. ६४/६/२, क्षेत्र ११७ चौ.मी., सर्वे नं. ६४/७/१, क्षेत्र ९६७ चौ.मी., सर्वे नं. ६४/७/२, क्षेत्र ९३ चौ.मी., सर्वे नं. ६४/४/१, क्षेत्र ७४५ चौ.मी., सर्वे नं. ६४/४/२, क्षेत्र १६५ चौ.मी., सर्वे नं. ६४/५अ/१, क्षेत्र २१० चौ.मी., सर्वे नं. ६४/५अ/२, क्षेत्र ७० चौ.मी., एकूण क्षेत्र ६१५३ चौ.मी. ही मिळकत विकसित करण्यात येणार आहे.

१	२	३	४
१	२	३	४

संलेखाचे पान क्र. २६ वरील मुददा क्र. (K) मध्ये नमुद केल्यानुसार प्रथम पक्षकार (The First Owner) व द्वितीय पक्षकार (The Second Owner) यांची एकूण ६१५३ चौ.मी. जमिन विकाससाठी देण्यात येत आहे. संलेखाचे पान क्र. २६ वरील मुददा क्र. (६.१) मध्ये नमुद केल्यानुसार प्रथम पक्षकार (The First Owner) व द्वितीय पक्षकार (The Second Owner) यांना नवीन इमारतीमधील/बांधकामातील ४०.७०% हिस्सा बांधकाम व पार्कींग क्षेत्र मिळणार आहे. तर विकासकास ५९.३०% हिस्सा मिळणार आहे. संलेखाचे पान क्र. २७ वरील मुददा क्र. (६.६) मध्ये नमुद केल्यानुसार व संलेखा सोबत जोडलेल्या Annexure "७" प्रथम पक्षकार (The First Owner) व द्वितीय पक्षकार (The Second Owner) यांना एकत्रितपणे मजला निहाय एकूण ७१४३५ चौ. फुट म्हणजेच ६६३८.९३ चौ. मी. क्षेत्र मिळणार आहे. संलेखाचे पान क्र. २७ वरील मुददा क्र. (६.६) मध्ये नमुद केल्यानुसार व संलेखा सोबत जोडलेल्या Annexure "७" प्रथम पक्षकार (The First Owner) व द्वितीय पक्षकार (The Second Owner) यांना एकत्रितपणे मजला निहाय मिळणारे रेश बांधकाम एकूण १५८७९१ चौ. फुट म्हणजेच १४७५७.५२ चौ. मी. क्षेत्र मिळणार आहे. संलेखाचे पान क्र. ५४ वरील मुददा क्र. २२.१ नुसार विकासक हे वास्तुविशारद यांचे प्रमाणपत्राने दर्शविल्यानुसार मिळणारा केवळ बेस, प्रिमियम व ऑनोलेरी एफएसआय वापरत घेणार आहे. त्यानुसार वास्तुविशारद यांनी प्रमाणपत्राने दर्शविलेले केवळ २२०६८.७८ चौ.मी. बांधीव क्षेत्रानुसार मूल्यांकन करण्यात येत आहे. तसेच भविष्यात प्राप्त होणारे अन्य सर्व प्रकारचे वार्डिंग एफएसआय वा टीडीआर चा वेगळा संश्लेष निष्पादित करण्यात येईल असे नमुद आहे. यानुसार जमिन मालक यांना मिळणारा मोबदला ४०.७०% म्हणजेच ८९८१.९९ चौ.मी. क्षेत्र मिळणार आहे. तर विकासकास ५९.३०% क्षेत्र म्हणजेच १३०८६.७८ चौ.मी. क्षेत्र मिळणार आहे.

उपरोक्त बाबी विचारात घेता विकासकास मिळणा-या हिश्याचे मूल्य रक्कम रु. २४,२१,२८,९००/- इतके निश्चित होत आहे. तसेच जमिन मालक यांना मिळणा-या हिश्याचे मूल्य रक्कम रु. २०,४५,२९,२००/- इतके मूल्य निश्चित होत आहे. जमिन मालकास मिळणा-या हिश्याच्या मूल्यापेक्षा विकासकाचे हिश्याचे मूल्य जास्त असल्याने रक्कम रु. २४,५१,२८,९००/- इतके बाजारमूल्य निश्चित करण्यात येत आहे. त्यामुळे बाजारमूल्य रक्कम रु. २४,५१,२८,९००/- परे महाराष्ट्र मुद्रांक अधिनियमचे अनुसूची-१ चे अनुच्छेद ५(ग-अ) अन्वये ५% दराने रु. १,२२,५६,५००/- इतके मुद्रांक शुल्क आकारणे आवश्यक आहे. डेडलपमेंट अॅग्रीमेंटचा संलेखावर योग्य मुद्रांक शुल्क अदा करित असल्याने इरिक्टोकेबल पॅयर ऑफ अॅटर्नीच्या संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनुच्छेद ४८(ग) अन्वये रु. ५००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे. उपरोक्तनुसार एकूण रु. १,२२,५७,०००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

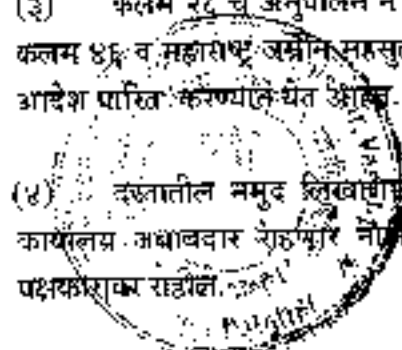
५. उपरोक्तनुसार शास्त्रील अटी व शर्तीस अधिन राहून अंतिम आदेश पारित करण्यात येत आहे.

(१) महाराष्ट्र मुद्रांक अधिनियमातील तरतुदीस अधिन राहून सदर अंतिम आदेश पारित करण्यात येत आहे.

(२) महाराष्ट्र मुद्रांक अधिनियमचे कलम २८ मध्ये नमुद केल्याप्रमाणे मूल्यांकन / मुद्रांक शुल्क आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व सध्य व परिस्थिती या बाबी संलेखात पूर्णपणे व खरेपणाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिलेली आहे. कलम २८ चे तरतुदीसंबंधी अर्जदार यांनी अनुपालन न केल्यास महाराष्ट्र मुद्रांक अधिनियमचे कलम ६३ अन्वये शास्त्रीची कार्यवाही करणेचे अधिन राहून आदेश पारित करण्यात आहेत.

(३) कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्दर्शनस आल्यास महाराष्ट्र मुद्रांक अधिनियमचे कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ चे शास्त्रीलह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश पारित करण्यात येत आहे.

(४) दस्तातील नमुद संलेखाच्या व सोबत सादर केलेल्या कागदपत्रांच्या खरेखोटेपणा संदर्भात हे कार्यलय जबाबदार राहणार नाही. याबाबतील संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्तामधील पक्षकारावर राहिली आहे.



(५) सदर दस्तावेजातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायन्यायात दावा अर्ज वा शोध चाल असले तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्तावेजातील पेशवे रावराव राहीलरी ०२३

मुद्रांक शुल्क क्र.	९२३१	०१	१९०
मुद्रांक शुल्क क्र.			

(६) सदर आदेश हे महाराष्ट्र मुद्रांक अधिनियमचे कलम ३२(ब) आणि कलम ५३(३अ) मधील तरतुदीला अधिन राहून पारित करण्यात येत आहेत.

(७) अर्जदारास या आदेशाद्वारे निश्चित केलेल्या विकसन करार व कुळमुखत्यार पत्र (Supplementary Development Agreement and Power Of Attorney) मधील मिळकतीच्या बाजारमुल्याबाबत आक्षेप असल्यास त्यांना हा आदेश प्राप्त झाल्यापासून ६० दिवसांत मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनिर्बंधक, कोकण विभाग, ठाणे यांचेकडे अपिल दाखल करता येईल. सदर आदेशात निश्चित केलेल्या बाजारमुल्याव्यतिरिक्त इतर शर्षीकरीता आक्षेप असल्यास त्यांना हा आदेश प्राप्त झाल्यापासून ६० दिवसांत मा. मुख्य नियंत्रक महसूल प्राधिकारी (CCRA), महाराष्ट्र राज्य, पुणे यांचेकडे अपिल दाखल करता येईल.

### अंतिम आदेश

वर नमुद केलेल्या शर्षीच्या पार्श्वभूमीवर, मी शाली स्याक्षरी करणार, मुद्रांक जिल्हाधिकारी, पालघर प्रश्नाधीन विकसन करार आणि कुळमुखत्यारपत्र (Development Agreement and Power Of Attorney) चे संलेखाधर महाराष्ट्र मुद्रांक अधिनियमचे अनुसूची-१ मधील अनुच्छेद ५(ग-अ), ४८(ग) नुसार रु. १,२२,५७,०००/- (अक्षरी रुपये एक कोटी बावीस लाख सत्तावन्न हजार मात्र) इतके मुद्रांक शुल्क आकारल्याचे आदेश पारित करित आहे. सदरील मुद्रांक शुल्क आणणास मान्य असल्यास हा आदेश प्राप्त झाल्यापासून ६० दिवसांचे आत शासकीय भरणा लेखा प्रणालीद्वारे (Government Receipt Accounting System) <https://gras.mahakosh.gov.in/echallan> या संकेतस्थळावर करता येईल. सदर मुद्रांक शुल्क लेखाशीर्ष (Head) क्र. ००३००११७०१ वर JT DIST REGISTRAR CL I LG PALGHAR या नावे शासन जमा करून ई-चलनाची प्रत या कार्यालयात सादर करावी.



*(Signature)*  
 (उदयराज चव्हाण)  
 मुद्रांक जिल्हाधिकारी  
 पालघर

प्रत-

1. Shree Varad Builders and Developers LLP
२. सह दुर्यम निबंधक घसाई क्र. १ ते घसाई क्र. ६



पुस्तक - २			
पुस्तक	पृष्ठ सं.	पृ.	१८०
	१०३९	८	
१	२०२३		







CHALLAN  
MTR Form Number-5

जुलै २०२३  
२०२३

GRN	MH004827896202324M	BARCODE	Date		06/07/2023-20:10:53	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR Rom		TAX ID / TAN (if Any)			
Office Name	JT DIST REGISTRAR CL I L G PALGHAR		PAN No.(if Applicable)			
Location	PALGHAR		Full Name	SHREE VARAD BUILDERS AND DEVELOPERS LLP		
Year	2023-2024 One Time		Flat/Block No.	SURVEY NO 63/8/1 AND OTHER		
Account Head Details	Amount in Rs.	Premises/Building				
1030051701 Amount of Tax	12267000.00	Road/Street	VILLAGE CHULNE TALUKA VASAI			
		Area/Locality	DISTRICT PALGHAR			
		Town/City/District				
		Pin	4	0	1	2 0 2
		Remarks (if Any)	ADJ CASE NO 252/2023			
		Amount in Words	One Crore Twenty Two Lakh Fifty Seven Thousand Rupees Only			
Total	1,22,67,000.00					



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572023071104393:CPACWTFUX7		
Cheque/DD No.	Bank Date	RBI Date	06/07/2023-20:13:18	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Sort Code . Date		Not Verified with Sort		

Department ID: 779604550  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सादर चालन धरून सुयोग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची लागू आहे. नोंदणी व करावयाच्या दस्तऐवजाची नोंद करणे लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0602568873202324	11/07/2023-12:38:59	IGR582	12257000.00

२०२३ - २			
पुरतक	दरल	१६	१००
१	२०२३		

GRN: MH00482789E202324M Amount: 1,22,57,000.00

Bank: STATE BANK OF INDIA

Date: 06/07/2023-20:10:53

प्रमाणित Placement Amount

1,22,57,000.00

प्रमाणित करण्यात येते की, अभिनिर्णय प्र. क्र. 252/2023 (i) करीता रक्कम रु. 1,22,57,000/- (अक्षरी रूपये एक कोटी बावीस लाख सत्तावन्न हजार मात्र) इतके मुद्रांक शुल्क हे SHREE VARAD BUILDERS AND DEVELOPERS LLP यांनी दिनांक 06/07/2023 रोजी शासकीय भरणा लेखा प्रणाली अंतर्गत भरलेले असून त्याचा चलन क्रमांक MH004827896202324M असा आहे. सदरची रक्कम शासकीय भरणा लेखा प्रणालीद्वारे करण्यात आली असून चलन दिनांक 11/07/2023 रोजी विरुध्दित करण्यात आले आहे. सदर चलनाचा विरुध्दित क्रमांक 0002568878202324 असा आहे.

ठिकाण- पालघर  
दिनांक- ११/०७/२०२३



*(Handwritten Signature)*  
११/०७/२०२३  
(उदयराम चव्हाण)  
मुद्रांक जिल्हाधिकारी  
पालघर

महाराष्ट्र मुद्रांक अधिनियमातील तरतुदी अन्वये निर्गमित केलेले आहे परंतु उक्त दस्त नोंदणी साठी नोंदणी अधिकाऱ्या समोर दाखल झाल्यास नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

Received Adj. Fee Rs. 100/-  
 Vide Chalan No. MH00482789690292019 35702124 E  
 Date 26/05/2023

Collector of Stamps, Palghar

वसई - २

२२४६३  
 ९७३९ ११ १८०

मा.सं. ५९०५ दि.१३/०५/२०२३

**OFFICE OF THE COLLECTOR OF STAMPS, PALGHAR**

Adj Case No. ७५२/२०२३ (1) Date 24/05/2023  
 Received from Shri. Shree Vasud Builders and developers LLP  
 Residing at Vasai (W) Dist. Palghar  
 Stamp Duty Rs. 1,22,57,000/- (Rupees one crore twenty two lakh fifty seven thousand only)  
 in Bank SBI Bank  
 Vide E-chalan No. MH00482789690292019 Date 26/05/2023  
 Certified under Section 32(1)(a)(b) of the Maharashtra Stamp Act the fully Stamp Duty 1,22,57,000/- instrument is chargeable has been paid vide Article No. 5 (a-a)  
 This Certificate is subject to the provision of section 43(A) of Maharashtra Stamp Act.  
 Place: Palghar  
 Date: 11/09/2023

Collector of Stamps, Palghar



MV: 24,51,28,500/-  
 CV: 20,05,29,200/-

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made at Vasai (District Palghar) this 11<sup>th</sup> day of July 2023.

BETWEEN

**SHREE MAHALAXMI ENTERPRISES,**

a partnership firm registered under the Indian Partnership Act, 1932 and having its Principal Place of business at 6/7, Sagar Park, Opposite Bharat Petroleum, Sagarshet, Vasai West, Palghar 401 201 through its only present partners,

1. Mr. Abhay Yashwant Chaudhari,
2. Mr. Pritam Prabhakar Patil, and
3. Mr. Rohit Narendra Raut

hereinafter called "the FIRST OWNERS" (which expression shall be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the last survivor of them the heirs executors and administrators of the last survivor of them and his/her/their/its assigns) of the First Part,



*(Signatures of the parties)*

जुस्तक	२०३९	२	१०
१	२०२३		

2

And

1. ABHAY YASHWANT CHAUDHARI
2. PRITAM PRABHAKAR PATIL and
3. ROHIT NARENDRA RAUT

all of Vasai (District Palghar), Indian Inhabitants, having their address at Mandlai, Vasai Taluka, District Palghar.

hereinafter collectively called "the SECOND OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs executors administrators and assigns) of the **Second Part**

(The First Owners and the Second Owners are hereinafter collectively referred to as "the Owners")

AND

SHREE VARAD BUILDERS AND DEVELOPERS LLP.

(LLPIN: AAN-9910).

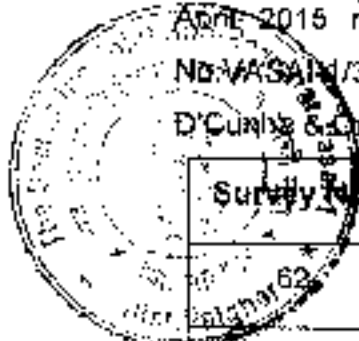
a Limited Liability partnership registered under the Limited Liability Partnership Act, 2008, having its Registered Office at C-501, Sanskriti CHS Ltd. J. N. Road, Vasai West, Palghar 401 201

hereinafter called "the DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Third Part**:

(The Owners and the Developers are hereinafter collectively referred to as "the Parties" and individually as "Party")

WHEREAS:

- A. The First Owners are by virtue of a Deed of Conveyance dated 21<sup>st</sup> April 2015 registered at the Vasai Sub-Registry under Serial No. VASAI/3982 of 2015 executed by one Aasiss Juzu Dhakun @ D' Cunha & Co. in their favour, the owners of the following lands, viz:



Survey No.	Hissa No.	Area (sq.mtrs.)
62	7	350
63	6	1310

*For Aasiss Juzu Dhakun @ D' Cunha & Co.*

63	8	1,550
64	6	1,470
64	7	1,060
Total		5,740

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3	2023	

all of Village Chulne, Taluka Vasai, District Palghar (which lands are collectively referred to as "the First Owners' lands").

B. The Second Owners are by virtue of a Deed of Conveyance dated 23<sup>rd</sup> July 2014 registered at the Vasai Sub-Registry under Serial No. VASAI-6- 2701 of 2014 executed by one Prashant Mahadeo Vartak & Ors. in their favour, the owners of the following lands, viz.:

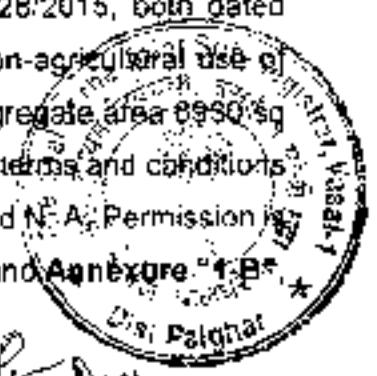
Survey No.	Hissa No.	Area (sq.mtrs.)
64	4	910
64	5A	280
Total		1,190

both also of Village Chulne, Taluka Vasai, District Palghar (which lands are collectively referred to as 'the Second Owners' lands'),

C. The First Owners' lands and the Second Owners' lands are contiguous parcels of lands situate adjoining one another.

[The First Owners' lands and the Second Owners' lands are hereinafter collectively referred to as 'the Owners' Larger Lands']

D. On the application of the Owners, the Collector, Palghar District, has vide Order.Nos.Mahsool/D-1/T-1/NAP/Chulne-Vasai/SR-327/ 2015 and Mahsool/D-1/T-1/NAP/Chulne-Vasai/SR-328/2015, both dated 5<sup>th</sup> December 2016, granted permission for non-agricultural use of the Owners' Larger Lands admeasuring an aggregate area 8950 sq mtrs. for residential and commercial use on the terms and conditions therein set forth and recorded; a copy of the said N. A. Permission is hereto annexed and marked Annexure "1-A" and Annexure "1-B".



*Prashant Mahadeo Vartak* (Signature)

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Consequent on the aforesaid N.A. Orders, vide ME No.3212 dated 21<sup>st</sup> February 2020, the portions of the First Owners' lands affected by reservations have been carved out from the developable portions, and fresh Survey Numbers assigned in lieu of the original Survey Numbers as under, viz.

Original Survey Number (now cancelled)	Area as per original Survey Number (sq.mtrs.)	New Survey Number	Area of New Survey No. (sq.mtrs.)	User
62/7	350	62/7/1		
		62/7/2		
63/6	1310	63/6/1	883	D.P. Road
		63/6/2	427	Residential and Commercial
63/8	1550	63/8/1	754	Existing Road (157 sq.mtrs.) 595 sq.mtrs. (Residential and Commercial)
		63/8/2	796	D.P. Road
64/6	1470	64/6/1	1273	Residential and Commercial
		64/6/2	197	D.P. Road
64/7	1060	64/7/1	957	Existing Road (218 sq.mtrs.) Existing Road (749 sq.mtrs.)
		64/7/2	93	D.P. Road

In like manner, vide ME No.3373 dated 9<sup>th</sup> February 2021, the portions of the Second Owners' lands affected by the reservations have been carved out from the developable portions, and fresh Survey Numbers assigned in lieu of the original Survey Numbers as under, viz.

For *Sudhakar* *Prakash* *Ramkrishna* *...*

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Original Survey Number (now cancelled)	Area as per original Survey Number (sq.mtrs.)	New Survey Number	Area of New Survey No. (sq.mtrs.)	User
64/4	910	64/4/1	745	Residential and Commercial
		64/4/2	165	D.P. Road
64/5A	280	64/5A/1	210	Residential and Commercial
		64/5A/2	70	D.P. Road

G. The Owners accordingly are entitled to develop the portions admeasuring 6153 sq. meters out of the Owners' Larger Lands admeasuring 8930 sq. meters for residential and commercial use comprising the following, viz.

Survey No / Hissa No.	Area (sq.mtrs.)
63/6/1	883
63/8/1	754
63/8/2	796
64/6/1	1273
64/6/2	197
64/7/1	867
64/7/2	83
64/4/1	745
64/4/2	165
64/5A/1	210
64/5A/2	70
	6153



(the said portions of lands are more particularly described in the First Schedule hereunder written, and so shown on the plans annexed hereto and marked Annexure "2", and are hereinafter referred to as 'the Owners Lands')

*Signature of the Director of Stamps, Punjab*



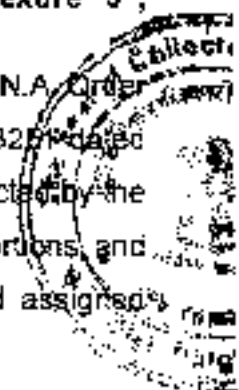
H. The Developers are the owners of lands immediately adjoining the Owners' Lands, viz.

Survey No.	Hissa No.	Area (sq.mtrs.)
63	7	730
64	3	1190

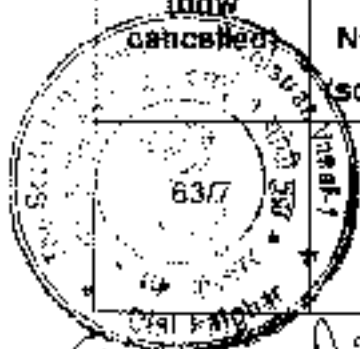
both also of Village Chulne, Taluka Vasai, District Palghar, and more particularly described in the **Second Schedule** hereunder written (which lands are collectively referred to as '**the Developers' Lands**'), and so shown on the plans annexed hereto and marked **Annexure "2"**, and hold the same in their own right as owners and are entitled to develop the same by themselves,

I. The Developers have in respect of the Developers' lands vide Order No.Mahsool/K-1/Te-1/NAP/Chulne-Vasai/SR-21/2016 dated 7<sup>th</sup> January 2017 passed by the Collector, Palghar District obtained permission for non-agricultural use of the Developers' Lands admeasuring 1920 sq. mtrs. for residential and commercial use on the terms and conditions therein set forth and recorded, a copy of the said N. A. Permission is hereto annexed and marked **Annexure "3"**,

J. In like manner (as the Owner's lands), consequent on the N.A. Order passed in respect of the Developers' lands, vide ME No 325 dated 11<sup>th</sup> July 2020, the portions of the Developers' lands affected by the reservation have been carved out from the developable portions, and the original Survey Numbers have been cancelled and assigned fresh Survey Numbers as under, viz.



Original Survey Number (now cancelled)	Area as per original Survey Number (sq.mtrs.)	New Survey Number	Area of New Survey No. (sq.mtrs.)	User
63/7	730	63/7/1	108	Residential and Commercial
		63/7/2	622	D.P. Road



*Sanjiv Bhatnagar*  
*Postals*  
*Rohant*



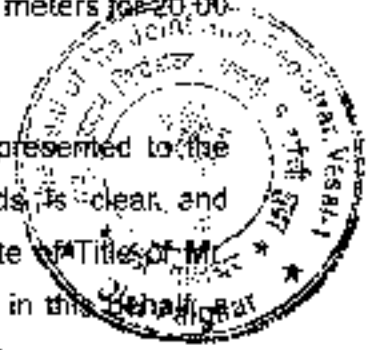
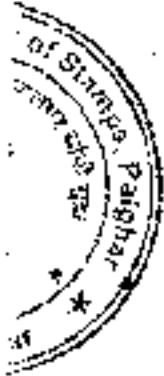
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64/3	1180	64/3/1	444	Residential and Commercial
		64/3/2	746	D.P. Road

K. The Owners, with a view to exploit the Full Development Potential of the Owners' Lands, and having regard to the fact that the Developers have the expertise in the business of Real Estate Development and the necessary experience in construction and development, have agreed to entrust the development rights of the Owners' Lands to the Developers, so as to amalgamate their respective holdings and to jointly develop the total land area admeasuring 8073 sq. meters (i.e. Owners' Lands admeasuring 6153 sq. meters and Developers Lands admeasuring 1920 sq. meters) (hereinafter collectively referred to as 'the Whole Lands') on the terms and conditions mutually agreed between them and recorded hereinafter.

L. Pursuant to the above, in terms of the N.A. Order, on the joint application of the Parties amalgamating their respective holdings comprised in the Whole Lands, the VCMC sanctioned building plans for construction of a residential and commercial building on the Whole Lands, in terms of the sanctioned plans, the Parties obtained Commencement Certificate No. VCMC/TP/CC/MP-5806 & 5819/129/2020-21, which was subsequently revised by Revised Development Permission dated 4<sup>th</sup> October 2022 vide No. VCMC/TP/RDP/VP-5806 & 5819/ 351/2022-23; by the said Revised Development Permission, the VCMC has presently sanctioned building plans for construction of a residential building with Shopline Building comprising of 2 (two) basements + Gr/stilt + podium + 14 (fourteen) upper floors with a built-up area of 12426.71 sq. mtrs.; in terms of the said Revised Development Permission, out of the Whole Lands the following areas are designated for various reservations, viz. (a) an area admeasuring 498.39 sq. meters for Existing Road, (b) an area of 2165.62 sq. meters for 30.00 mtrs. wide DP Road, and (c) an area admeasuring 1405.67 sq. meters for 20.00 mtrs. wide DP Road.

M. The Owners have as basis for the Agreement represented to the Developers that their title to the Owners' Lands is clear and marketable, and have also furnished the Certificate of Title of Mr. Parag J. Pimple, Advocate, dated 8<sup>th</sup> March 2023 in this



*Parag J. Pimple*      *Parag J. Pimple*      *Parag J. Pimple*

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copy of the said Certificate is annexed hereto and marked Annexure the Owners shall without prejudice to the above, as basis for the transactions recorded herein, be themselves liable at all times for any claims relating to the Owners' Lands, and themselves, at their own costs abate the same, and keep the Developers and the Developers' Lands indemnified of and from the same, and every part thereof.

N. The Parties are desirous of recording the entrustment of the development by the Owners of the Owners' Lands to the Developers, and the terms of joint development thereof by the Developers as agreed between the Parties

**NOW THIS AGREEMENT WITNESSETH** and the Parties agree declare record and confirm as under:

§ **DEFINITIONS AND INTERPRETATION**

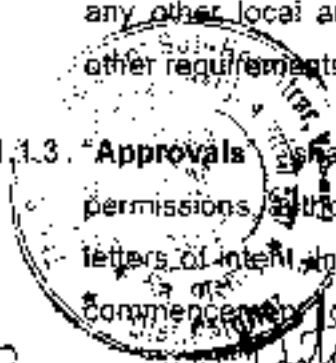
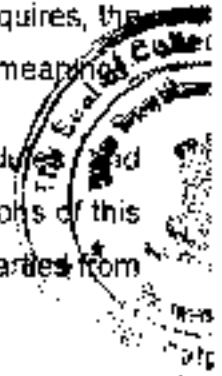
1.1. Other than the capitalised terms which have been defined elsewhere in this Agreement (including in the Recitals), and which shall have the meanings respectively ascribed to them therein, in this Agreement (including the Recitals above and the Schedules and Annexures hereto), except where the context otherwise requires, the following words and expressions shall have the following meanings:

1.1.1 "Agreement" shall mean this Agreement, all schedules and Annexures attached to it and shall include any modifications of this Agreement as may be mutually agreed in writing by the Parties from time to time;

1.1.2 "Applicable Law" shall mean and include all statutes, applicable laws, bye-laws, rules, regulations, orders ordinances, guidelines, notifications, policies, notices, directions, conditions and other codes etc., of any regulatory approvals and/or licenses issued by a government, government authorities, municipal corporation and/or any other local authority, judgments, orders, decrees and/or any other requirements of any statutory and/or relevant authority;

1.1.3 "Approvals" shall mean all approvals, sanad, sanctions, permissions, authorizations, consents, NOCs, licenses, exemptions, letters of intent, intimations of approval, intimations of disapproval, commencement certificates, occupation certificates, completion

*Sanjiv Kumar* *Prakash* *Rohit*



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certificates, sanction of layout plans, sanction of building plans (and any amendments / modifications / clarifications thereto or renewals thereof), approvals of all concerned governmental authorities, approvals of high rise committee, approvals (and any amendments/ modifications / clarifications thereto) of the civil aviation authorities, Ministry of Environment and Forest ("MOEF"), Vasai Virar City Municipal Corporation ("VCMC"), High Power Committee ("HPC"), Mumbai Metropolitan and Regional Development Authority ("MMRDA"), MHADA, the National Highway Authority of India or other bodies functioning under it and/or any other authority or entity, as may be applicable and/or required for the Development of any part of the Property by utilization of the Full Development Potential thereof.

- 1.1.4 "Association" shall mean and include a co-operative society registered and incorporated under the provisions of the Maharashtra Co-operative Societies Act, 1961 and the Rules made thereunder, or a company registered and incorporated under the provisions of the Companies Act, 1956 or an association formed under the provisions of Maharashtra Apartment Ownership Act, 1970 and the Rules made thereunder or any other registered association or body of the Purchasers of the Sale Premises in the New Building as per the Applicable Law;
- 1.1.5 "Business Day" shall mean a day on which scheduled banks are open for normal banking transactions, other than a Sunday or national holiday in Vasai Taluka in which the Property is situate;
- 1.1.6 "Car Parks" shall mean the entire sanctioned car parking spaces (including any stilt parking, mechanised parking, tower parking, stack parking or in any other form) provided for parking of vehicles of residents in the New Building;
- 1.1.7 "Carpet Area" shall mean the RERA Carpet Area of the various Sale Premises in the New Building;
- 1.1.8 "Common Areas and Facilities" shall mean common areas and facilities as per the design/sanctioned plans for the Project and are more particularly set out in Fifth Schedule hereto;
- 1.1.9 "Competent Authority" shall mean the Collector, Raigdar District, the VCMC, or other authorities functioning under the same or other



*Sudhee Patil*      *Rishabh Sen*

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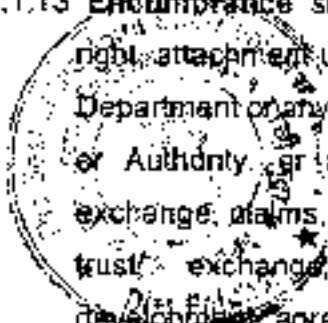
concerned government authority or arm of the Central Government or State Government exercising jurisdiction in respect of the matters to which they relate:

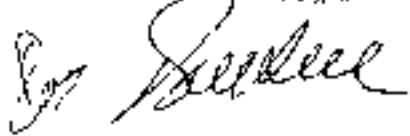
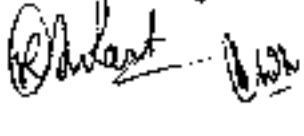
1.1.10 "Completion of the Project" shall mean the 100% completion of the Development of the Project, and receipt of Full Occupation Certificate for the New Building(s) constructed on the Whole Lands;

1.1.11 "Developer's Sale Premises" shall mean all premises, rights and benefits in respect of the Whole Lands other than that comprised in and forming part of the Owners' Sale Premises, and as defined in Clause 6.3 of this Agreement;

1.1.12 "Development" means to develop the Owners' Lands and the Developers' Lands in terms of and in due compliance with the Approvals and the terms of the Agreement, including the portions reserved for the existing road, 30-meter wide D.P. Road and 20-meter wide D. P. Road, to obtain the requisite Approvals, to surrender and hand over the same to the Competent Authority to lay out and construct multi storied New Building/s on the Property in terms of the Approvals (including by claiming and availing of the benefits exigible on account of areas liable to be handed over towards the existing and proposed roads), and to lay water line, drainage line, to erect the electrical poles and to lay electrical cables, telephone cables, Mahanagar Gas line (?), sewerage treatment plant, storm water drains, water harvesting facilities as prescribed, environment clearance condition compliances, construct internal roads, develop common amenities being garden, swimming pool, club house, gymnasium, construct water storage tank in terms of and in accordance with the Approvals and obtained from the concerned competent authority/ies and obtain Occupation Certificate and Completion Certificate for the construction so laid out from the Competent Authority, and all cognate terms shall be construed accordingly;

1.1.13 "Encumbrance" shall mean any dispute, litigation, claims, easement right, attachment under the decree of any court, or the Income Tax Department or any other department of any Government or any court or Authority, or any kind of attachment, court injunction, will, exchange, claims, partition, acquisition, requisition, court Injunction, trust, exchange, lease, memorandum of understanding, development agreement, collaboration agreement, joint venture



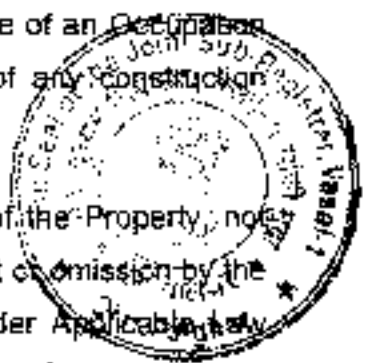



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agreement or agreement of any nature whatsoever or any other legal impediment, mortgage, pledge, equitable interest, lien, adverse claims, third party claims, assignment by way of security, conditional sales contract, hypothecation, right of other persons, security interest, conditional sales contract, encumbrance, title defect, title retention agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, whatsoever, including restriction on use, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

1.1.14 "Force Majeure" shall mean and include any of the following events/ circumstances or a combination thereof, which is outside the reasonable control of a Party, viz.

- a. acts of God, wars, police actions or hostilities (whether declared or not), invasions, acts of foreign enemies, rebellions, terrorism, revolutions, insurrections, military or usurped powers or civil wars, riots, commotions, disorders, strikes or lockouts, COVID or other pandemic related lockdowns, munitions of war, explosive materials, and natural catastrophes, including earthquakes, tsunamis, hurricanes, typhoons, or exceptionally adverse climatic conditions affecting the regular development of the Project;
- b. delay or default on the part of the Owners in complying with their obligations under this Agreement, in any manner withholding the Development or the receipt of any of the Approvals;
- c. the occurrence of any change of the policy of a Governmental Authority and/or any Rule, Regulation, Notification, Direction, order by any court/tribunal or Governmental Authority which suspends/stops the grant of Approvals or which results in stoppage of construction of the Project or the supply of construction material or restricts the issuance of an Occupation Certificate, or in fact the actual shortage of any construction material or resource;
- d. any suit, dispute or proceeding in respect of the Property, not arising due to any non-compliance and/or act of omission by the Developer under the Agreement and/or under Applicable Law.



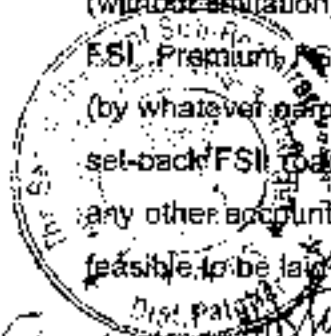
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and/or any suit, dispute or proceeding in respect of the Owner's title to the Owners' Lands, which results in stop work notice / order / direction by any court or competent authority being passed restraining the Developers from exercising its rights under this Agreement, including restricting the rights and allotments and sales or other alienation of the Developers' Premises:

- e. any delay in grant of or denial of or variation of any of the Approvals required for construction of the Project by any Governmental Authority for reasons not attributable to the Developer;
- f. non-availability of steel, cement or other building materials, water or electric supply for a continuous period of 15 (fifteen) days;
- g. any change in policies of the Government of India, the State Government, WCMC and/or any other concerned authorities which suspends/stops the grant of Approvals or which results in stoppage of construction of the Project or the supply of construction material or restricts the issuance of an Occupation Certificate, or in fact the actual shortage of any construction material or resource;
- h. any prohibitory order passed by any statutory authority and/or courts, quasi-judicial or judicial authorities or bodies which restrains execution of the Scheme of Development and such restraint is not attributable to any act or omission or non-compliance of the Developers in relation to the Scheme of Development;

1.1.15 "Full Development Potential" shall mean the full extent of construction which may be permissible on the Property as per the UDCPR at all stages of Development, in whatsoever manner accruing, arising or becoming available under the UDCPR, including (without limitation) on account of FSI, Incentive FSI, TDR, Ancillary FSI, Premium FSI, i.e. FSI claimable against payment of premium (by whatever name called) to the State Government or WCMC and set-back FSI, road FSI and/or otherwise receivable or claimable on any other account in respect of or by virtue of the Whole Lands, and feasible to be laid out on the Property;



*Siddharth* *Ramesh*

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1.1.16 "**Gross Sale Proceeds**" shall mean the total consideration from the sale of Sale Premises in the New Building, including preferred location charges floor rise, membership charges of Club House and any other charges collected from the Purchasers and/or any other revenue/s that may be generated from the Project;

1.1.17 "**GST**" shall mean the goods and services tax as applicable under

- i. Central Goods and Service Tax Act, 2017 and/or
- ii. Maharashtra Goods and Service Tax Act, 2017 and/or
- iii. Integrated Goods and Service Tax Act 2017,

including the interest and penalty, if any, as may be demanded by revenue authorities in tax assessment to the extent payable by the service provider to the revenue authorities either on crystallisation thereof or during assessment/appeal proceedings, and any statutory modification thereof;

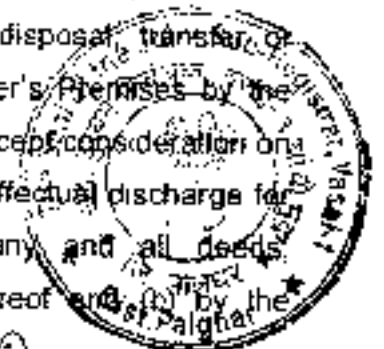
1.1.18 "**Joint Car Parks**" shall refer to the Car Parks forming part of Joint Sale Premises,

1.1.19 "**Joint Sale Premises**" shall have the meaning assigned in Clause 6.8 of the Agreement:

1.1.20 "**Launch Date**" shall have the meaning ascribed to it in Clause 5.1.2 herein;

1.1.22 "**Litigation**" includes all suits, civil and criminal actions, arbitration proceedings, and all legal proceedings (including any investigation, claim, complaint, grievance, appeals and applications for review), which are pending or may arise in respect of the title of the Owners' Lands (or any part thereof) and/or the possession of the Owners to the Owners' Lands (or any part thereof) which affects the Project.

1.1.23 "**Marketing**" (and all its derivatives and cognate expressions) shall mean and include the fixation of price, sale on ownership basis and / or outright sale or any other method of disposal, transfer, or alienation or dealing with (a) of the Developer's Premises by the Developer and in that regard to receive and accept consideration on account of such marketing and give full and effectual discharge for the payments received and to execute any and all deeds, documents, writings, receipts in respect thereof and of Palghar



*[Handwritten signatures and initials]*

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Owners of the Owners' Premises and in that regard to receive and accept consideration on account of such marketing and give full and effectual discharge for the payments received and to execute any and all deeds, documents, writings, receipts in respect thereof, and for the said purpose shall also include advertising and marketing of the Project, and the term 'Market' and "Marketed" shall have corresponding meaning:

1.1.24 "MahaRERA" shall refer to the authority constituted under the RERA Act, and exercising jurisdiction in respect of the Property in all relating to and arising from compliance of the various provisions of the RERA Act and the Rules and Regulations thereunder;

1.1.25 "MOFA" shall refer to the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 as in force for the time being;

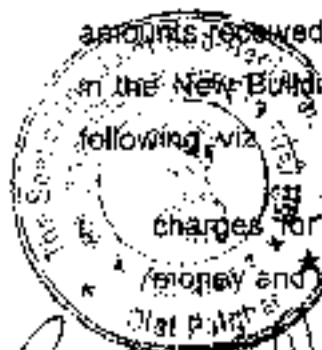
1.1.26 "New Building" shall mean the Building(s) to be constructed by the Developers on the Property pursuant to the Agreement by utilization of the Full Development Potential;

1.1.27 "Notice" shall mean a notice in writing delivered personally to the Parties, or despatched by registered post and/or speed post and/or courier with acknowledgement due to the address furnished by the Parties from time to time;

1.1.28 "Occupation Certificate" shall mean occupation and completion certificate issued by VVCMC, as applicable, with respects to the New Building and shall include part-occupation certificate;

1.1.29 "Owners' Sale Premises" shall mean the Sale Premises in the Project coming to the share of the Owners as defined in Clause 6.1 of this Agreement;

1.1.30 "Pass Through Charges" shall mean and include the deposits / amounts received / collected from the Purchasers of Sale Premises in the New Building from time to time for or towards inter alia the following viz. charges for formation of the Association, share application money and entrance fees therefor;



*[Handwritten signatures and initials]*





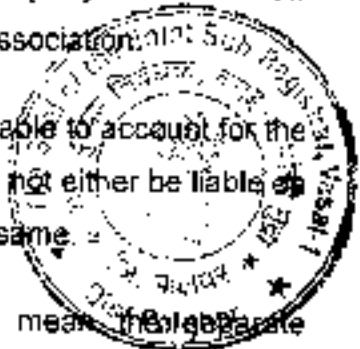
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- ii. taxes deposits and charges for electric meter connection, transformers, water supply connection charges, gas and other utilities, legal fees and/or any other government/municipal charges;
- iii. maintenance deposits (including advances towards outgoings) and/or charges (including for / of the club-house).
- iv. refundable deposit for interior works;
- v. any other amount collected from the allottees as a contribution for onward transfer/ deposit to the Association of Purchasers or to the maintenance agency of the Project or to the Government Authority including corpus funds, if any;
- vi. refundable deposits;
- vii. statutory deposits and deposits and charges payable to any utility company;
- viii. Diesel Generator and power back-up charges,
- ix. electricity installation charges, solar panel installation charges, upto meter bus bar charges, electrical substation charges, furniture, interior and other equipments required for club-house;
- x. water and sewerage treatment charges,
- xi. recycling system installation charges,
- xii. pipeline-gas connection charges.
- xiii. development/infrastructure charges and any other charges, levies or payments payable to the Government and/or statutory authorities (other than for FSI/development). and
- xiv. proportionate share of stamp duty and registration charges payable on the Conveyance of the Property and the New Building in due course in favour of the Association.

Provided that the Developers alone shall be liable to account for the Pass Through Charges, and the Owners shall not either be liable on the same, nor be entitled to any claim on the same.

1.1.31 "Pass Through Charges Account" shall mean the separate Account to be opened, maintained and operated by the Developers,

*Sudesh J. Pillay* *R. Anant* *Sanjay*



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in which the Pass Through Charges claimable and receivable from the acquirers of Owners' Sale Premises and Developers' Sale Premises shall be collected and received, and which shall be applied towards the Pass Through Charges, and which shall be accounted for to the Purchasers by the Developers alone:

1.1.32 "Pass Through Taxes" shall mean and include the GST and other taxes / charges / levies that may be collected from the Purchasers of the Owners' Premises and Developers' Premises, but paid to any governmental authority.

1.1.33 "Property" shall mean the portions of the Owners' Lands and the Developers' Lands which are developable, i.e. excluding the portions comprised in the existing road and/or reserved for the D.P. Road as set out in the Recitals;

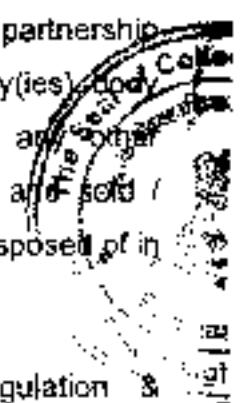
1.1.34 "Project" shall mean the development and construction of the New Building on the Property by utilising the Full Development Potential of the Whole Lands in terms of the Agreement, including all common areas, amenities and infrastructure in accordance with the Approvals, this Agreement and in terms of the Scheme of Development and in compliance with the Applicable Laws;

1.1.35 "Purchaser(s)" shall mean and include individual(s), partnership firm(s), Hindu undivided families (HUFs), limited company(ies), corporate(s), a private and/or public trust(s) and/or any other person(s) to whom the Sale Premises are Marketed and sold / disposed of and / or agreed to be Marketed and sold / disposed of in accordance with this Agreement;

1.1.36 "RERA Act" shall mean The Real Estate (Regulation & Development) Act, 2016, the Rules as applicable to Maharashtra and such Circulars, Notifications, Office Orders, Orders and other directives that may be issued by the Authority, and as may be applicable to the Project;

1.1.37 "Sale Premises" shall mean and include all the flats, units, premises, offices, shops, apartments, car parks, garages and areas (which are saleable) comprised in the New Building to be constructed by utilisation, consumption and exploitation of the Full Development Potential and all other rights and benefits accruing and/or becoming available or account of the Whole Lands in any form whatsoever;

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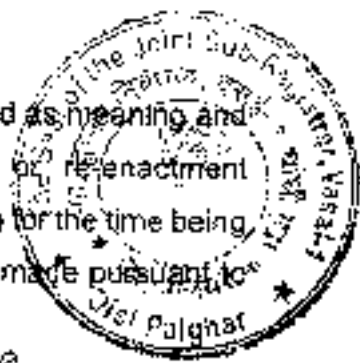
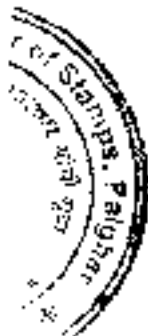
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- 1.1.38 "Scheme of Development" shall have the meaning as more particularly set out in Clause 4.0 of the Agreement;
- 1.1.39 "Security Premises" shall have the meaning ascribed to it in Clauses 10.1 and 10.2 below;
- 1.1.40 "UDCPR" shall refer to the Unified Development Control and Promotion Regulations;
- 1.1.41 "VVMC" shall refer to the Vasai Virar City Municipal Corporation; and
- 1.1.42 "Whole Lands" shall refer to the collective aggregate of the Owners' lands and the Developers' lands as referred in Recital K hereinabove and more particularly described in the **Third Schedule** hereunder written, and so shown on the plans annexed hereto and marked **Annexure "5"**.

1.2. **INTERPRETATION**

In this Agreement (unless the context requires otherwise):

- 1.2.1 any reference to any statute or statutory provision shall include:
  - i. all subordinate legislation made from time to time under that statute or statutory provision (whether or not amended, modified, re-enacted or consolidated);
  - ii. such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
- 1.2.2 reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory instruments or orders made pursuant to statutory provisions;



*Sudhakar Patil*      *R. Subramanian*      *S. S. S.*      *A. S.*

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- 1.2.3 words of any gender are deemed to include those of the other gender;
- 1.2.4 words using the singular or plural number also include the plural or singular number respectively;
- 1.2.5 the words 'hereof', 'herein', 'hereby', 'hereto' and derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement, as the case may be;
- 1.2.6 any reference herein to any Clause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Agreement. The Schedules and Annexures to this Agreement shall form an integral part of this Agreement.
- 1.2.7 references to an "agreement" or "document" shall be construed as a reference to such agreement or document as amended, varied, supplemented or novated in writing at the relevant time in accordance with the requirements of such agreement or document;
- 1.2.8 the words "include", "including" and "in particular" shall be construed as being by way of illustration only and shall not be construed as limiting the generality of any foregoing words;
- 1.2.9 each of the representations and warranties provided in this Agreement is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Agreement limits the extent or application of another Clause or any part thereof.
- 1.2.10 any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;
- 1.2.11 headings to Clauses, parts and paragraphs of Schedules and Schedules are for convenience only and do not affect the interpretation of this Agreement;
- 1.2.12 references to the knowledge, information, belief or awareness of any person shall be deemed to include the knowledge, information, belief or awareness of such person after examining all information and

*[Handwritten signatures and stamps]*

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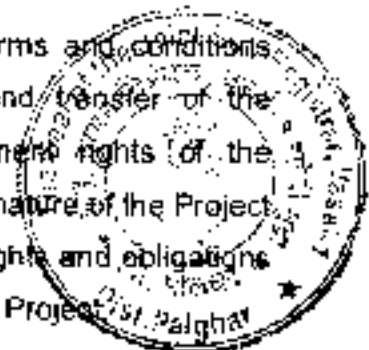
making all due diligence inquiries and investigations which would be expected or required from a person of ordinary prudence;

- 1.2.13 'in writing' includes any communication made by letter and/or by e-mail;
- 1.2.14 any agreement, notice, consent, approval, disclosure or communication under or pursuant to this Agreement shall be in writing;
- 1.2.15 reference to any person includes any legal or natural person, partnership, firm, trust, company, association of persons, Government or local authority, department or other body (whether corporate or unincorporated);
- 1.2.16 where a wider construction is possible, the words "other" and "otherwise" shall not be construed *ejusdem generis* with any foregoing words; and
- 1.2.17 all the Recitals to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.
- 1.2.18 where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings;
- 1.2.19 a day, month or year means a day, month or year, as the case may be, reckoned according to the Gregorian calendar; and
- 1.2.20 where the day on or by which anything is to be perform falls on a day that is not a Business Day, then that thing shall be done on the next Business Day.



2. **PURPOSE**

2.1 This agreement sets forth and records the terms and conditions agreed between the Parties for the grant and transfer of the unfettered, exclusive and absolute development rights of the Owners' Lands in favour of the Developers, the nature of the Project to be developed on the Whole Lands and the rights and obligations of the Parties towards the Implementation of the Project.



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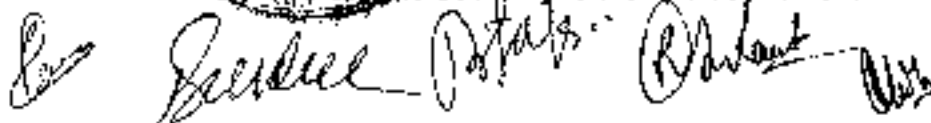
2.2 The Owners agree and undertake that they shall from time to time execute all such further agreements / documents, do all such acts and assist the Developers as may be required by the Developers, to effectively carry out the full intent and meaning of this Agreement and also undertake not to do anything directly or indirectly which may jeopardize or frustrate the rights and entitlements of the other Party under this Agreement, subject to discharge by the Developers of their several obligations towards the Owners under this Agreement

### 3. GRANT OF DEVELOPMENT RIGHTS

3.1 The First Owners and the Second Owners in Consideration of the Owners' Sale Premises to be granted by the Developers to the Owners in terms of this Agreement, and the several other rights hereby granted, hereby jointly and severally unequivocally and irrevocably grant unto and in favour of the Developers full exclusive and uninterrupted development rights in respect of lands bearing Survey No.63, Hissa No.6/1, Survey No.63, Hissa No.8/1, Survey No.63, Hissa No.8/2, Survey No.64, Hissa No.4/1, Survey No.64, Hissa No.4/2, Survey No.64, Hissa No.5A/1, Survey No.64, Hissa No.5A/2, Survey No.64, Hissa No.8/1, Survey No.64, Hissa No.6/2, Survey No.64, Hissa No 7/1 and Survey No.64, Hissa No.7/2. all of Village Chulne, Taluka Vasai, District Palghar and more particularly described in the **First Schedule** hereunder written: (collectively 'the Owners' lands'), with right and authority to the Developers to implement, construct and develop the Project and carry out Development in the manner herein provided.

3.2 The First Owners and the Second Owners hereby jointly and severally confirm that they have respectively severally handed over to the Developers vacant possession of the Owners' Lands, with unfettered right and authority to the Developers to exclusively exercise all powers and authorities in terms of the Agreement, and to carry out Development in terms of the Scheme of Development.

3.3 The First Owners and the Second Owners have separately simultaneously with the execution hereof with a view to enable the Developers to exercise the several rights and claim the several benefits conferred hereunder and to also discharge their several obligations executed and registered separate Powers of Attorney in favour of two persons nominated by the Developers, with exclusive right powers and authority to them to do the several acts and exercise

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the several powers and authorities required for the Development, and in terms of the Agreement. The First Owners and the Second Owners confirm that should it become necessary, at the request of the Developers, the First Owners and the Second Owners shall make and execute fresh and further Powers of Attorney in favour of persons nominated by the Developers in like terms as granted by the aforesaid Power of Attorney. The First Owners and the Second Owners confirm that they shall not hereafter at any time do any act which may in any manner impede, interfere with, obstruct, hinder or otherwise disrupt the exclusive exercise by the Attorneys nominated by the Developers of the several powers conferred on them thereunder, nor shall they modify cancel or revoke the same, nor, except at the written request of the Developers make and execute or grant any of the powers granted under the said Powers of Attorney to or in favour of any other person.

3.4 The Owners and the Developers respectively confirm that they are in possession of the original documents of title relating to their respective lands in their possession as more particularly set out in Annexure "6" of this Agreement. They further covenant that they shall each respectively, pending the ultimate transfer and conveyance of the Property in favour of the Association in the manner provided herein keep the said documents safe unobliterated and uncanceled, and shall produce the same if and so far as may be required, for the purpose of showing before any court or authority, their title to such portions, and further not part with or deposit the same with any person on any basis whatsoever, to the intent that they shall on Conveyance of the Property to the Association hand over to such Association the original documents of title.

3.5 Simultaneously with the execution of this Agreement, the Owners have also handed over to the Developer copies of the documents, writings, correspondence, orders, permissions, approvals of all the public and/or statutory authorities and/or bodies and/or institutes and revenue records, sanctioned plans and orders with respect to the Owners' Lands.

4.0 **SCHEME OF DEVELOPMENT**

4.1 The Parties record and confirm that as between them, the Parties have agreed on the Scheme of Development of the Property under:



*Deebee Projects - Dhulani East Block*

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4.1.1 The Project shall be known as **"AMBARAM"**.

4.1.2 The Developers have in the first instance at their own costs vide Development Permission No. VVCMC/TP/RDP/VP-5806 and 5819/351/2022-23 dated 04-10-2022 obtained from the VVCMC sanction of building plans for construction on the Property of a multi-storeyed residential Tower (named **AMBARAM**) comprising of 2 (two) basements, Ground/Stilt (with shops), podium and fourteen upper floors comprising of residential units, using and utilising an extent of 12425.71 sq. mtrs. built-up area.

4.1.3 The Developers shall at their own costs apply for and obtain all Approvals from time to time, including in further phases, for further construction, using and utilising the Full Development Potential in the New Building, and undertake all acts deeds matters and things for the Development of the Property and carry out and complete the construction work of the New Building and the Common Areas and Facilities in accordance with the Approvals and as agreed under the Agreement. The entire cost of Development of the Property upto the stage of obtaining Full Occupation Certificate and municipal assessment of the Sale Buildings, including without limitation, fees of Architects, R.C.C. Consultants, wages of labourers and workmen, dues of the Construction Contractor, cost of building materials, water, electricity charges utilised during/for construction incurred in connection with the Approvals, cost of obtaining U/R and loading Ancillary FSI, site security, fees charges, deposits, GST payable on purchase of materials and services, cesses, outgoings and dues and all other related and incidental costs and expenses whatsoever for development of the Property shall be borne and paid by the Developers alone,

4.1.4 The Developers shall be entitled to amend the building plans as got sanctioned for the time being from time to time and as may be required and at their discretion **PROVIDED THAT** the Developers shall not amend the building plans so as to affect any of the Sale Premises in the New Building comprised in the Owners' Entitlement or the Developers' Entitlement which are already agreed to be sold to third-party Purchasers, without the prior consent of such third-party Purchasers.

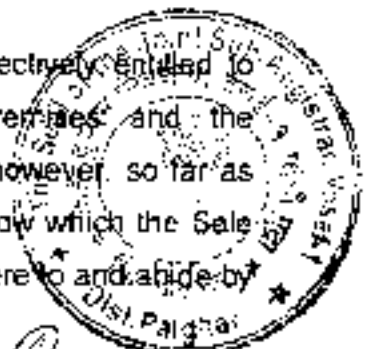


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- 4.1.5 The Developers shall also as part of the Project utilise and exploit the potential of the Whole Lands comprised in the D.P. Road and the Existing Road as set out in the Recitals, and avail on the Property the benefit of construction so available and all other benefits accruing on account thereof. The Owners shall as and when called upon by the Developers forthwith make and execute appropriate documents to transfer and vest the portions of the Owners' Lands affected by reservation for the D.P. Roads and the Existing Road to and in favour of the Competent Authority as may be directed by the Developers, and do all acts necessary to enable the Developers to claim, avail and utilise the compensatory potential becoming available on account hereof on the Property.
- 4.1.6 The Owners and the Developers shall, in lieu of the several rights granted and obligations and liabilities agreed to be undertaken and discharged under the Agreement, be respectively entitled to the Owners' Sale Premises and the Developers' Sale Premises in the New Building (as presently sanctioned and as may hereafter be sanctioned) in the ratio of 31.1% to the Owners and 58.9% to the Developers as more particularly and elaborately set out in Clause 6.1 and Clause 6.3 below.
- 4.1.7 All decisions in respect of the development and construction of the Project including its planning, implementation, modification and execution, shall be taken by the Developers alone in accordance with the Applicable Law.
- 4.1.8 The Developers shall be entitled, if they so deem fit or proper, to obtain the Occupation Certificate in parts with respect to such portion/s of the New Building as may be completed from time to time.
- 4.1.9 The Developers shall at its own costs provide in the Sale Premises, Car Parks and Common Areas and Facilities comprised in the Project amenities, fixtures and fittings as set out in the **Fourth Schedule** hereto,
- 4.1.10 The Owners and the Developers shall be respectively entitled to independently Market the Owners' Sale Premises and the Developers Sale Premises. The Parties shall however, so far as may be, agree upon the minimum sale price below which the Sale Premises in the Project will not be sold, and adhere to and abide by the same.



*[Handwritten signatures and initials]*

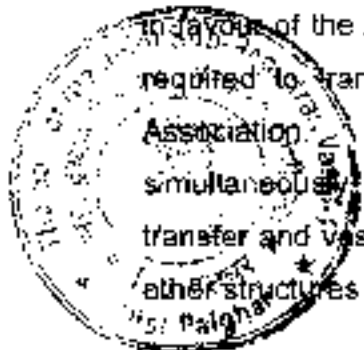
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4.1.11 The Owners and the Developers shall respectively be entitled to independently collect, recover and realise their respective share of Gross Sale Proceeds from the Purchasers of the Sale Premises comprised in their respective entitlements. The Owners and the Developers shall also collect the Pass Through Taxes on the Sale Premises comprised in their respective entitlements, and be respectively separately liable to discharge all their obligations in connection therewith. However, the Pass Through Charges for the Owners' Sale Premises and the Developers' Sale Premises shall be collected/received, administered and accounted for by the Developers alone.

4.1.12 The Parties shall comply with all requirements of the Applicable Law, including the RERA Act and will take all steps and extend all co-operation to register the Project as soon as feasible, and to take all other steps as may be required including opening the requisite accounts and from time to time making and filing all compliances as prescribed under the RERA Act. The Parties shall further not enter into any commitment for sale of any Sale Premises in the Project coming to their respective shares before such registration.

4.1.13 Under the applicable provisions of the RERA Act, and as provided in Clause 9.1(o) herein, the Developers shall form and register the Association, and the Owners shall extend all co-operation for the purpose

4.1.14 In accordance with the applicable provisions of the RERA Act and the terms of the Agreements executed with the Purchasers of the Sale Premises, and on Completion of the Project, and on the Owners (or the Purchasers of the Owners' Sale Premises as the nominees of the Owners) being granted possession of the Owners' Sale Premises on being called upon by the Developers, the Owners shall at the cost of the Association transfer and convey the Owners' Lands to in favour of the Association, and execute all documents as may be required to transfer and vest the Owners' Lands to and in the Association. The Developers shall in like manner and simultaneously make and execute all appropriate documents to transfer and vest the Developers' Lands and the New Building and other structures to and in favour of the Association.



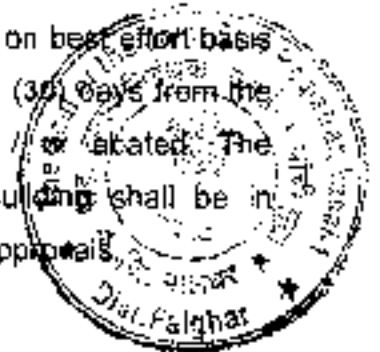





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## 5.0 TIMELINES

- 5.1 The Developers shall, subject to Force Majeure Conditions, endeavour to abide by the following timelines, viz.
- 5.1.1 Within a period of thirty (30) days from the receipt of the Approvals for commencing the development of the Project, the Developers shall apply for registration of the Project with MahaRERA as one project or in phases, as the Developers shall deem fit and proper. The filings and submissions to be made for obtainment of RERA Certificate/s with respect to the Project that may be designated as a "Real Estate Project" and any and all filings / submissions/ representations under the RERA Act, shall be finalised by the Developers.
- 5.1.2 Within a period of thirty (30) days from date of registration of the Project with MahaRERA, the Parties shall launch the Project (hereinafter referred to as the "Launch Date").
- 5.1.3 The Developers shall on best effort basis complete the construction of the New Building and apply for and obtain Occupation Certificate in respect thereof by the expiry of sixty (60) months from the Launch Date, with an automatic extension/grace period of 12 (twelve) months thereafter, i.e. seventy two (72) months from the Launch Date (hereinafter referred to as the "Proposed Construction Completion Date"). It is further agreed and clarified that, if any of the Force Majeure Conditions has occurred, then the Developers shall have an automatic extension of time for compliance of its obligations beyond the Proposed Construction Completion Date, by a period equivalent to that for which such Force Majeure Condition affected its performance and the time required by the Developer for remobilizing its resources for commencing the development work on the Property, and no damages, compensation or other amounts whatsoever shall be payable to the Owners on such account. However, it is clarified that, the Developer shall on best effort basis remobilise its resources within a period of thirty (30) days from the reason for such delay being resolved and allocated. The development and construction of the New Building shall be in compliance with the sanctioned plans and the Approvals.



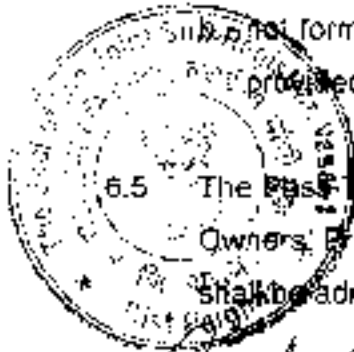
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**OWNERS' SALE PREMISES AND DEVELOPERS' SALE PREMISES**

- 6.1 In consideration of the grant by the First Owners and the Second Owners of Development Rights of the Owners' lands in the manner herein recorded and evidenced, and the several covenants and considerations flowing from the Owners to the Developers, the Developers agree to construct and grant to the First Owners and the Second Owners collectively an aggregate extent of 40.76% of the aggregate area of Sale Premises in the New Building equivalent to 31.1% of the aggregate area of Sale Premises in the New Building of the full potential of the Whole Lands, such that of this, the Owners shall be entitled to 50% of the area of the Sale Premises, insofar as they relate to shops in the New Building, and the remaining areas from and out of the residential units in the New Building, and in addition 31.1% of the Car Parks in the New Building complete in all respects ("Owners' Sale Premises" / "Owners' Entitlement"), without the Owners being liable to pay any amount towards the cost of the Owners' Sale Premises.
- 6.2 The Owners shall also be entitled to use the Common Areas and Facilities
- 6.3 59.30% of the full potential of the Owners' Lands + 100% of the full potential of the Developers' Lands aggregating to 68.9% of the full potential of the Whole Lands shall comprise the Developers' Sale Premises. ("Developers' Sale Premises" / "Developers' Entitlement")
- 6.4 The Owners and the Developers shall, in like manner, be entitled to share all amounts collected from the Purchasers other than
- a. the expressed consideration for sale of their respective Sale Premises (which the Owners and the Developers shall be entitled to appropriate to their own account), and
- b. the amounts forming part of Pass Through Charges in the same ratio as provided in Clause 4.1.6 above.
- 6.5 The Pass Through Charges for all the Sale Premises (including the Owners' Premises) shall be collected by the Developers alone, and shall be administered and accounted for by them.



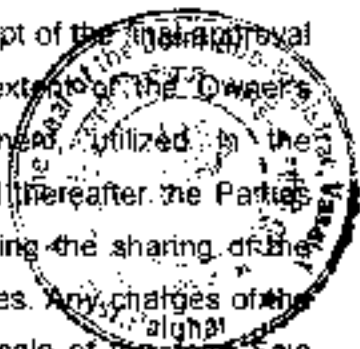
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6.6 The Owners and the Developers have determined equitably and consensually the Sale Premises (including Car Parks) comprised in the share of each of the Owners and the Developers in the Project. The same are as recorded in Annexure "7" hereto. The Owners and the Developers have, further on the approvable tentative building plans as got drawn up by the Developers on the expected Full Development Potential of the Whole Lands, also consensually agreed on the Owners' Sale Premises and the Developers' Sale Premises. If and to the extent that may be warranted, the Owners and the Developers shall in respect of any deviation from the tentative plans as approved between them, and also in respect of any further construction becoming available and intended to be laid out by the Developers, but not presently contemplated, enter into good faith discussions, and consensually resolve the Sale Premises comprised in the share of either of the Parties.

6.7 Each of the Owners and the Developers shall be respectively liable for their share of all the taxes, stamp duty, GST and any other levy (as may be applicable) arising on sale of the Sale Premises, and they shall respectively bear and pay the same and/or claim the same from the Purchasers of their respective premises and keep the others of them indemnified of and from any such claim at all times hereafter.

6.8 Notwithstanding anything to the contrary contained in this Agreement, if there is any residual Owner's Entitlement and residual Developer's Entitlement which cannot be wholly utilised in two separate Sale Premises as per the final approval of the building plans and such residual Owner's Entitlement and residual Developer's Entitlement has to be utilised and consumed in a single Sale Premises, then the Owners and the Developers shall jointly own and hold such Sale Premises ("Joint Sale Premises") and such Joint Sale Premises (including Joint Car Parks) shall be allotted and sold by the Developers for itself, and for and on behalf of the Owners. The sharing of the Gross Sale Proceeds arising from the Joint Sale Premises shall be determined upon the receipt of the final approval of the building plans, depending on the extent of the Owners' Entitlement and the Developer's Entitlement, utilized in the construction of the Joint Sale Premises, and thereafter the Parties shall enter into necessary document recording the sharing of the Proceeds arising from the Joint Sale Premises. Any charges of the Proceeds, that will be generated from the sale of the Joint Sale



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Premises, if any payable for the sale of the Joint Sale Premises, shall be borne by the Parties in the proportion of their respective entitlement in the Joint Sale Premises. The Proceeds in respect of the Joint Sale Premises, shall be dealt with as set out in Clause 6.9 below. The Developer shall be the 'seller' of the Joint Sale Premises and shall also be liable to bear the GST payable in respect of sale of the Joint Sale Premises.

6.9 The Joint Sale Premises will be sold at the minimum sale price or as may be mutually agreed between the Parties in writing, and the Proceeds generated from the sale of the Joint Sale Premises shall be distributed between the Parties in the ratio of their area entitlement in the Joint Sale Premises.

6.10 It is further agreed between the Parties that in the event the Joint Sale Premises remains unsold till the Completion of the Project, then the Developers shall within 15 (fifteen) days of Completion of the Project quote a price, which in its estimation is the Gross Sale Proceeds of the Joint Premises. The Owners shall within 30 (thirty) days from the Developer quoting such price, elect / opt, whether it is desirous of buying out the Developers' Entitlement in the Joint Sale Premises or is ready and willing to sell out its entitlement in the Joint Sale Premises to the Developers. The Parties agree that they shall complete the transfer, i.e. buying / selling out of either of their entitlement in the Joint Premises within 60 (sixty) days from the option elected by the Owners.

6.11 The Owners hereby agree that in case of cancellation of sale of Joint Sale Premises (as evidenced by an appropriate document executed by the Purchaser of the Joint Sale Premises with the Owners and the Developers), due to any reason whatsoever, then, the Owners shall forthwith refund / return the amount that they have received as their entitlement to the Developers. If the Owners fail to refund / return such amounts to the Developers within fifteen (15) days or as directed by the authority under the Act, from receipt of written notice thereof from the Developers then, the Developers shall be entitled to adjust and deduct such amount from the Gross Sales Proceeds generated from the subsequent sale of the Joint Sale Premises, along with interest thereon at the rate of 15% (fifteen) per cent per annum, calculated from the date of receipt of aforesaid notice by the Owners till the date of such adjustment / deduction. Simultaneously,



Dr. Sudeep Patil  
 Dr. Sudeep Patil  
 Dr. Sudeep Patil

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with the Owners refunding / returning such amounts, the Developers shall refund the amounts to the Purchaser. Further the Developers shall also cause the Purchaser to execute and register a Deed of Cancellation, if required, inter alia, recording that the Purchaser has no right, title or interest in the Joint Sale Premises, to which the Owner shall also be a party.

6.12 Save as expressly provided in this Agreement, the Owners shall not be liable and shall not incur any cost on any of the matters herein recorded.

7.0 **PROJECT AND DEVELOPMENT**

7.1 The Owners hereby severally record and confirm that the Developers shall be entitled to Develop the Whole Lands in terms of this Agreement, and for the said purpose, exercise rights in respect of the Owners' Lands, including (but not limited to) inter alia exercising the rights and obligations contained in this Agreement, and the right and authority to -

- a. enter upon and remain on the Whole Lands for the purpose of Development of the Project in terms of and in accordance with this Agreement, and claim and avail of all rights and exploit all the rights interests and benefits of the Owners in the Owners' Lands for and in the course of Development and in accordance with this Agreement,
- b. plan, conceptualise and design the Project, and take all decisions in connection therewith,
- c. exercise full, free, uninterrupted, exclusive and irrevocable marketing, allotment, sale rights in respect of the Apartments / units comprised in the Developers Entitlement by way of sale, allotment or any other recognized manner of transfer, have the final authority and control with respect to pricing of the area to be developed on the Whole Lands and enter into agreements with the Purchasers of the Sale Premises comprised in the Developers' Entitlement in its own right and on its own account without any recourse or liability of any nature (save and except as provided herein) to the Owners, as it deems fit, and on such marketing or sale, to receive the full and complete proceeds as per agreements therein, and give receipts and hand over possession, use or occupation of the Apartments / units in terms of its obligations,



*Sub-Registrar, Palghat, Kerala*

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d. appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the Development Works and to pay the wages, remuneration and salary of such persons without any recourse or liability (of any nature whatsoever) to the Owners or any of them,

e. make payment and /or receive the refund of all deposits, or other charges to and from all public or Governmental Authorities or public or private utilities relating to the development of the Whole Lands paid by the Developers in the manner the Developers may deem fit

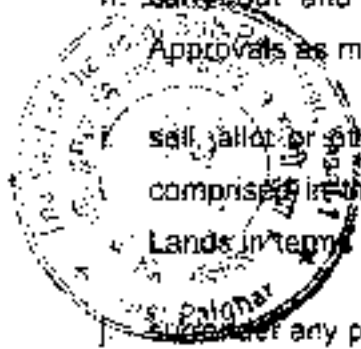
f. make applications to the Competent Authority in respect of Approvals required for any infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities for the proposed New Building to be constructed on the Whole Lands and to carry out the same under the Approvals, sanctioned layout plan, or under order of any Competent Authority and acquire and obtain all relevant Approvals for obtaining water and electricity connections and Approvals for cement, steel and other building materials, if any as may be deemed necessary by the Developers; the Owners shall render full co-operation and will execute all the necessary documents/ applications required for obtaining the aforesaid Approvals,

g. deal with, appear before and file applications, declarations, certificates and submit/receive information, as may be required by and under the Applicable Law or any Competent Authority in relation to the Project and as may be necessary for the full, free, uninterrupted and exclusive construction of the New Building on the Whole Lands,

h. carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time,

sell, allot or otherwise dispose off or alienate the developed area comprised in the Developers Entitlement developed on the Whole Lands in terms of this Agreement,

transfer any portion of the Whole Lands (as may be required under the Applicable Laws) or any such area falling under the set-back



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area or under any reservation to the concerned Competent Authority in the prescribed manner and to take all necessary steps in that regard and for the benefit of the Project and to make necessary correspondence and the Owners shall render all co-operation for the same

- k. launch the Project after execution of this Agreement and after RERA Registration, issue advertisements in such mode as may be deemed fit and proper by the Developers announcing the development of the Project and for sale of the area comprised in the Developers Entitlement in the Project, and inviting Prospective purchasers, lessees, licensees etc. for allotment, lease and sale of the area comprised in the Developers' Entitlement on the Project,
- l. execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the development rights and in connection with all the Marketing, or sale of the Units /Flats comprised in the Developers Entitlement to be constructed on the Whole land as envisaged herein.
- m. (where so required by the applicable law) apply in the names of the First Owners, or as the case may be the Second Owners, for surrender of any portion of the Whole Lands affected by the D. P. Road or by any other reservation by themselves and in their name PROVIDED HOWEVER that the benefit which may become available on account thereof shall form the subject matter of this Agreement and be shared as between the Owners and the Developers in the ratio recorded in Clause 4.1.6 above: it is however clarified that all expenses on account of the same shall be borne and paid by the Developers alone,
- n. set up, install and make provision for the various facilities / services in the Project as may be required under the Applicable Laws and/or rules made thereunder and to handover the maintenance thereof to the Association or the maintenance agency of the Project as the case may be,
- o. take appropriate actions, steps and seek compliances and exemptions under the provisions of the Applicable Law,
- p. demarcate the common areas and facilities, and the limited common areas and facilities in the Project at the sole discretion of the

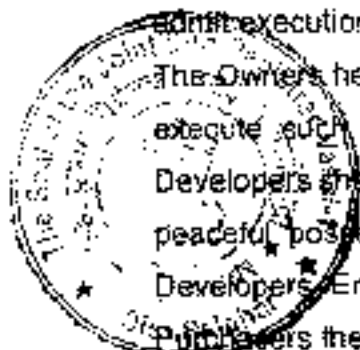





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Developers as per the lay out plan and Applicable law and to file and register all requisite deeds and documents as may be required,

- q. upon execution hereof put up its hoardings or boards on the Property or any portion thereof announcing the Scheme of development and marketing of the Project,
  - r. pay all outgoings, rates rents taxes dues etc. in respect of the Whole Lands from the date of execution hereof,
  - s. submit or resubmit any application(s), plans, documents, papers and writing whatsoever for Development of the Project
  - t. at any time after execution of this Agreement, install a site office and store / godown on the Whole Lands **PROVIDED THAT** the Developers shall remove and dismantle the same on Completion of the Project, It is clarified that the Owners shall also be entitled in like manner to install at their own costs Sale Offices on such portion as may be consensually agreed upon with the Developers,
  - u. build, construct, erect or carry out any and all activities for Development of the Property, until completion of development of the Project and marketing leasing or sale of the area comprised in the Developers Entitlement to be developed on the Whole Lands and every part thereof,
  - v. manage the day-to-day affairs of the Project and be in control and charge of the Project, and use its technical know-how, experience and expertise to manage and maintain the Project and the amenities and infrastructures to be developed therein till Completion of the Project,
  - w. sign and execute the agreements with the Prospective Purchasers of the Apartments / Units comprised in the Developers Entitlement on behalf of the Owners (in the format as approved by the Parties), and execute thereof and accept the consideration for the same.
- The Owners hereby expressly authorise the Developers to sign and execute such Agreements in the names of the Owners. The Developers shall be solely responsible to handover quiet, vacant and peaceful possession of the Apartments / units comprised in the Developers Entitlement to be constructed on the Project to the Purchasers thereof.



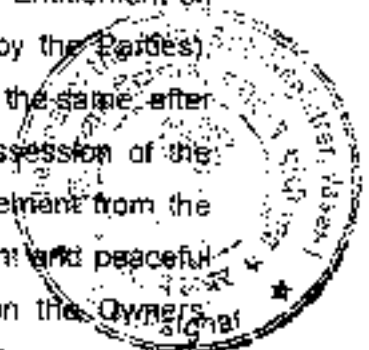




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x generally do any and all other acts, deeds and things that may be required for the exercise of the development rights.

7.2 In terms of this Agreement, the Owners shall be entitled to.

- a. exercise full, free, uninterrupted, and exclusive marketing, allotment, sale rights in respect of the Apartments / Units comprised in Owners' Entitlement (other than the Security Premises which they shall be entitled to deal with in the manner provided in Clause 10.0 below) by way of sale allotment or any other recognized manner of transfer, have the final authority to control with respect to the pricing of the area comprised in the Owners' Entitlement, but subject to the same being harmonious with the pricing of the Premises comprised in the Developers Entitlement to be developed on the Whole Lands, and to enter into agreements with such persons as it deems fit and on such marketing or sale, to receive the full and complete proceeds as per agreements therein; and give receipts and hand over possession, use or occupation of the said Apartment / Unit; the Developers hereby expressly authorise the Owners to sign and execute such Agreements in the names of the Developers.
- b. sell, allot or otherwise dispose off or alienate the areas comprised in the Owners' Entitlement developed on the Whole Lands in terms of this Agreement,
- c. inviting Prospective purchasers, lessees, licensees etc. for allotment, lease and sale of the areas comprised in the Owners Entitlement in the Project,
- d. execute all necessary, legal and statutory writings, agreements and documentations in connection with all the Marketing, or sale of the Units /Flats comprised in the Owners Entitlement to be constructed on the Whole Lands as envisaged herein, and
- e. sign and execute the agreements with the Prospective Purchasers of the Apartments / Units comprised in the Owners' Entitlement on behalf of the Developers (in the format approved by the Parties), admit execution thereof and accept consideration for the same, after receipt of Occupation Certificate and receiving possession of the Apartments / units comprised in the Owners' Entitlement from the Developers, the Owners shall handover quiet, vacant and peaceful possession of the Apartments / units comprised in the Owners' Entitlement



*Sudesh Patel* *Prakash* *Law* *Chit*

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Entitlement in terms of their obligations with the Purchasers of Sale Premises comprised in the Owners' Entitlement.

7.3 The Owners undertake and confirm to do, execute, perform and/or comply with and/or cause to be done, executed, performed and/or complied with all the acts deeds, matters and things as may be necessary to enable the Developers to exploit all the Development Rights, including present, future FSI and TDR in respect of and for the better utilization and development of the Whole Lands in accordance with the terms of the Agreement.

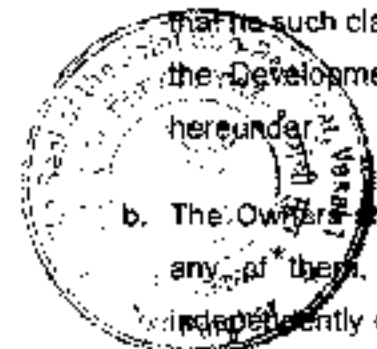
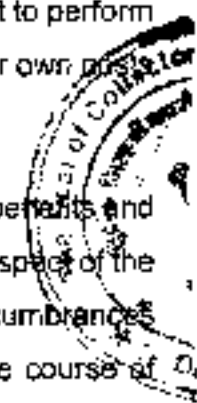
7.4 The Owners hereby jointly and severally covenant with the Developers that they shall not interfere with or cause obstruction or disturbance in the Development of the Whole Lands and shall render all required co-operation and assistance to the Developers for completing the Project. The Owners further confirm that they shall not hereafter at any time seek to secede the Owners' Lands from the Project, or to set up or claim rights inconsistent with or independent of the Agreement herein.

**8.0 COVENANTS, ROLES, RESPONSIBILITIES, OBLIGATIONS AND ENTITLEMENTS OF THE OWNERS**

8.1 The Owners jointly and severally undertake and covenant to perform the following roles, responsibilities and obligations at their own cost and expenses and be entitled to the following:

a. The Owners shall at all times ensure that their right, title, benefits and interests (including ownership title and rights) to and in respect of the Owners' Lands is clear, marketable and free from all encumbrances and claims; the Owners shall themselves throughout the course of Development be liable at their own costs to abate all disputes and any manner of claims of any persons claiming any rights adverse to the absolute title of the Owners to the Owners' lands, and to ensure that no such claim in any manner at any time disrupts or jeopardises the Development of the Owners' lands as granted and assured hereunder.

b. The Owners shall ensure that no person claiming through them or any of them, whether prior to or after the execution hereof, independently or separately makes, raises or claims any right, title, or interest whatsoever in or to the Project and / or the Scheme of Development, and / or interferes with, hinders, restricts, or in any



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manner involves themselves, in the Project and the matters recorded in this Agreement, and / or claim any separation or partition of the Property.

- c. The Owner undertakes and confirms to do, execute, perform and/or comply with and / or cause to be done, executed, performed and / or complied with all the acts, deeds, matters and things as may be necessary to enable the Developers to exploit all the rights in respect of and for the better utilization and development of the Property in accordance with the Scheme of Development.
- d. The Owners shall comply with all the provisions of the RERA Act and perform their roles and obligations under this Agreement in the manner covenanted hereunder,
- e. The Owners shall not, and shall ensure that no person claiming through the Owner, interferes with or causes obstruction or disturbance in the development of the Property and shall render all required co-operation and assistance to the Developers for completing the Project,
- f. The Owners shall render all the necessary assistance and co-operation to enable the Developer to commence and complete the Project and for obtaining and claiming the Full Development Potential and for that purpose sign and execute all necessary applications, papers, writings, instruments and documents and make representations before all concerned authorities as and when necessary and required to do so, for performing several responsibilities and obligations and consistent with this Agreement.
- g. The Owners shall, as and when called upon by the Developers, be liable to make and execute appropriate documents and writings to transfer and vest the portions of the Owners' lands reserved for the D.P. roads to VVCMC or other Competent Authority to the intent that the benefits accruing on account thereof (in whatsoever form) shall ensure to the Developers, and the Developers alone shall be entitled to avail and utilise the same as part of the Project.
- h. The Owners shall inform (in writing) to the Developers, within 3 (three) days of receipt of any intimation, communication or directive from VVCMC, MMRDA and/or any other local authority or government body, or otherwise coming to their knowledge relating to

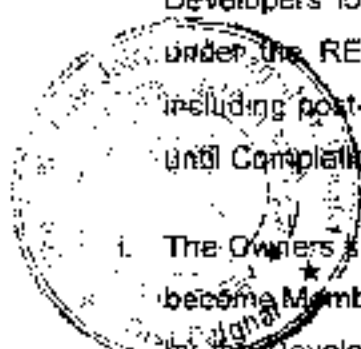


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the said Owners' Lands or which would in any manner affect the Development of the Property and/or the utilisation of the Full Development Potential of the Owners' lands and/or otherwise prejudice the rights, benefits and interests of the Developers hereunder, and within 5 (five) days provide a copy thereof to the Developers, and the Owners shall not do anything which may be in contravention thereof; further if and insofar as the same requires or calls for any compliance on the part of the Owners, the Owners shall address the same consistent with their obligations hereunder,

- i. The Owners (or any of them) shall not do at any time hereafter create any Encumbrance on the Owners' Lands, or do any act of commission or omission or allow any person or party to do any act of commission or omission, whereby the development of the Owners' Lands and the rights of the Developers under this Agreement may be prejudicially affected in any manner whatsoever,
- j. After receipt of Occupation Certificate and on the Developers offering possession of the Owners' Sale Premises to the Owners, or by their nomination to the Purchasers of the Owners' Sale Premises, the Owners shall be liable to ensure that possession is taken within 15 (fifteen) days from being offered such possession; the Owners (and the Purchasers claiming through them) shall become liable to pay all taxes and outgoings payable in respect of the Owners' Sale Premises in like manner as collected / claimed from Purchasers of the Developers' Sale Premises, after expiry of such period of 15 (fifteen) days.
- k. The Owners shall be the Promoters under the provisions of MOFA as also the RERA Act or any statutory modification or amendment or re-enactment thereof with regard to the title and entitlement of the Owners as provided herein, and shall co-operate with the Developers for registration of the Project as a Registered Project under the RERA Act, and comply with all requirements thereof, including post-registration compliances mandated from time to time until Completion of the Project,
- l. The Owners shall cause the Purchasers of the Owners Premises to become Members of the Association of the Purchasers (to be formed by the Developers in terms as provided under the RERA Act and under the Agreements executed with the Purchasers of the Sale Premises) and to abide and/or cause to abide by all the terms and



*Dr. Sudeep Joshi*      *Rohant*

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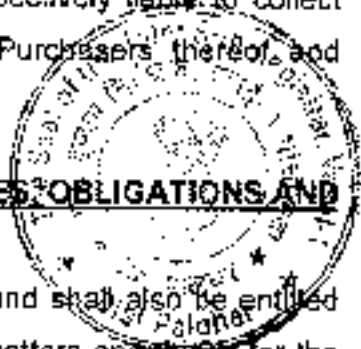
conditions of the Association of the Purchasers and its rules, regulations and bye-laws including the Applicable Law. the Owners shall also extend all co-operation and make and execute all documents as may be required for the formation of the Association,

- m. The Owners shall in due course on completion of the Development and on being called upon by the Developers make and execute in favour of the Association of Purchasers a Conveyance of the Owners' lands in accordance with the terms and conditions of the Applicable Laws, and in the manner as provided in the Agreements to be executed with the Purchasers, and
  - n. The Owners shall generally as maybe mutually specifically and expressly agreed, to do, execute and perform any and all other acts, deeds, matters and things that may be statutorily required for obtaining Approvals for the development and / or re-development of the Project in terms of and as agreed under this Agreement and implementation thereof, and not to do any act or be party to any deed which may in any manner interfere with, disrupt or jeopardise the Project or its continued implementation.
- 8.2 The Owners shall be entitled to Market the Owners' Sale Premises and to appropriate the Gross Sale Proceeds thereof to their account but excluding the Pass Through Charges (as determined and conveyed by the Developers) which shall be collected by the Owners and handed over entirely to the Developers and which the Developers shall deposit in the Pass Through Account and shall, render all accounts in this regard. Insofar as Statutory Charges such as GST and / or any other statutory taxes payable on sale of the Owners' Sale Premises and the Developers' Sale Premises, the Owners and the Developers shall be respectively liable to collect amounts as per their liability from the Purchasers thereof and discharge the same to the Government.



9.0 **COVENANTS, ROLES, RESPONSIBILITIES, OBLIGATIONS AND ENTITLEMENTS OF THE DEVELOPERS:**

9.1 The Developers undertake and covenant and shall also be entitled (and liable) to undertake all acts, deeds, matters and things for the Development and completion of the Project, at its own costs and expenses (excluding the costs and expenses which hereinabove specifically stated to be of the Other Parties), including without limitation the following:



*Devendra Patel, Palanpur*

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- a. The Developers shall develop the Property by utilization of the Full Development Potential of the Whole Lands in accordance with the Approvals.
- b. The Developers shall themselves be liable for the title to the Developers' Lands, and to ensure, secure and procure the same to be clear and marketable, and free from all encumbrances and claims; the Developers shall by themselves throughout the course of Development be liable at their own costs to abate all disputes and any manner of claims of any persons claiming any rights adverse to the absolute title of the Developers to the Developers' Lands, and to ensure that no such claim in any manner at any time disrupts or jeopardises the Development of the Developers' Lands as granted and assured hereunder.
- c. The Developers shall at own costs undertake all the acts, deeds, matters and things, comply with all requirements discharge all obligations, pay and incur all costs, charges, expenses, taxes, cesses, and levies (including the fees of the Architects and Structural Engineer/ RCC Consultants engaged for the Project) arising pursuant to and/or undertaken by virtue of the Agreement herein (other than those liable or undertaken to be paid or payable by the Owners, as set out in this Agreement) for the development of the Property by constructing and developing the New Building, Common Areas and Facilities by utilization of the Full Development Potential.
- d. The Developers shall be entitled in their discretion to revise, amend and modify the layout plan of the Whole Lands and the sanctioned plan (floor to floor), as may be decided by the Developers and submit the same and seek the sanctions and approvals therefor **PROVIDED HOWEVER** that the Developers shall not amend the building plans insofar as it relates to any Sale Premises in respect of which any Agreement is executed for Sale in favour of the Purchasers, without the consent of such Purchaser **AND PROVIDED FURTHER THAT** if and insofar as there is any revision in the entitlement of the Owners consequent on such amendment, the Developers shall provide for the same in terms of this Agreement.
- e. To carry out all activities with respect to the lay-out, design, aesthetics planning, development, quality, amenities, facilities, lay-

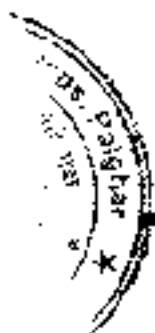
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out infrastructure, in respect of and to the Property and the New Building / the Project and all incidental matters in relation to the same in accordance with the terms of this Agreement and in accordance with the Approvals.

- f. To develop at its own cost, the infrastructure and Common Areas and Facilities on the Property, including internal roads, common lighting, water storage facilities, water pipelines, sewage lines, sewage treatment plants, storm water drains, R.G., recreation facilities, gardens, boundary walls and Car Parks, as may be required and agreed between the Owners and the Developers, and construct the New Building in accordance with the Applicable Laws and Regulations and after obtaining and compliant with the Approvals and in accordance with the terms of this Agreement.
- g. To make, sign, execute, submit and address all applications, forms, declarations, documents, undertakings, papers, plans writings, indemnity bonds, letters, communications, returns, representations, statements, terms, conditions, etc., to or before, the MSEDCL, Adani Electricity Mumbai Limited, Tata Power Limited, Commissioner of Police and other Police Authorities, and/or all public and private suppliers / providers of utilities and services, to abide by and discharge obligations thereunder, and to obtain from them all Approvals, permissions, sanctions, exemptions and orders as may be necessary to carry out and/or implement any of the terms, provisions and purposes herein contained with respect to the said Property consistent with the Agreements and without committing breach of any of the provisions thereof
- h. To appoint the Architects and other consultants and professionals (including contractors) for the development of the Whole Lands, and to advise the Developers in respect of to the Project / Whole Lands and the New Building, and to change and re-change such architects and other consultants and professionals (including the contractors) and to pay their salaries/professional fees in a timely manner, and appoint others, in their place and stead as the Developers may deem fit.
- i. To employ, appoint and/or engage contractor(s), labour, workmen and personnel (skilled and unskilled), to carry out the development work of the Project, and to pay their wages, remuneration and salary, and to comply with all Applicable Laws concerning and touching their



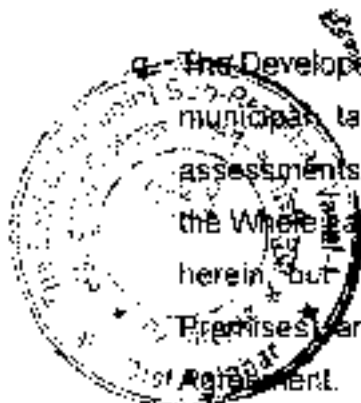
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engagement, including without limitation, to take out and keep in force valid accident insurance policies; and to abate the risk of accidents at site at all times during the implementation of the Project.

- j. By themselves undertake and carry out at own costs and expenses the development and the construction of the Project including the New Building in accordance with the Approvals, and complete the same in all respects and obtain Full Occupation Certificate for the Project within the Timelines stipulated in Clause 3 above, subject to Force Majeure Event.
- k. To put up hoardings, advertisement boards and other boards / signage on the Whole Lands and the New Building, announcing and promoting the Project in the case of Marketing.
- m. To advertise and brand the Project (at its own costs and expenses) to be developed on the Property announcing the Scheme of development and to promote the Project through electronic and/or print media.
- n. To generally as maybe mutually agreed to do, execute and perform any and all other acts, deeds, matters and things that may be statutorily required for undertaking and completing the Development of the Project as per Applicable Laws and in terms of this Agreement.
- o. To form and get registered an Association of the Purchasers in terms as obliged under the RERA Act and for that purpose to sign, execute and file all necessary declarations, applications, papers, writings, deeds, instruments and documents, and make representations before all concerned authorities, as may be required.
- p. The Developers shall pay the costs incurred for the Ancillary FSI to be utilized with respect to the Project.

q. The Developers shall be responsible / liable to bear and pay the LUC, municipal taxes, development charges, non-agricultural, other assessments, water charges and electricity charges with respect to the Whole lands and also GST (arising on account of the Agreement herein) but not Statutory Charges applicable to the Owners' Sale Premises and other levies for the period post execution of this Agreement.


  
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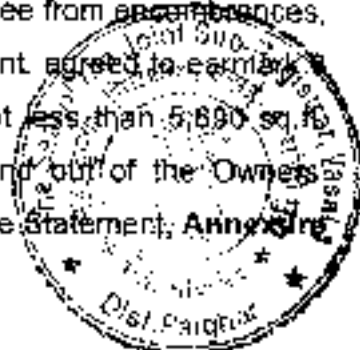
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- r. On the occurrence of failure, default or delay on the part of the Developers to discharge its several obligations as set out in this Agreement within the time committed hereunder – if such failure default or delay is caused on account of intervention of any Force Majeure Event, the Developers shall forthwith notify the Owners in writing of the intervention of such Event, and provide full particulars of the cause of the event and the date of first occurrence thereof as soon as possible after the event and shall keep the Owners informed of all further developments. The Developers shall use its best efforts to remove the cause of non-performance/delay in performance and shall resume performance hereunder with the utmost despatch when such cause is removed.
- s. To carry on development works uniformly in the Owners' Sale Premises along with the Developer's Sale Premises – such that at no time during the Development, the development works on the Owners' Sale Premises is compromised.
- t. If any claim is made by any Purchasers of the Owners' Sale Premises on account of delay in completion of the New Building and delivery of possession within the period agreed, and such delay is occasioned on account of the failure of the Developers or delay on its part to get the Approvals, or to complete the Project for want of funds or other default, the Developers shall be liable to contest, defend, resist and abate such claim, or if the same becomes payable, to pay the same.



**10.0 SECURITY PREMISES**

10.1 Since the Developers are to incur huge expenses and obligations in respect of the Project, relying on the Owners' covenant that they will be severally for securing and ensuring that their title to the Owners' Lands is always clear and marketable and free from encumbrances, the Owners have as a term of this Agreement agreed to earmark (six) flats admeasuring an aggregate of not less than 5,690 sq. ft (529 sq.mtrs.) RERA Carpet Area from and out of the Owners Entitlement and more particularly listed in the Statement, Annexure "8" hereto, as Security Premises.



10.2 The Owners shall from time to time be entitled to substitute and designate any other of the Owners' Sale Premises as are unsold and unencumbered as Security Premises, in lieu of any of that listed in

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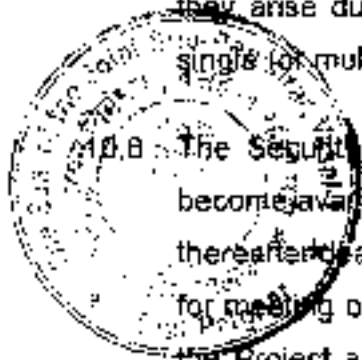
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the said Statement Annexure "B", and thereupon all provisions of this Agreement shall apply to such substituted premises instead of that originally so designated and since substituted, and all provisions of this Agreement shall thereupon be construed and given effect to such Sale Premises accordingly.

10.3 Notwithstanding anything contained in this Agreement, the Owners covenant with the Developers that they shall not deal with, dispose of or create any manner of third party rights in respect of the Security Premises, nor raise or receive any monies against the same until the Completion of the Project and grant of Occupancy Certificate.

10.4 In the event any claim is made by any person claiming any right contrary to or inconsistent with or in any manner disruptive of the Owners' absolute clear right and title to the Owners' Lands (or any part thereof), the Owners shall themselves and at their costs and without any delay abate any such claim, and secure that the same does not in any manner jeopardise or disrupt the Development, or affect the right title and interest of the Owners' Lands, and the rights to be acquired by the Purchasers and to be transferred and conveyed to the Association.

10.5 Without prejudice to the absolute obligation of the Owners aforesaid, the Developers shall be entitled, but not liable, at all times until the Completion of the Project, if they so elect to appropriate the Security Premises as part of the Developers' Entitlement and Market, the same, and to claim and receive the Sale Proceeds thereof, and to apply the same or so much thereof as may be required to abate and clear any such claim(s). In the event if for clearing any such claim, the amounts so realised are not sufficient, the Owners shall be liable, and covenant that they shall make available additional funds to meet and clear such liability. It is further clarified that the aforesaid power shall be available for addressing and resolving successive claims if they arise during the Project, and shall not be exhausted by any single (or multiple) exercise of the powers conferred hereunder.



10.6 The Security Premises shall stand released and discharged and become available for sale by the Owners (and the Owners shall only thereafter deal with the same), should they not have been availed of for meeting or clearing any claims at any time till the Completion of the Project and grant of Occupancy Certificate **PROVIDED THAT** there are no pending or outstanding claims at the time of the

*Basu* *Sreedee* *Portals* *Richard* *Chit*

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१	१३१	१३	१५०
१	२०२३		

Completion of the Project. The Developers shall accordingly hand over possession of the Security Premises with the remaining of the Owners' Premises after receipt of full Occupation Certificate for the New Building in the manner and circumstances aforesaid. It is clarified that notwithstanding the release of the Security Premises, the Owners shall not stand discharged of their obligations to meet, clear and resolve any claims by any person relating to the Owners' Lands (or any part thereof).

#### 11. RAISING OF FUNDS

11.1 The Developers shall be entitled to raise monies against the security of the Developers' Sale Premises on the Property and against the Receivables of the Developers' Sale Premises. Further, the acquirers of the Developers' Sale Premises (as also the acquirers from the Owners of the Owners' Sale Premises) shall be entitled to offer the New Premises respectively agreed to be acquired by them as security for any Housing Loan which may be availed of by them. The Owners agree to extend all co-operation and execute all documents as may be required for the purpose.

11.2 In respect of any monies raised by the Developers as aforesaid, the Developers alone shall be liable for the same, and neither the Owners personally nor any of the Owners' Entitlement shall be liable for the same or any part thereof.

#### 12. PASS THROUGH CHARGES ACCOUNT

12.1 The Developers shall open, operate and maintain with a bank the Pass Through Charges Account in which all the Pass Through Charges in respect of all Sale Premises shall be deposited. The Developers shall operate the Pass Through Charges Account.

12.2 The Owners and the Developers covenant and undertake to deposit all the Pass Through Charges received and/or collected from the Purchaser for their respective Premises into the Pass Through Charges Account to be operated and administered by the Developers alone.

12.3 The Developers shall themselves be liable to render all payments in respect of the amounts collected as Pass Through Charges, and shall itself meet, settle and discharge all claims on such account and the Owners shall not be liable on such account. The Agreements to

*Devinder Arora*      *Arora*      *Arora*      *Arora*



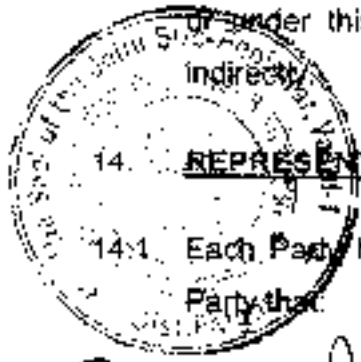
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be executed by the Owners with the Purchasers shall expressly disclose that the Pass Through Charges shall be received, collected, administered and accounted for by the Developers. Further, the Developers shall indemnify and keep indemnified the Owners of from and against any claim whatsoever arising from any person on account of such Pass Through Charges

13. **NEGATIVE COVENANTS**

13.1 Save and except as stated herein.

- a. Both the Parties shall not create any third party rights or encumbrance by way of sale, assignment, transfer, sub-lease, lien, mortgage, maintenance, easement, disposal and/or in any other manner whatsoever, in respect of any part of the said Whole Lands and the Project or any portion thereof.
- b. Both the Parties shall not commit any act, which is prejudicial to the Project or any portion thereof, or dilutes the prestige or value of the Project and/or which shall adversely impact the Project.
- c. Both the Parties shall not commit any act or omit to do any act, which is prejudicial to the Approvals or adversely impacts the Approvals or is in breach of any of the terms hereof.
- d. Both the Parties shall not make or authorise any communication to any statutory authority whereby the development of the Project is hindered or obstructed in any manner or is against this Agreement or shall prejudicially affect the rights of the Parties in the Project.
- e. The Developers shall not commit any act or omit to do any act that shall obstruct or interfere with the development of the Project.
- f. The Owners and the Developers shall not divert, assign or transfer its rights and obligations in respect of the Project or any part thereof or under this Agreement to any party or person directly and/or indirectly.



14. **REPRESENTATIONS AND WARRANTIES**

14.1 Each Party hereto severally represents and warrants to the other Party that:

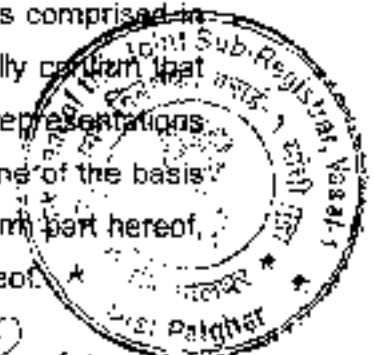
*Sanjiv Kumar*      *Atul*      *Rohit*

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- a. The execution, delivery and performance of this Agreement by such Party have been duly authorized.
- b. Each Party is duly organized and validly existing, and has all necessary power to execute and deliver this Agreement and perform all of its obligations hereunder.
- c. This Agreement constitutes a legal, valid and binding obligation of such Party, and is enforceable against such Party in accordance with the terms set out herein.
- d. Neither the execution and delivery of this Agreement by such Party, nor the performance of its obligations hereunder, will (i) violate or constitute a default under the constitutional documents of such Party or under any other agreement to which it is a party or by which it is bound; or (ii) violate or otherwise conflict with any laws applicable to such Party.
- e. Save as disclosed herein, there are no actions, suits, or proceedings pending or, to its knowledge threatened, against such Party in any court or by or before any competent authority or any arbitrator in which an adverse decision could be reasonably expected to adversely affect the ability of such Party to perform its obligations under this Agreement.
- f. No order or judgment of any court or approval from any governmental, statutory or regulatory body (whether domestic or foreign) having been issued or made or revoked, as the case may be, against any party, making it unlawful or otherwise prohibiting the transactions contemplated in this Agreement.

15. **REPRESENTATIONS OF THE OWNERS**

15.1 The Owners have separately immediately prior to the execution hereof, and as basis for the Agreement herein, made and executed a solemn Declaration setting out the various facts touching the title to and devolution of the rights to the various portions comprised in the Owners' Lands. The Owners jointly and severally confirm that the said facts are true and correct. The various representations made and contained in the said Declaration forms one of the basis for the Agreement herein, and shall be deemed to form part hereof, and the Owners severally affirm the correctness thereof.

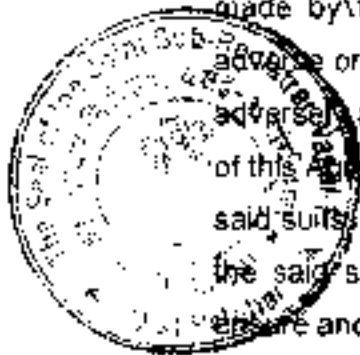
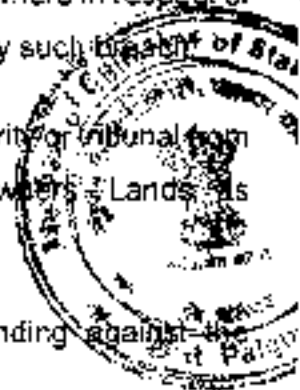


*Sudheer Patil, Dhruv Patil, Anurag Patil, Anurag Patil*

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15.2 The Owners do and each of them doth hereby severally declare, represent, warrant and assure to the Developers that:

- a. The Owners are by themselves entitled in their own right to enter into, deliver and perform this Agreement and have taken and will take in future all necessary action to enable them to execute, deliver and perform this Agreement;
- b. All statutory taxes (including municipal taxes), cess and other dues so far demanded in respect of the Owners' Lands have been paid upto date and there are no arrears payable in respect thereof and if any demand is received from any of the statutory authorities in respect thereof for the period prior to the date hereof, the Owners shall themselves bear and pay the same immediately on demand;
- c. The Owners have validly obtained the N.A. Permissions set out in Recital Clause D, and the same are valid, subsisting and binding. The Owners have duly observed all the terms and conditions of the same and have not violated or committed any breach of any other terms or conditions thereof and no proceedings / inquiries etc. of any nature whatsoever are initiated against the Owners in respect of the Owners' Lands or any part thereof alleging any such breach;
- d. There are no orders of restraint of any court, authority or tribunal from permitting the Developers to develop the Owners' Lands as envisaged herein;
- e. No insolvency proceedings are initiated or pending against the Owners or any of them;
- f. There are 2 (two) suits, being Special Civil Suit No.51 of 2018 and Special Civil Suit No.03 of 2020 filed by one Pais Marcelene Dabre and Mrs. Santan John Cuotinho respectively, both in the Court of the Civil Judge, Senior Division, Vasai, as disclosed in the Declaration made by the Owners and referred to in Clause 15.1 above; no adverse orders has passed in either of the said suits, in any manner adversely affecting the rights of the Owners, the Owners, as a term of this Agreement, shall be liable to duly and diligently prosecute the said suits and contest defend resist and thwart the claims made in the said suits, and vindicate their rights therein, and at all times ensure and secure that no orders are passed in the suit which in any manner hamper, interfere with, disrupt or jeopardise the right of the



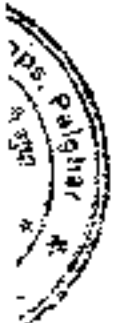
*[Handwritten signatures and initials]*



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Developers to carry on the Development or their right to Market the Sale Premises, or which in any manner adversely affects the right title and interest of the Owners to the Owners Lands and every part thereof; in the event of any adverse orders being passed in respect of the Owners' Lands at any time hereafter, the Owners shall forthwith take all steps to get the same vacated, and diligently prosecute the same, and to mitigate all losses that may be caused on account thereof, and to keep the Developers indemnified of and from the losses occasioned hereby.

- g. Save and except as disclosed above, no suit or other proceedings are pending against the Owners in any court of law or before any tribunal or before any authority in any manner touching or concerning the Owners' Lands or affecting the right to develop the said Owners' Lands in terms of this Agreement;
- h. They are themselves entitled to possession of the whole of the Owners' Larger Lands in their capacity as owners, and no other person has any right or claim to possession of the said lands, or to any part thereof on any basis whatsoever;
- i. They are not aware of and have not received any notice of acquisition from the Government and/or any other local body and authority or under the applicable municipal act or Land Acquisition Act or under any legislative enactment, Government Ordinance in respect of any part of the Owners' Lands or any part or portion thereof, other than the portions earmarked and recorded in the N.A. Orders as affected by the existing Road and the reservation for the 30-mtr. and 20-mtr. wide D.P. Road;
- j. There are no temples, mosques, crosses etc., on the said Owners' Lands or any part thereof, or any other form of Encumbrance therein or encroachment thereon;
- k. The Owners' Lands abuts a public road and there is access thereto from a public road in fact as disclosed herein, an existing road passing alongside the Owners' Lands is liable to be widened, and further there is a 20-mtr. wide D.P. Road and a 30-mtr. wide D.P. Road passing on two sides of the Owners' Lands;
- l. The Owners have not created any rights, title or interest or encumbrance in favour of any third parties pertaining to the Owners'



*Signature of the Owners*

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Lands or any part thereof or of any construction proposed thereon, including by way of sale (including by way of allotment), assignment, transfer, charge, lease, license, agreements, contracts and/or in parting possession and/or in any other manner whatsoever;

m. The Owners' Lands are not in any manner adversely affected by the restrictions imposed on lands situated in the stipulated vicinity of coastal zones, forest, highway, mangrove or archaeological monuments under the Applicable Law.

**16. REPRESENTATIONS OF THE DEVELOPERS**

16.1 The Developers have also separately immediately prior to the execution hereof, and as basis for the Agreement herein, made and executed a solemn Declaration setting out the various facts touching the title to and devolution of the rights to the various portions comprised in the Developers' Lands. The Developers jointly and severally confirm that the said facts are true and correct. The various representations made and contained in the said Declaration forms one of the basis for the Agreement herein, and the Developers severally affirm the correctness thereof.

16.2 The Developers do hereby declare, represent, warrant and as to the Owners that:

16.2.1 The Developers have the absolute right and authority to deliver and perform this Agreement and have taken and will take in future all necessary action to enable them to execute, deliver and perform this Agreement;

16.2.2 The Developers shall not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the development of the Whole Lands and the rights of the Owners under this Agreement may be prejudicially affected in any manner whatsoever.

16.2.3 Insolvency proceedings are pending or threatened against the Developers;

16.2.4 The Developers shall fulfil all the terms and conditions of this Agreement in the manner provided herein and will abide by all Applicable Laws while performing its obligations under this Agreement and not commit breach of any of them.



*[Handwritten signatures]*



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17. **LIABILITIES AND OBLIGATIONS UNDER THE RERA ACT**

17.1 The Owners and the Developers shall severally be "Promoters for the Project" to the extent of their respective roles, responsibilities and obligations as more particularly set out in this Agreement.

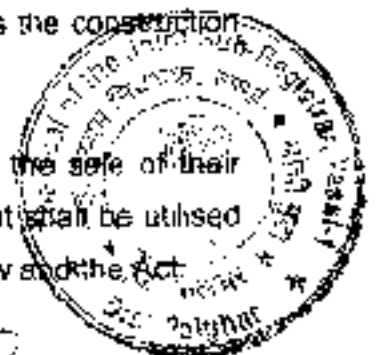
17.2 Save and except as provided otherwise, the Developers acknowledge that, the entire responsibility of undertaking the development of the New Building on the Property shall be that of the Developers alone at their costs and expenses and the Developer alone shall be responsible to the Purchasers / Allottees for defect in the quality of construction of the New Building or any portion thereof, the amenities and facilities in the Apartments, delay in completing the Project, obtaining Occupation Certificate/s and handing over possession of the Premises to the Purchasers.

17.3 The Owners shall be responsible and liable in respect of any land related costs and/or any defect in its title to the Owners' Lands (other than any mortgage / charge created by the Developers) and to convey the Owners' Lands to the Association / Organisation, with a clear and marketable title subject to the Developers being solely liable and responsible in respect of any mortgage or charge created by the Developers on the Developer's Premises. The Developers shall be responsible and liable in respect of any land related costs and/or any defect in its title to the Developers' Lands.

17.4 The Owners, in respect of the Owners' Lands, and the Developers in respect of the Developers' Lands, shall be liable to obtain Title Insurance as may be required under the RERA Act, and the cost for obtaining such Title Insurance shall be borne and paid solely by the Owners and the Developers respectively.

17.5 Save and except as provided under this Agreement, the Owner shall not be required to contribute any amounts towards the construction and development of the Project.

17.6 The proceeds that the Parties may receive from the sale of their respective entitlement as set out in this Agreement shall be utilised by them subject to the provisions of Applicable Law and the Act.



*Signature of Developer - [Name]*      *Signature of Owner - [Name]*

पुस्तक	२३९	६०	१५०
17.7	Any amounts liable to be refunded by the Purchasers of the Sale Premises save and except any penalty/interest and/or other amounts for delay in completing the Sale Premises and/or non-compliance of the provisions of the Applicable Law, ordered to be refunded to such Purchasers shall be refunded by the Parties to the extent such amounts have been received by the Parties, as per their share of the Proceeds entitlement, set out in the Agreement.		

17.7 Any amounts liable to be refunded by the Purchasers of the Sale Premises save and except any penalty/interest and/or other amounts for delay in completing the Sale Premises and/or non-compliance of the provisions of the Applicable Law, ordered to be refunded to such Purchasers shall be refunded by the Parties to the extent such amounts have been received by the Parties, as per their share of the Proceeds entitlement, set out in the Agreement.


17.8 Each of the Parties shall be respectively separately liable for complying with their reporting and filing requirements under the RERA Act, and shall be themselves liable for any loss caused to the other of them for any omission or delay in compliance by any of them of any such requisition.

17.9 After obtaining the Approvals and as may be determined by the Developers, the Project may be registered in one or more phases under the provisions of the RERA Act.

17.10 It is further agreed and clarified that: (i) the Developers shall be liable in respect of the formation and registration of the Association as referred to in Clause 2.1(o) of this Agreement and the Owners will fully co-operate with the Developers in this behalf; and (ii) the Owners, in respect of the Owners' Lands, and the Developers, in respect of the Developers' Lands and the New Building, shall be respectively liable to transfer and assign the Property and the New Building as referred to in Clause 4.1.14 of this Agreement.

## 18. INDEMNIFICATION

18.1 The Developers agree to indemnify and keep indemnified and hold harmless the Owners from and against any and all losses, penalties, judgments, suits, costs, claims, liabilities, assessments, damages and expenses (including, without limitation, legal costs, reasonable attorneys' fees and disbursements), incurred by, imposed upon or asserted against the Owners or any of them as a result of relating to or arising out of any failure on the part of Developers in the performance or discharge of its commitments, duties or obligations under this Agreement, including but not limited to any breach of any representation, warranty or covenant of the Developers (including in the Declaration made by them and referred to in Clause 15.1 above), and also on account of stoppage or disruption of works caused on account of any of the above.

   
*[Handwritten signatures]*

पत्रांक - १			
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१	२०२३		

18.2 The First Owners and the Second Owners jointly and severally agree to indemnify and keep indemnified and hold harmless the Developers of from and against any or all losses, penalties, judgments, suits, costs, claims, liabilities, assessments, damages and expenses (including, without limitation, legal costs, reasonable attorneys' fees and disbursements), incurred by, imposed upon or asserted against the Developers as a result of relating to or arising out of any failure on the part of Owners (or any of them) in the performance of their commitments, duties or obligations under this Agreement, including but not limited to any breach of any representation, warranty or covenant of the Owners (or any of them) under this Agreement (including in the Declaration made by the Owners and referred to in Clause 15.1 (a) above), and also on account of stoppage or disruption of works caused on account of any of the above.

19. ARBITRATION.

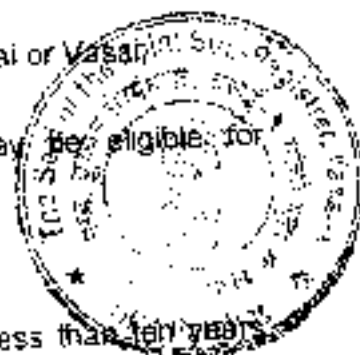
19.1 All disputes, claims and questions whatsoever which may arise with respect to this Agreement between the Parties touching or relating to or arising out of these presents including the existence, validity, construction or application thereof or any clause or thing herein contained or in respect of the rights, entitlements, duties, responsibilities and obligations of the Owners (or any one or more of them) on the one hand and the Developers on the other hereunder or as to any act or omission of any of the Owners or the Developers or as to any other manner in anywise relating to these presents including breach or termination shall be referred to arbitration under Arbitration and Conciliation Act, 1996 or any statutory modification and/or re-enactment thereof to a Sole Arbitrator to be appointed by the Owners (collectively) on the one hand and the Developers on the other, and failing the same by the Competent Court in accordance with the provisions of the Act.

19.2 The venue and seat of arbitration shall be Mumbai or Vasai.

19.3 The persons in the following categories may be eligible for appointment as arbitrators, viz.

- Ex-Judge of the District Court,
- Any Counsel of the High Court of not less than ten years standing.

*[Handwritten signatures and stamps]*



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19.4 Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Agreement.

19.5 The Parties shall be responsible to bear their respective costs and expenses in relation to such arbitration proceeding any cost with respect to setting up of such arbitral tribunal.

19.6 In adjudication of the matter and according of reliefs, the arbitral tribunal will have regard to the following critical points ("Critical Points"):

19.6.1 The Project being paramount and the pendency of the arbitration proceedings should not in any manner affect the implementation of the Project;

19.6.2 The safety, security and interest of all the stakeholders in the Project, including the lenders, the Purchasers, the Developers and the Owners should be protected and preserved;

19.6.3 The extent to which the Defaulting Party or the Non-Defaulting Party has complied with its roles and responsibilities and fulfilled its covenants in accordance with this Agreement until the Award made by the Arbitral Tribunal;

19.6.4 The extent to which specific performance/curing of the breach and/or non-performance can be undertaken;

19.6.5 The loss and damage suffered by the Non-Defaulting Party on account of such breach or non-fulfillment; and

19.6.6 The computation of liquidated damages.

19.6.7 The Critical Points enumerated above are merely indicative. Either Party will be entitled to raise additional points and issues before the Arbitral Tribunal.

The Parties agree and undertake that during the pendency of the arbitral proceedings, the Parties will duly perform their respective roles and responsibilities under this Agreement so that the implementation of the Project is not adversely affected to the extent practicable and if commercially reasonable.



*[Handwritten signatures]*

Page - 2			
Page No.	Page No.	Page No.	Page No.
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2023			

19.8 The Award of the Arbitrator shall be reasoned and in writing and be final and binding on the Parties. The arbitral tribunal shall decide on the costs of the arbitration proceedings.

19.9 The Parties agree that the Courts at Vasai alone shall have jurisdiction in respect of all matters whatsoever arising out of this Contract.

## 20. NOTICE

20.1 A Notice or other communication must be personally delivered to the address of the addressee and sent by Registered Post to the addresses set out below (or if the addressee notifies another address then to that address)

### If to any of the First Owners or the Second Owners:

Shree Mahalaxmi Enterprises  
6/7, Sagar Park, Opposite Bharat Petroleum,  
Sagarshot, Vasai West, Palghar 401 201.

(E-mail ID: rohit\_raut@yahoo.com)

### If to the Developers:

Shree Varad Builders and Developers LLP,  
C-501, Sanskruti CHS Ltd, J. N. Road,  
Vasai West, Palghar 401 201

(E-mail ID: info@shreevaradhomes.com)

20.2 Any notice required to be served on the Parties shall be in writing and shall be sufficiently served if sent by Registered Post acknowledgement due or personally delivered at the respective addresses, unless notice of a different address is received. Any notice required to be served on the Owners shall be deemed to have been received by them if the same is addressed to the concerned Owner and sent by courier to the address of the Owners as notified to the Developers for the purpose.

## 21. PERMANENT ACCOUNT NUMBERS

The Permanent Account Number of the Parties are as follows:

Shree Mahalaxmi Enterprises - ABSFS4171P  
Abhay Yashwant Chaudhari - ADTPC2893B  
Pritam Prabhakar Patil - ALCPP3771A



*Shree Mahalaxmi Enterprises*     *Abhay Yashwant Chaudhari*     *Pritam Prabhakar Patil*

रजिस्ट्रार - १			
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१	२०२१	Rohit Narendra Raut	

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- ADFPR51920

Shree Vared Builders and  
Developers LLP

- ACOFS4487P

22. **STAMP DUTY AND REGISTRATION**

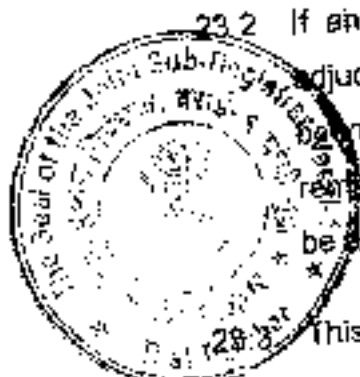
22.1 For the purposes of market value, this agreement is liable to be stamped on the Base FSI and the Ancillary FSI granted by the Owners to the Developers, of which the extent and area is as set out in the Architect's Certificate annexed herewith (Annexure 9). The Developers have paid the stamp duty and will be paying the registration charges on these presents based on the market value of the said total area and extent of rights granted to the Developers.

According to this instrument the Developer will utilize base F.S.I. along with premium, TDR, and ancillary F.S.I and for the same the Architect certificate is annexed herewith. For any future F.S.I. to be utilized, the same developer on same terms and conditions of this instrument will execute and register a separate instrument being the supplementary deed to this instrument and shall pay the requisite applicable stamp duty on the said supplementary deed

23. **MISCELLANEOUS**

23.1 The subject matter of this Agreement is the entrustment by the Owners of the Owners' Lands to the Developers for development and the terms of which they have been so entrusted. The Parties have accordingly valued and are paying the stamp duty on the higher of the value of the Owners' Lands and the consideration to be paid by the Developers to the Owners in lieu thereof Stamp Duty on these presents have been paid by the Developers. The Developers shall also in due course pay the registration charges in respect thereof.

23.2 If any provision in this Agreement becomes invalid or illegal or adjudged unenforceable, the provision shall be deemed to have been severed from this Agreement, as the case may be and the remaining provisions of the Agreement, so far as possible, shall not be affected by the severance.



This Agreement shall not be altered, modified or supplemented except with the prior written approval of the other party to the transaction, viz. the Owners or as the case may be the Developers.

*[Handwritten signatures and initials]*





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and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties.

23.4 No failure or delay by a Party in exercising any right or remedy provided by law under or pursuant to this Agreement shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

23.5 It is agreed between the Parties that each Party shall be liable to bear and pay his/their income tax and all other state/ Central taxes liable to be paid by each Party and neither Party shall bear and pay the income tax payable by the other Party.

23.6 It is hereby agreed and declared that each Party has undertaken obligations and has rights specified in this agreement on their own account and on principal-to-principal basis and not on behalf of, or on account of or as agent of any of them or of anyone else. The relationship as embodied herein is neither a partnership nor an association of persons.

23.7 This Agreement is executed in counter-parts. The original shall be retained by the Developers.

IN WITNESS WHEREOF the Parties have hereunder set and subscribed their respective hands to these presents on the date, month and year hereinabove written

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
 (being a description of the Owners' lands, of which development rights have been granted under these presents)

ALL THAT the lands bearing the following description, viz

Survey No./ Hissa No.	Area (sq.mtrs.)
63/5/1	883



*[Handwritten signatures and initials]*



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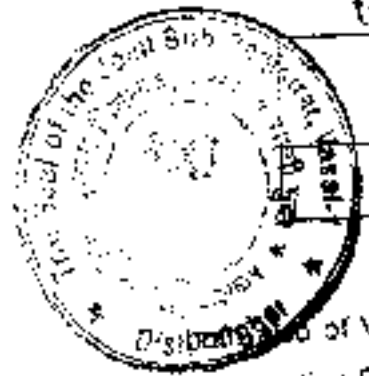
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64/7/1	967
64/7/2	93
64/4/1	745
64/4/2	165
64/5A/1	210
64/5A/2	70
	6153

all of Village Chulne, Taluka Vasai, District Palghar, situate in the Registration Sub-District of Vasai, District Palghar and shown marked by hatched lines on the plan annexed hereto and marked **Annexure "3"**.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
 (being a description of the Developers' lands)

ALL THAT the lands bearing the following descriptions.

Survey Number / Hissa Number	Area of (sq.mtrs.)
63/7/1	108
63/7/2	522
64/3/1	444
64/3/2	746



of Village Chulne, Taluka Vasai, District Palghar, situate in the Registration Sub-District of Vasai, District Palghar and also shown marked by cross-cross lines on the plan annexed hereto and marked **Annexure "3"**.

*[Handwritten signatures and notes]*

कार्ड - 3			
तालिका	वर्ग क्र.	एव	१५०
१	२०२३		

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(being a description of the Whole Lands)

**ALL THAT** the lands bearing the following descriptions, viz.

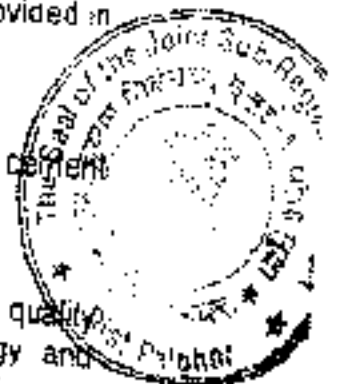
Survey No./ Hissa No.	Area (sq.mtrs.)
63/6/1	883
63/7/1	108
63/7/2	622
63/8/1	754
63/8/2	796
64/3/1	444
64/3/2	746
64/6/1	1273
64/6/2	197
64/7/1	967
64/7/2	83
64/4/1	745
64/4/2	165
64/5A/1	210
64/5A/2	70
	<b>8083</b>

all of Village Chuine, Taluka Vasai, District Palghar, situate in the Registration Sub-District of Vasai, District Palghar and shown marked by thick bounced lines on the plan annexed hereto and marked Annexure "3".

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

(being a description of Fixtures and Fittings to be provided in the New Premises)

1. RCC Frame Work with good quality steel and cement with modern technology
2. Walls of building fly ash blocks
3. Main doors & other doors framing with good quality wood or metal frames using new technology and shutters with flush doors polished on both sides
4. WC & bathroom doors of waterproof material of good quality with new technology



*[Handwritten signatures and initials]*

58/2023-3		
१०३१	६८	१८०
२०२३		

5. Flooring in living room any one of 600x1200mm or 800x800mm or 1000x1000mm will be finalized for whole project
6. (Kajaria or equivalent brand)
7. Flooring in bedroom & kitchen (600x600mm)
8. Bathroom flooring with matte finish (300x300mm or 450x450mm) (Kajaria or equivalent brand)
10. Bathroom & kitchen walls decorated with good quality branded tiles (Kajaria or equivalent brand)
12. Window Framing with marble and granite
13. Sliding windows: heavy gauge aluminium with powder coating
14. Walls with Gypson finish painted with good quality branded paint
15. Electrification: Modular switches with flexible waterproof wiring of reliable branded quality with MCB and provision for TV and Internet cable

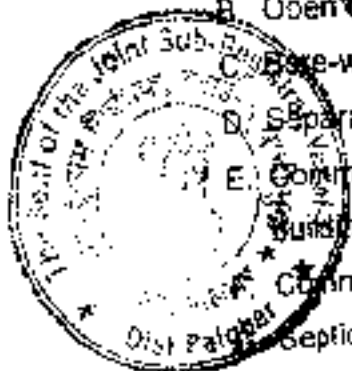
**Electric points:**

- Bedroom: 15 amp x 1, fan x 1, light x 2, night lamp x 1, plug points x 3
  - Living room: 15 amp x 1, fan x 2, light x 2, night lamp x 1, plug points x 4
  - Kitchen: 15 amp x 2, fan x 1, light x 2, plug points x 3
  - Bathroom: 15 amp x 1, exhaust fan x 1, light x 1, plug points x 1
16. Modular kitchen: granite platform with good quality sink
17. Provision for installation of Air conditioner multi split unit (Air Conditioner unit)

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
(Being a description of the Common Areas and Facilities)

**COMMON AREAS AND FACILITIES:**

- A. Common internal access road, but excluding the open car parking spaces in the compound allotted/to be allotted to any of the apartments-purchasers
- B. Open terrace above the top most floor of the building.
- C. Bore-well with submersible pump.
- D. Separate water tank.
- E. Common lighting in the common access leading to various buildings.
- F. Common electric connection for the Building.
- G. Septic tank / STP if required in case of street connection not being available.



For *[Signature]* *[Signature]* :- *[Signature]* *[Signature]*



प्लान - 2			
प्लॉट नं.	प्लॉट अ.	एए	एए
१	२४३९	४९	१८०
२०२३			

H. Fire-fighting equipment and other attendant and support facilities

**LIMITED COMMON AREAS AND FACILITIES:**

- A. Mid-landing and landing on the floor of the Wing of the said building in which the particular apartments is located, as a means of access to the apartments but not for the purposes of storage or as a recreation area or for residence.
- B. The entrance lobby, staircase of the Wing of the building, the lifts and the lift machine-room – which shall be for the exclusive use of the residents of the particular wing, and persons having occasion to visit them

**BUILDING - SPECIFIC COMMON AMENITIES**

- 1. R.C.C underground and overhead water tanks.
- 2. Pumps.
- 3. Lifts.
- 4. Light and electrical fittings in the staircase, entrance hall and in the common passage.
- 5. Meter room
- 6. Exterior Plumbing fixtures.
- 7. Fire-fighting System



**SIGNED and DELIVERED** by the  
with in named **FIRST OWNERS**  
**SHREE MAHALAXMI ENTERPRISES**  
by the hands of its partners

- 1. Mr. Abhay Yashwant Chaudhari,
  - 2. Mr. Pritam Prabhakar Patil, and
  - 3. Mr. Rohit Narendra Raut
- in the presence of:

- 1.
- 2.

**SIGNED and DELIVERED** by the  
with in named **SECOND OWNERS**

- 1. **ABHAY YASHWANT CHAUDHARI,**
- 2. **PRITAM PRABHAKAR PATIL** and
- 3. **ROHIT NARENDRA RAUT**

in the presence of:

- 1.
- 2.



प्लान-२		
प्लान नं.	प्लान नं.	प्लान नं.
२३१	६०	१०
२	२०२३	

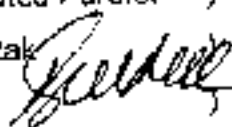
**SIGNED and DELIVERED** by the  
with in named **DEVELOPERS**

**SHREE VARAD BUILDERS AND  
DEVELOPERS LLP.**

by the hand of its Designated Partner )

Mr. Sandeep Keshav Vartak

in the presence of



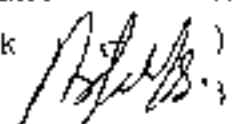
(Designated Partner)



by the hand of its Designated Partner )

Mr. Rajesh Keshav Vartak

in the presence of:



(Designated Partner)



Annexure "1-A"  
and "1-B"

N. A. Permission for the Owners' Lands

Annexure "2"

Plan showing total holdings of Owners Lands which is  
subject matter of these present

Annexure "3":

N.A. Permission for the Developers' Lands

Annexure "4"

Title Certificate in respect of the Owners' Lands

Annexure "5"

Plan Showing the whole Land

Annexure "6":

List of original deeds and documents of title in relation  
to the Owners' Lands in their possession and handed  
over to the Developers Approvals and sanctioned  
obtained by the Owners.

Annexure "7"

Owners' Sale Premises and Developers' Sale  
Premises

Annexure "8"

Security Premises list of flats to be held by Shree  
Mahalaxmi Enterprises till completion of Project

Annexure "9"

Architect's certificate





File No.1992A/VP-5906/61

प्लॉट - ३			
प्लॉट नं.	रकबा (च.)	७९	९००
१	२०२३		

Dated: 28-10-2021

TO WHOMSOEVER IT MAY CONCERN

This is to state that the land bearing admeasuring on S.No.63/6/1, 63/8; S.No.64/4, 64/5A, 64/6, 64/7; S.No.63/7; S.No.64/3 admeasuring 8073.00 sq mts [as per 7/12] at Village Chulne, Tal.Vasai, Dist.Paighar belonging to Shree Varad Builders LLP .

The FSI potential for proposed S.No.63/6/1, 63/8; S.No.64/4, 64/5A, 64/6, 64/7; S.No.63/7; S.No.64/3 as per Unified Development Control Promotion Regulation [UDCPR] 2020 is as under:-

Sr.No.	Description	Area [Sq mts]
1.	Plot area as per 7/12	8073.00
2.	Plot area considered as per possession	7325.61
3.	DP road area	3571.49
4.	Balance plot area	3754.12
5.	Base FSI [1.10]	4129.53
6.	Maximum Premium FSI [2 x 0.50]	3662.81
7.	Maximum TDR permissible [2 x 1.40]	10255.85
8.	Total [5+6+7]	18048.19
9.	Ancillary area [8 x 60%]	10828.92
10.	Total [8+9]	28877.10

The above area mentioned is permissible area which is subject to approval from Vasai Virar City Municipal Corporation.

For En-Con

*(Signature)*

Registered Engineer

**SANJAY S NARANG**  
REGISTERED ENGINEER  
(Registration No. VV/MCE/2468/01)



बुधवार - १			
दिनांक	पृ. सं.	६२	१५११
१	१०११		







पत्रांक - ?	
सं. क्र.	दि. क्र.
१	२०२३

Ref No.1892A/VP-5806/84

Dated: 02/03/2023

TO WHOMSOEVER IT MAY CONCERN

This is to state that the total land admeasuring 8073.00 sq mts on (New) S.No.63/6/1, S.No.63/7/1, 63/7/2, 63/8/1, 63/8/2, S.No.64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2; (Old) S.No.63/8; S.No.64/4; S.No.64/5A, S.No.64/6, S.No.64/7; S.No.63/7 & S.No.64/3; at Village Chulne, Tal.Vasai, Dist.Palghar is approved by Vasai Virar City Municipal Corporation vide latest RDP Order No.VVCMC/TP/RDP/VP-5806 & 3819/351/2022-23 dated 04/10/2022 in favour of M/s. Shree Varad Builders & Developers LLP & M/s. Shree Mahalaxmi Enterprises.

The Individual land holding of M/s. Shree Varad Builders & Developers LLP & M/s. Shree Mahalaxmi Enterprises is as under:-

- 1) (a) M/s. Shree Varad Builders & Developers LLP  
S.No.63/7/1, 63/7/2; S.No.64/3/1, 64/3/2 total admeasuring 1920.00 sq mts.
- (b) M/s. Shree Mahalaxmi Enterprises  
S.No.63/6/1, 63/8/1, 63/8/2; S.No.64/4/1, 64/4/2; 64/5A/1, 64/5A/2; S.No.64/6/1, 64/6/2; 64/7/1, 64/7/2 total admeasuring 6153.00 sq mts.

The PSI potential (P-line area) for M/s. Shree Mahalaxmi Enterprises having land under S.No.63/6/1, 63/8/1, 63/8/2; S.No.64/4/1, 64/4/2; 64/5A/1, 64/5A/2; S.No.64/6/1, 64/6/2; 64/7/1, 64/7/2 total admeasuring 6153.00 sq mts is as under:-

Sr.No.	Description	Area in sq mts
	Plot area as per 7/12	6153.00
	Plot area considered as per possession	5405.61
	DP road area	2203.49
4	Balance plot area (2)-(3)	3202.12
5	Base FSF [1.10] of (4)	3522.33
6	Maximum Premium FSF [2] x 0.50	2702.81
7	Maximum TDR permissible [2] x 1.40	7567.85
8	Total permissible builtup area (5)+(6)+(7)	13792.99
9	Ancillary area [8] x 0.60	8275.79
10	Total PSI Potential (P-line area) (8)+(9)	22068.78

The above PSI Potential (P-line area) mentioned is permissible area which is subject to approval from Vasai Virar City Municipal Corporation.

For En-Conf.

Registered Engineer

**SANJAY S. NARANG**  
REGISTERED ENGINEER  
(Regn.No VVCMC/ENGR/01)



क्रमांक २		
पुस्तक	सं. ३१	६४/५०
१	२०२३	





# EN CON

Project Consultants for  
Architectural & Structural Works

G-7, 8, 'D' Wing, Sethi Palace,  
Arabadi Road, Vasai Road (W),  
Dist. Palghar - 401 202.  
Tel. : 0250 2336318 / 2333404  
E-mail : encon1@gmail.com  
encon1@rediffmail.com

Ref No.1892A/VP-5806/64

शुद्ध क्षेत्र - १		६४३९		६५९०	
१	२०२३				

Date: 02/03/2023

### TO WHOMSOEVER IT MAY CONCERN

This is to state that the total land admeasuring 8073.00 sq mts on (New) S.No.63/6/1, S.No.63/7/1, 63/7/2, 63/8/1, 63/8/2, S.No.64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2; (Old) S.No.63/8; S.No.64/4; S.No.64/5A, S.No.64/6; S.No.64/7; S.No.63/7 & S.No.64/3; at Village Chulne, Tal.Vasai, Dist.Palghar is approved by Vasai Virar City Municipal Corporation vide latest RDP Order No VVCMC/TP/RDP/VP-5806 & 5819/351/2022-23 dated 04/10/2022 in favour of M/s. Shree Varad Builders & Developers LLP & M/s. Shree Mahalaxmi Enterprises.

The Individual land holding of M/s. Shree Varad Builders & Developers LLP & M/s. Shree Mahalaxmi Enterprises is as under:-

- 1) (a) M/s. Shree Varad Builders & Developers LLP  
S.No.63/7/1, 63/7/2; S.No.64/3/1, 64/3/2 total admeasuring 1920.00 sq mts.
- (b) M/s. Shree Mahalaxmi Enterprises  
S.No.63/6/1, 63/8/1, 63/8/2; S.No.64/4/1, 64/4/2; 64/5A/1, 64/5A/2; S.No.64/6/1, 64/6/2; 64/7/1, 64/7/2 total admeasuring 6153.00 sq mts.

The FSI potential (P-line area) for M/s. Shree Mahalaxmi Enterprises having land under S.No.63/6/1, 63/8/1, 63/8/2; S.No.64/4/1, 64/4/2; 64/5A/1, 64/5A/2; S.No.64/6/1, 64/6/2; 64/7/1, 64/7/2 total admeasuring 6153.00 sq mts is as under:-

Sr. No.	Description	Area in sq mts
1.	Plot area as per 7/12	6153.00
	Plot area considered as per possession	5405.61
	DP road area	2203.49
	Balance plot area (2)-(3)	3202.12
5.	Base FSI [1.10] of (4)	3522.33
6.	Maximum Premium FSI [2] x 0.50	2702.81
7.	Maximum TDR permissible [2] x 1.40	7567.85
8.	DR area [3] x 2	4405.98
9.	TDR to be purchased (7)-(8)	3161.87
10.	Total permissible builtup area (5)+(6)+(7)	13791.99
11.	Ancillary area [8] x 0.60	8275.57
12.	Total FSI Potential (P-line area) (8)+(9)	22068.75



Cont. page 2

...			
सुस्तथा	२४३१	७९	१५०
	२०२३		





# EN CON

Project Consultants for  
Architectural & Structural Works

G-7, 8, D Wing, Sethi Palace,  
Anbhadi Road, Varsi Road (W),  
Dist. Palghar - 401 202.  
Tel. : 0256-2336513 / 2333104  
E-mail: [encon4@gmail.com](mailto:encon4@gmail.com)  
[encon4@rediffmail.com](mailto:encon4@rediffmail.com)

Page 2...

क्रमांक	इ.स.सं.	दिनांक
	२०२३	१०/०९/२०२३

The Ready Reckoner rate for above land is Rs.19600/- per Sq. Mts. The estimated details of charges to be paid for obtaining approval of the above area is as under:-

Sr. No.	Description	Area	Rate (Rs. Per Sq. Mts.)	Amount
a)	Development charges on Land	3202.12	98/-	3,13,808/-
b)	Development Charges on BUA	22068.78	392/-	86,50,962/-
c)	Premium FSI	2702.81	6860/-	1,85,41,277/-
d)	Ancillary area	8275.79	1960/-	1,62,20,549/-
e)	Estimated cost of TDR as per Prevailing market rates	3160.87	8500/-	2,68,67,395/-

The FSI potential and costing are worked out as per prevailing UDCPR. Ready reckoner rate of land and approximate prevailing cost of TDR. This letter out to be submitted as proof in case of dispute in any court of law or any Govt. departments. The above is subject to approval from VVCMC or concerned Govt. departments. This letter is issued for preliminary financial feasibility of the project.

For En-Con

*[Signature]*

Registered Engineer

REGISTERED ENGINEER  
(Reg. No. VVCMC/ENGR/01)



- ४			
मुलक	१४३१	६८	१५०
१	१८२२		



मुख्य कार्यालय विसर  
विसर (पूर्व),  
ता. वसई, जि. पालघर. पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
०२५०-२५२५१०६  
vasaivirarcorp01 विसर/विसर

जा.क्र.  
दिनांक :-

जा.क्र./विसर/नस/इले.दा. ५५८७-१५३७४-१२०२३

दि. १५/१३/१२-०२-२३

प्रति,  
श्री. राजेश केशव वर्तक  
सी/५०१, संस्कृती-१, को.ही.सी  
जी.जी कॉलेज जवळ, वसई (प)  
ता-वसई, जि-पालघर

संख्या	२४३९	७९	१०
दि.	१	२०२३	

**विषय:-** जमिनीचे आरक्षणाबाबतचे अभिप्राय रांध मोजे-धुळणे स.नं-६३ व ६४ ता. वसई, जि. पालघर.  
**संदर्भ:-** आपले कडील दि.१४/०२/२०२२ रोजीचे प्राप्त अर्ज.

महोदय/महोदया,

महाराष्ट्र शासनाने वसई-विसर उपप्रदेशाच्या विकास आराखडा अधिसूचना क्र. टीपीएस-१२०५/१५४८/सी.आर/२३४/२००५/नवि-१२, दि.०९/०२/२००७ अन्वये ११३ ईपी वगळून मंजूर केला आहे. तदनंतर वगळलेल्या भागांच्या योजनेस (EP) पुढील प्रमाणे शासनाने मंजूरी दिली आहे

- अ) अधिसूचना क्र. टीपीएस-१२०८/१९१७/सी.आर-८९/०९/नवि-१२ दि.१३/०३/२००९ नुसार ५ ईपी  
ब) अधिसूचना क्र. टीपीएस-१२०८/१९१७/सी.आर-८९/०९/नवि-१२ दि.१९/०९/२००९ नुसार ३१ ईपी  
क) अधिसूचना क्र. टीपीएस-१२०९/१९१७/सी.आर-८९/०९/नवि-१२ दि.०४/०४/२०१२ नुसार ११ ईपी  
ड) अधिसूचना क्र. टीपीएस-१२१४/९७५/सी.आर-७७/१४/नवि-१२ दि.१६/०८/२०१४ नुसार १ ईपी  
इ) अधिसूचना क्र. टीपीएस-१२१४/९७५/सी.आर-७७/१४/नवि-१२ दि.२७/०२/२०१५ नुसार ६४ ईपी.  
ई) अधिसूचना क्र. टीपीएस-१२१४/९७५/सी.आर-७७/१४/नवि-१२ दि.१०/०८/२०१८ नुसार १ ईपी.

शासन अधिसूचना क्र. टीपीएस-१२०९/२४२९/सी.आर-२६२/२०१०/नवि-१२, दि.०७/०७/२०१० नुसार वसई-विसर शहर महानगरपालिकेस महानगरपालिका कार्यक्षेत्रासाठी नियोजन प्राधिकरणाचे अधिकार प्रदान केले आहेत. तसेच अधिसूचना क्र.टीपीएस-१२१४/युओआर-५४/सी आर-१७/२०१५/नवि-१२, दि.२१/०२/२०१५ अन्वये अर्नाळा, अर्नाळा किल्ला, पार्टीलपाडा, मुकाम, टेंभी, कोल्हापुर, चंद्रपाडा, टोकरे, खैरपाडा, वासळई, रानगाव, बोलीव, खाडी, खोपियडे, पाली, टिचरी, आक्टन, तरखड, मालजीपाडा, सत्याळ व कळंब या वसई-विसर उपप्रदेशातील २१ महसुली गावांकरिता विशेष नियोजन प्राधिकरण म्हणून वसई-विसर शहर महानगरपालिकेची नियुक्ती केलेली आहे. महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ नुसार वसई-विसर शहर महानगरपालिका कार्यक्षेत्रासाठी नियोजन प्राधिकरण व उपरोक्त २१ गावांसाठी विशेष नियोजन प्राधिकरण म्हणून कार्यरत आहे.

१. मोजे-धुळणे स.नं-६३ व ६४ हि जागेचे अभिप्राय मंजूर विकास आराखडावरील सोबत जोडलेल्या भाग नकाशानुसार खालील प्रमाणे आहेत.

सर्के क्रमांक	झोन	आरक्षण
स.नं-६३	रहिवास क्षेत्र (R-Zone) Residential Zone area	खेळाचे मैदान (PG)-Play Ground (Site No.६३२) आणि २०मी व ३०मी रुंद डी.पी रस्ता (20mt & 30mt wide DP road)
स.नं-६४	रहिवास क्षेत्र (R-Zone) Residential Zone area	२०मी व ३०मी रुंद डी.पी रस्ता (20mt & 30mt wide DP road)



पुस्तक	९४३१	६०	१५०
मुख्य कार्यालय विरार			
२०२३ विरार (पूर्व),			
ता. वसई, जि. पालघर. पिन ४०१३०५.			



प्राध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
०२५०-२५२५१०६  
VasaviVirarCorpo: वरिशम/नर

जा.क्र.  
दिनांक :-

जा.क्र./वरिशम/नर/सं.सा.१५८५-१६२५५-१२०२-२३

दि. २५/३/२०२२

२. मौजे-चुळणे स.नं-६३ ही जागा मंजूर विकास आराखडयानुसार (इपी क्र.५४) बाधीत आहे त्याची सद्यस्थिती खालील प्रमाणे.

Sr. No.	EP No.	Sector No./ Sheet No.	Village and Survey No. Site No./ Road Description	Modification of Substantial Nature proposed by the State Government under section 31 of the MR and TP Act, 1966	Modification of Substantial Nature sanctioned by the Government under section 31 of the MR and TP Act, 1966
18	EP-54	Sector IV Sheet 5	Chulane Site Nos. 632, 633 and 635	(MOD-69) Since Nazareth Convent is in close vicinity Site No.633 (Primary School) and Site No.635 (High School) are deleted Site No.632 for Play Ground is curtailed from east to the north of Site No.632, Proposed channel is deleted upto Chulane road.	Site No.633 Primary School & Site No.635 High School are deleted as per Publied E.P site No.632 for Play Ground is reinstated proposed Channel upto Chulane road is reinstated.

Note:

- The above EP-54 as per approved by the State Government as per Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd.19th September 2009. Along with Corrigendum by the State Government as per Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd.5th October 2009.
  - मौजे-चुळणे स.नं-६३ व ६४ ही जागा प्रस्तावित मुंबई-अहमदाबाद हाय स्पीड प्रकल्प (Proposed Mumbai-Ahmedabad High Speed Railway Project) (MAHSR) ref. letter from Chief Secretary Govt. of Maharashtra on dated १९/०४/२०१८ आणि शासन निर्णय क्र.मांक कॅबिनेट/सेक्रेटरीएट सीटींग नं CCEA/३१/२०१५ दिनांक-०९/१२/२०१५ च्या अन्वये बाधीत नाही.
  - मौजे-चुळणे स.नं-६३ व ६४ ही जागा प्रस्तावित विरार अलिबाग बहुउद्देशिय वाहतुक मार्गिका (Proposed Virar Alibaug Multi Modal Corridor) क्षेत्राने बाधीत नाही.
  - सेस संस्थेच्या सी.आर.झेड-२०१९ च्या (Notification) अधिसूचनेनुसार New Sanctioned CESS Map of CRZ Plan २०१९ Dt.२५/०४/२०१९ रोजी वेबसाईटवर प्रसिध्द केलेल्या PDF CRZ Plan नुसार मौजे-चुळणे स.नं-६३ व ६४ ही जागा CRZ plan नुसार माहिती खालील प्रमाणे.
- | सर्व्हे क्रमांक | सि.आर.झेड. २०१९ | तपशिल                      |
|-----------------|-----------------|----------------------------|
| स.नं-६३ व ६४    |                 | CRZ क्षेत्राने बाधीत नाही. |
- केंद्रीय शासनाने पर्यावरण, वन आणि वायु परीवर्तन मंत्रालयाचे दि.२८/०२/२०१९ रोजी चे पत्रा नुसार सुधारित CRZ क्षेत्राचा मंजूर झालेला असून त्या बाबतचे (Final Drawing) मंजूर नकाशे दि.२५/०४/२०१९ रोजी MCZMA च्या (Website) वेबसाईट वर प्रसिध्द केली असून त्या बाबतचे मागल्या मापणे क्षेत्रीय नकाशे या विभागात प्राप्त झालेले नाहीत त्यामुळे सदर सुधारित मंजूर CRZ नकाशा-प्रमाणे CRZ क्षेत्राने बाधीत जागेचा काही बदल असल्यास CRZ बाबत असलेला अभिप्राय शेरा लागू राहिल./ बंधनकारक राहिल.
- शासन निर्णय क्र. TPB-4313/1209/CR-194/2013/UD-11 अन्वये दिनांक. १८/१२/२०१३ अन्वये दिलेल्या आदेशानुसार कोणतीही मिळकत वेटलँड अँटलास नुसार वेटलँड क्षेत्राने बाधीत असल्यास मा.



मुख्य कार्यालय विसर  
विसर (पूर्व),

ता. वसई, जि. पालघर, पिन ४०१ ३०५.



परवानगी : ०२५०-२५२५१०/०२/०३/०४/०५/०६
०२५०-२५२५१०/०२/०३/०४/०५/०६
परवानगी क्रमांक : १२३७ ५९ १००
दिनांक : २६/१३

आ.क्र.वित्त/नरा/इं.पा. १५/१७-१३२७४-२०२३

दि. १३/१३/२०२३

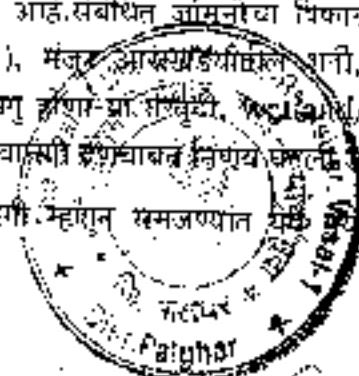
उच्च न्यायालयाच्या परवानगी शिवाय कोणतीही विकृत परवानगी दिली जाणार नाही. मौजे-दुळगे स.नं-६३ व ६४ ही जागा चेडलॅंड अॅटलास नुसार वेटलॅंड क्षेत्राने प्राप्तीत नाही.

- संजय गांधी राष्ट्रीय अभयारण्यभांवीत घोषित करण्यांत आलेल्या इको सेन्सिटीव्ह झोनची अंतिम अधिसूचना दि.०४/१२/२०१६ रोजी प्रसिध्द करण्यांत आलेली अनुन त्याद्वारे अधिसूचित इको सेन्सिटीव्ह झोनमधील प्रकृत/वित्त/संभाषित सर्व कामांची Prohibited Regulated Promoted अशी वर्गीकरणी करण्यांत आलेली आहे. सदर अधिसूचनेनुष्ये इको सेन्सिटीव्ह झोनच्या प्रमावी व्यवस्थापनाकरीता सनियंत्रण समिती स्थापित करण्यांत आलेली असून प्रभावी क्षेत्रासाठी सनियंत्रण समितीची अर्जदार यांना परवानगी घेणे आवश्यक राहिल.
- कुंभारगड अभयारण्य क्षेत्राच्या हद्दीपासून १० कि.मी अंतराच्या आत २०,००० चौ.मी किंवा व्यापेक्षा जास्त बांधकाम क्षेत्र/विकासकाम (BUA) करावयाचे असल्यास राज्य वन्यजंतु मंडळ (SBWL) व राष्ट्रीय वन्य जीव मंडळ (NBWL) यांची परवानगी घेणे आवश्यक राहिल.
- सोबत जोडलेल्या वसई विसर उपप्रदेशाचे माग नकाशावर दर्शविलेल्या जागेची आरखणी अंदाजित (डोचळ) असून सदर जागेच्या सोसांची खातरजमा उपअधिकक्ष. भुमी अभिलेख यांचेकडील अभिलेखानुसार साहाय्य करण्यात येईल.
- हे प्रमाण पत्र शासकीय जमिनीच्या बाबतीत कोणत्याही प्रकारचा गृहस्वतः दाखला समजण्यात येणार नाही.
- कोणत्याही न्यायालयीन दावा/वाड अशा बाबतीत हे प्रमाणपत्र संबंधित जागेचे मालकी हक्काच्या पुरावा म्हणून गृह्य धरता येणार नाही.

संबंधित जागेचे आरक्षण हे भुमीअभिलेख कार्यालयाने प्रत्यक्ष जागेच्या क्षेत्राच्या मोजणी नुसते निश्चित समजण्यात येईल. संबंधित जागेचे सिमांकन किंवा हद्दी भुमी अभिलेख कार्यालयाच्या नकाशांनुसार निश्चित राह्य समजण्यात येईल अशा प्रकृत्यामध्ये TILR चा नकाशा सावर करून पुन्हा इमेन दाखला हापालिकेकडून घेणे आवश्यक असेल.

वसई-विसर उपप्रदेशाच्या मंजूर विकास आरखडा व सेस (CESS) संस्था करळ यांच्या CRZ नकाशा वरून आपल्या मागणी नुसार हे प्रमाणपत्र आपणांस देण्यांत येत आहे.संबंधित जमिनीचा विकास मंजूर विकास आरखडा (DP)/विकास नियंत्रण नियमावली (DCR), मंजूर आरखडा/विकास आरखडा, भारत सरकारच्या पर्यावरण व वने मंत्रालय (MOEF) कायदगतील जम्ग क्षेत्राचा नकाशा/CRZ बाबतच्या तरादुदीची पूर्तता आदी मंजूरीच्या अधिन राहून विकास परवानगी देण्याबाबत निर्णय घेतला जाईल.

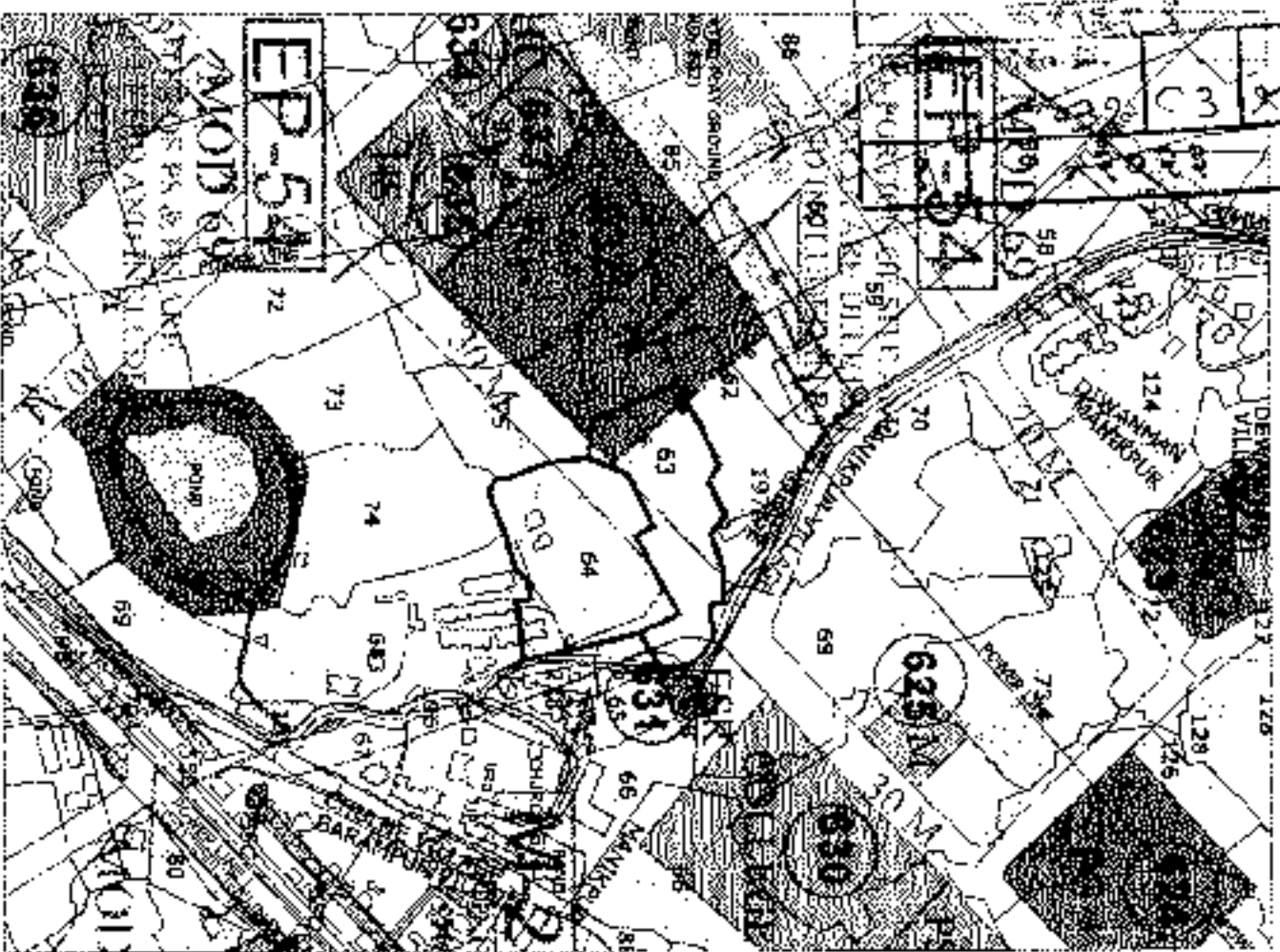
- हा दाखला संबंधित जागेची बांधकाम परवानगी/विकास परवानगी म्हणून समजण्यात येईल तसेच अनधिकृत बांधकाम अधिकृत करणेकामी साह्य धरता येणार नाही.



उपसंचालक  
नगररचना विभाग  
वसई विसर शहर महानगरपालिका

पुस्तक-१			
पुस्तक	क्र.सं.	५२	१००
१	५०२३		





This Plan is accomplishment to this Office  
 Letter No VVCMC/Plan/ZGS/1153/14/219/2022-23  
 Date:-  
 2 The boundary of reservation area subject to  
 actual demarcation on site by D.S.L.R.

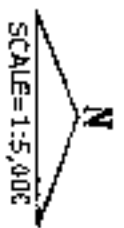
Deputy Director Town Planning  
 Vasai Virar City Municipal Corporation  
 Virar(E)

**LEGEND (सूचि) :-**

- SURVEY NO. BOUNDARY (सर्वे नं. रेष)
- (R-ZONE) RESIDENTIAL ZONE AREA (रिजिडन्टल जोन क्षेत्र)
- (PG) PLAY GROUND (खेळीचे मैदान) (SITE NO. 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 20M. 30M WIDE DP ROAD (२०मी. ३०मी रुंद डि. पी. रस्ता)



PART PLAN FOR SURVEY NO. 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
 VILLAGE - CHUNNE (चुण्णे)  
 SANCTIONED DP PLAN VWS/ 508/23



पुस्तक	९४३१	८४१६०
१	२०२४	



आवक - १		
क्रमांक	१४३१	०५/१६०
दिनांक	२०२३	

मुख्य कार्यालय, विरार  
विरार (पूर्व),

ता. वसाई जि. पालघर - ४०१ ३०५.



फॅक्स : ०२२२ - २६२०३००  
ई-मेल : vvcmc@vasaivirar.gov.in, vvcmc@palghar.gov.in

जायक क्र. : व.वि.श.म.  
विभाग :

VVCMC/TP/RDP/VP-5806 & 5819/129/2020 dated 10/12/2020

- To,
1. M/s.Shree Varad Builders & Developers LLP  
Through partner Mr.Rajesh Keshav Vartak ,  
M/s. Shree Mahalaxmi Enterprises  
Through partner Mr. Pntam Prabhakar Patil,  
Shop No.6/7, Sagar Park, Co-op.Hsg.Soc.  
Opp. Bharat Petrol Pump, Sagar Sheth,  
Vasai (W), Tal: Vasai,  
Dist: PALGHAR
  2. M/s En-Con, Project Consultants,  
G-7, 8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Tal: Vasai, Dist: Palghar.

**Sub: Revised Development Permission for proposed Residential/Commercial Building by amalgamating S.No. 63/6/1 of VP-5805 to the already approved proposal on land bearing S.No.63/6, S.No.64/4, S.No. 64/5A, S.No.64/6, S.No.64/7; S.No.63/7 & S.No.64/3 (Old), S.No. 63/7/1, 63/7/2, 63/8/1, 63/8/2, S.No. 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2 (New) of Village ; Chulne, Tal. Vasai, Dist.: Palghar.**

- Ref:
1. Commencement Certificate vide letter no. VVCMC/TP/CC/VP-5806 & 5819/129/2020-21 dtd. 10/12/2020.
  2. Your licensed engineers' letter dated 27/04/2022.

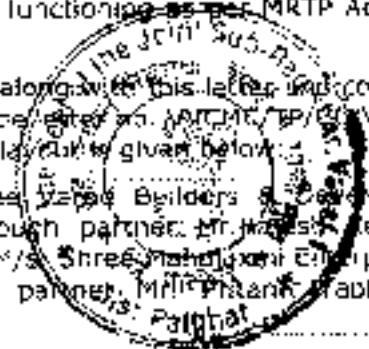


Dear Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007, Keeping 113 EPs in pending. Further 5 EPs were approved vide Notification No. TPS-1205/1917/CR-89/09/UD-12 dtd. 13/03/2009, 3; EPs were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1209/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPs were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Kila, Patkipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasala, Rangao, Dolvi, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljpada, Satpala & Kalamia, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification no. TPS-1018/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. Commencement Certificate vide letter no. VVCMC/TP/CC/VP-5806 & 5819/129/2020 21 dtd. 10/12/2020. The details of the layout are given below:

1	Name of Assessee owner / P.A. Holder	M/s.Shree Varad Builders & Developers LLP Through partner Mr.Rajesh Keshav Vartak ,M/s. Shree Mahalaxmi Enterprises Through partner Mr.Pntam Prabhakar Patil,
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पत्र क्र. - १			
मुलक	वर्ग सं.	ए	१८०
१	२०२३		

VVCMC/TP/RDP/VP-5806 & 5819/129/2020-21

10/12/2023.

2	Location	Chulne
3	Land use (Predominant)	Residential with shopline Building
4	Area as per possession	7824.00 sq.m
5	Gross Plot area (As Per 7/12)	8073.00 sq.m
6	Area under Existing Road	498.39 sq.m
7	Area as per measurement sheet	7325.61 sq.m
8	Area Under 30.00 mt DP road	2165.82 sq.m
9	Area Under 20.00 mt DP road	3405.67 sq.m
10	Balance Plot Area	3754.12 sq.m
11	Net plot area	3754.12 sq.m
12	Base F.S.I (11)XI.10	4129.52 sq.m
13	Max. Permissible Premium (7)X(0.50)	3662.81 sq.m
14	Proposed F.S.I on payment of Premium	3662.81 sq.m
15	Total Entitlement Area (12+14)	7792.34 sq.m
16	Adj. Ancillary Area F.S.I 60% of (15)	4675.40 sq.m
17	Total Permissible Area Including Ancillary (15+16)	12467.74 sq.m
18	Proposed P-Line Area Including Ancillary	12426.71 sq.m

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

Please find enclosed herewith the approved Revised Development Permission for Residential with Shopline Building by amalgamating S.No. 63/6/1 of VP-5806 with the already approved proposal or land bearing S.No.63/3, S.No.64/4, S.No.64/5, S.No.64/6, S.No.64/7, S.No.64/7 & S.No.64/3 (Dic), S.No. 63/7/1, 63/7/2, 63/8/1, 63/8/2, 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2 (Dic) of Village: Chulne, Tal. Vasai, Dist.: Palghar as per the following details:-

Sr. No	Predominant Building	No of Bldg	No. of Floors	No. of flats	No. of Shops	Built Up Area (P-Line Area) (In sq. mt.)	Remark
1.	Residential/ Commercial bldg.	1	2Basement +Gr/stilt+ Podium+ 14	96	12	12426.71 sq.mt.	Amended

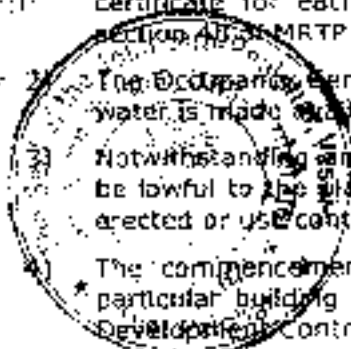
The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. Commencement Certificate vide letter no. VVCMC/TP/CC/VP-5806 & 5819/129/2020-21 dtd. 10/12/2020 stands applicable to this approval of amended plans along with the following conditions:

1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per Section 44 of MRTP Act, distinctively for each building.

2) The Occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time

4) 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).



पुस्तक	९४३९	८७	१८०
१	१३१३		

मुख्य कार्यालय, विरार  
विरार (पूर्व),

ना. वनई, जि. पालघर - ४०९ ३०५.



फैक्स : ०२२२२२२२२  
ई-मेल : vasai.virar@vasai-virar.com

तावक ह. : व.वि.श.भ.  
दिनांक :

- VVCMC/TP/RDP/VP-5806 & 5819/10/10/2022. 10/10/2022.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
  - 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
  - 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TEA 432801/2133/CR-230/01/UD-11 dtd. 13/03/2005 & TPB-4307/396/CR 24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
  - 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
  - 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
  - 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
  - 11) 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.
  - 12) 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.
  - 13) You shall construct cupboard if any, as per UDCPK Regulation.
  - 14) 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 Covels system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
  - 15) You shall provide two distinct pipelines for potable and for non-potable water.
  - 15) You shall submit subsil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
  - 17) 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.
  - 18) You shall provide flush tanks in all W.C./Toilets with dual valve system.
  - 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
  - 20) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation, You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC. Information to the office.
  - 21) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, LWF, MCEP, CR2/wetlands etc., as may be applicable and N.A TILR is required as per the Act and other applicable compliances. If any of the compliances as per other Dept./Acts/



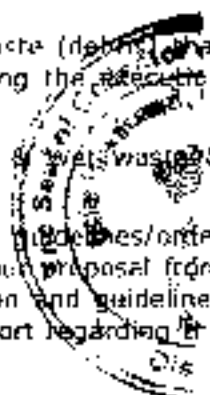
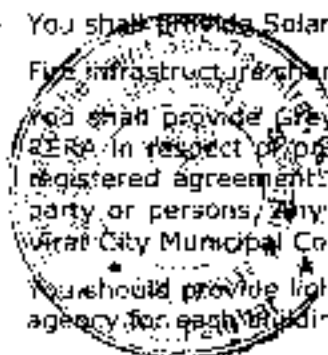
पुस्तिका	१४३१	८८	१८०
१	२०२३		

VVCMC/TP/RDP/VP-5806 & 5819/2022

01/10/2022.

requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

- 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, 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.
- 23) 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
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the construction work of buildings.
- 26) You shall provide separate dust bins per wing of buildings for Dry & Wet wastes & Composting unit as per MSW rules 2015 prior to Occupancy Certificate.
- 27) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 28) 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.
- 29) 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.
- 30) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 31) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 32) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 33) You shall provide Grey Water You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 34) You should provide lightning resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.





मुख्य कार्यालय, विरार  
विरार (पूर्व),

भा. वनई, विज. पालखर - ४०१ ३०५.



क्रमांक	दिनांक	पृष्ठ	१००
	२०२३		

दस्तावेज नं. : २०२३  
 पं. नं. : २०२३  
 ई-मेल : vasai@mvcmc.org.in  
 संपर्क क्र. : २, बि. श. म.  
 दिनांक :

- VVCMC/TP/RDP/VP-5806 & 5819/ (2022)
- 35) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCHT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
  - 36) Your case is hereby revalidated till 09/12/2023.
  - 37) You shall handover area under DP Road before applying for Occupancy Certificate.
  - 38) You shall submit final tree NOC with total plot Area before applying for Occupancy Certificate.
  - 39) The outcome of SC suit No.03/2020 and 53/2018 pending in civil court will be binding on you and in case of any adverse decision is given the said order stands cancelled. Any Complaint regarding the issue will be dealt by applicant. It shall be noted that the complaint and grievances against the title is not within purview of VVCMC and is to be settled in Court of law.

Commissioner  
 Vasai-Virar City Municipal Corporation

- c.c. to:
1. Asst. Commissioner, UCO,  
 Vasai-Virar city Municipal Corporation,  
 Ward office . . . . .

Submitted for the above permission to  
 Asst. Commissioner VVCMC, Vasai.



प्रमुख, वि. व. म. म. म.  
 वासाई - ४०१३०५.



पुस्तक संख्या - ५			
पुस्तक	वर्ष	पृष्ठ	पृष्ठ
	१९३७	१०	१००
२	५०२५		





पुस्तक	२३१/२२/२०
१	२०२३

VVCMC/TP/ROP/VP-5806, 5819/

Dated - 09/10/2022

22	Balance development charges to be paid	=	Rs. 2,595,366.82
23	Date of Assessment	=	/ / 2022
24	Revised Premium Components given free FSI :	=	
a)	BLA on payment of Ancillary FSI @ area of the rate of 10% as per UDCPR	4675.40 x 1947.70	Rs. 19,477.00 x 10%
b)	BLA on payment of premium FSI @ the rate of 35% as per UDCPR	3662.81 x 6816.95	19477.00 x 35%
			= Rs. 34,075,469.21
25	Less : Premium Paid Vide		
	a) Receipt No.899432 dated 03/12/2020	=	Rs. 1,483,000.00
	b) Receipt No.57439 dated 26/09/2022	=	Rs. 2,500,000.00
	c) Receipt No.57440 dated 26/09/2022	=	Rs. 2,500,000.00
		=	Rs. 6,483,000.00
26	Balance Premium Charges to be paid	=	Rs. 27,592,469.21
27	Labour Charges		
a)	On Construction Area : 8883.86 Sq.m. x [26,620.00 x 1%]	=	Rs. 2,364,883.52
28	Less : Labour Charges Paid Vide		
	a) Receipt No.57437 dated 26/09/2022	=	Rs. 236,600.00
		=	Rs. 236,600.00
29	Balance Labour CESS Charges to be paid	=	2,128,283.52
30	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:		

**SCHEDULE OF PAYMENT**

Sr. No	Amount for Development Charges (In Rs.)	Amount for Premium Charges (in. Rs.)	Amount for Labour Charges (in Rs.)	Due Date of Payment	Interest
1	2,933,500.00	---	1,851,500.00	---	As per as assessment order dated 10/11/2020. At the time of OCC with interest @ 18% per annum (For Development Charges & Premium Charges), @ 24% per annum ( for Labour Cess )
2	2,595,366.82	2,592,469.21	2,128,283.53	---	At the time of OCC with interest @ 18% per annum (For Development Charges), @ 24% per annum ( for Labour Cess ) & @ 8.5% per annum (For Premium Charges)

Certified that the above permission is issued by Commissioner VVCMC, Vrat.



Deputy Director,  
VVCMC, Vrat.

Commissioner  
Vrat Vrat City Municipal Corporation.











ANNEXURE - "1B"

- 2

क्र.महानु/व-२/दे-२/प्रागपो/चुळण  
 शिक्षाधिकारी कार्यालय वाळघर  
 दिनांक 5 DEC 2016

वर्ग - १	
१	२०२३
२	२०२३
३	२०२३
४	२०२३

वाच्यता :-

- श्री.महालक्ष्मी एन्टरप्रायजेसचे भागीदार श्री. अभय यशवंत चौधरी व इतर २. गा. यागाथेत. वसाई (प.स. ना.वसाई, जि. वाळघर यांचे अर्ज दिनांक २२/१०/२०१६ रोजीचा अर्ज
- वसाई-वेरार शहर महानगरपालिका वाळघरान पत्र क्र. VVCMC/TP/NA NOC/NP-१८०२/१८/१६-२०१६-१७ दिनांक २२/१०/२०१६
- पहिलेकांढर वसाई वाच्यतापत्र पत्र क्र.महानु/व-२/दे-२/प्रागपो/चुळण-२० दिनांक ०४/११/२०१६
- जगादार यांनी सादर केलेले इतिहासी लेखपत्र दिनांक ०२/१२/२०१६
- अध्यक्षक, नगरशहना विभाग, वसाई-विरार शहर महानगरपालिका यांचेकडून पत्र क्र.वि.अ.म./न.२/सा.८८३/२०१६ दिनांक ०६/१०/२०१६

आदेश :-

ज्या अर्जात नोंदवलेलेच अनुक्रमांक १ अन्वये वाळघर महानगरपालिकेच्या वसाई उपखंडातील भोजे चुळणे येथील स.नं./दि.नं ६२/५ क्षेत्र ००-२६-१ हे. आर. व ६३-६ क्षेत्र ००-२३-१ हे. असे एकूण क्षेत्र ००-२६-६ हे. आर जमिनीचे सव्हास व सव्हास ना विभागातील प्रत्येकाचे वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.

अर्जात ज्या अर्जात नोंदवलेलेच अनुक्रमांक २ अन्वये वसाई-विरार शहर महानगरपालिकेच्या वसाई उपखंडातील पत्र क्र. VVCMC-TP/NA NOC/NP-१८०२/१८/२०१६-१७ दिनांक २२/१०/२०१६ अन्वये नोंदवलेल्या विभागातील वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.

ज्या अर्जात, घनानुसंगी सव्हासलेल्या व अर्जात नोंदवलेल्या क्षेत्रातील जमिनी उपखंडाच्या अन्वये सव्हासलेल्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे. त्याचप्रमाणे जमिनी ना.ज.क.धा. क्षेत्रातील वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे असे अन्वये सव्हासलेल्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.

या अर्जात आता महानगरपालिकेच्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे. त्याचप्रमाणे जमिनी ना.ज.क.धा. क्षेत्रातील वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे असे अन्वये सव्हासलेल्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.

२०१६ मधील वसाई-वेरार शहर महानगरपालिकेच्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.

या शर्ती अन्वये :-

- ही घनानुसंगी सव्हासलेल्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.
- अनुसंधानाचे सव्हासलेल्या वसाई-वेरार शहर महानगरपालिकेकडून अर्ज प्राप्त झालेला आहे.







क्र.सं.	१४३१	१०००
दिनांक	२०/०५/२०२४	

दि-१/२-२/एनएपी/कुळगे-वसई/पस/अन-३२७/२०२४  
 शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी  
 वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी  
 वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी

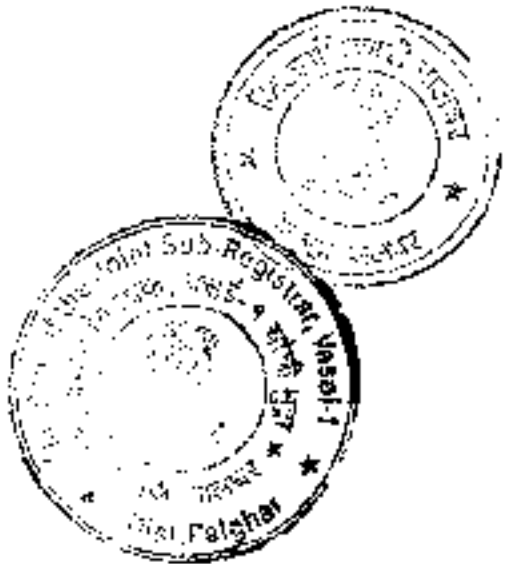
- १. वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी
- २. वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी
- ३. वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी वसई-विरार शहर महानगरपालिका पब्लिक वॉटर सप्लाय अथॉरिटी

सही--  
 (अभिज्ञान वांगर)  
 जिल्हाधिकारी पालघर

१. श्री. मधुसूदन एन्टरप्रायजेन्स भागीदार श्री. अश्वय धशवंत चौधरी व इतर २. न. रामराव. वसई (ग), ता. वसई, जि. पालघर

२. श्री. मधुसूदन एन्टरप्रायजेन्स भागीदार श्री. अश्वय धशवंत चौधरी व इतर ३. न. रामराव. वसई (ग), ता. वसई, जि. पालघर  
 ३. श्री. मधुसूदन एन्टरप्रायजेन्स भागीदार श्री. अश्वय धशवंत चौधरी व इतर ४. न. रामराव. वसई (ग), ता. वसई, जि. पालघर

४. श्री. मधुसूदन एन्टरप्रायजेन्स भागीदार श्री. अश्वय धशवंत चौधरी व इतर ५. न. रामराव. वसई (ग), ता. वसई, जि. पालघर  
 ५. श्री. मधुसूदन एन्टरप्रायजेन्स भागीदार श्री. अश्वय धशवंत चौधरी व इतर ६. न. रामराव. वसई (ग), ता. वसई, जि. पालघर

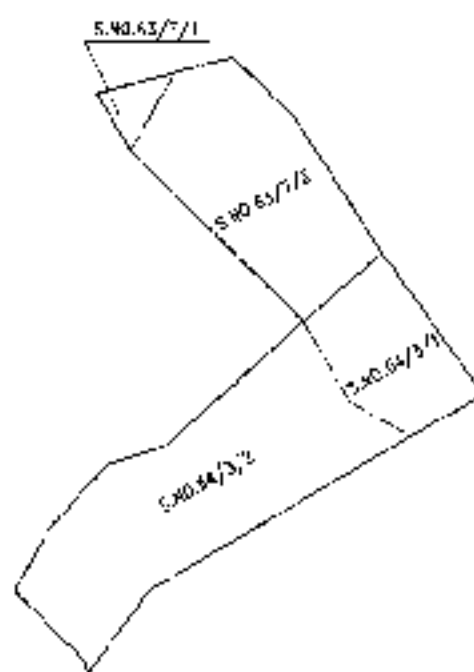
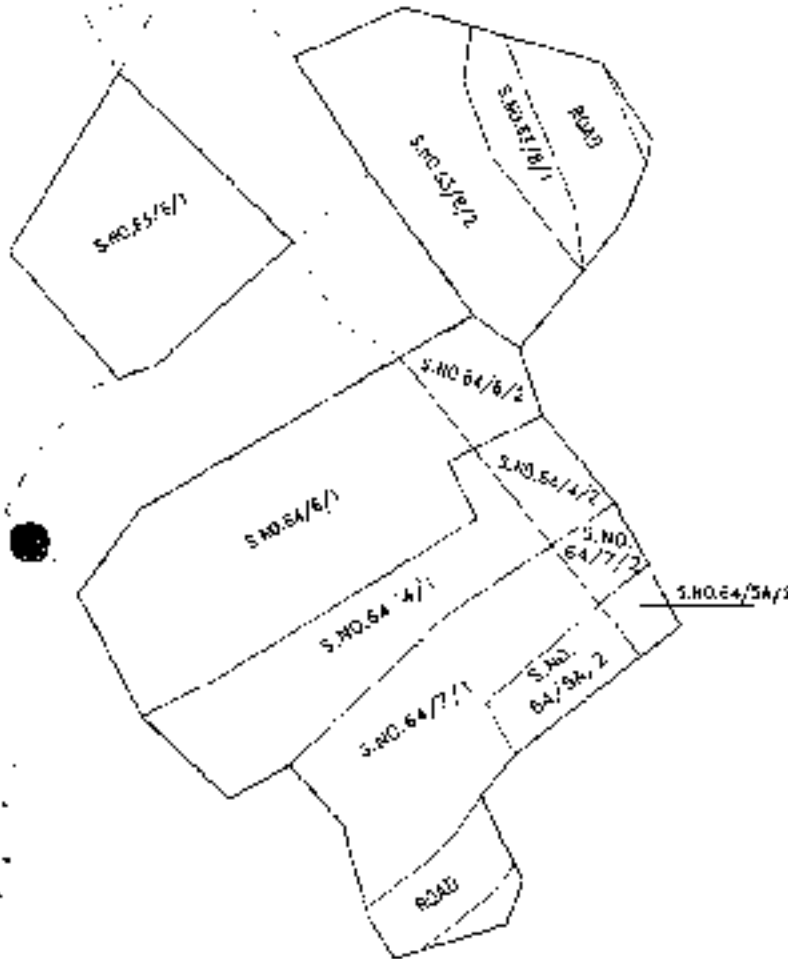


जिल्हाधिकारी पालघर



FORM	227
	0-39 969 950
9	2023

ANNEXURE 2



HOLDING AREA DIAGRAM

HOLDING AREA STATEMENT

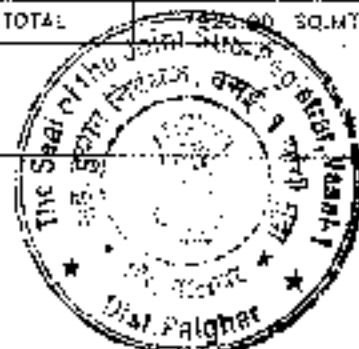
S.NOS	AREA AS PER 7/12
63/5/1	883.00 SQ.MT.
63/8/1	754.00 SQ.MT.
64/4/2	796.00 SQ.MT.
64/5A/1	745.00 SQ.MT.
64/5A/2	83.00 SQ.MT.
64/6/1	210.00 SQ.MT.
64/6/2	70.00 SQ.MT.
64/7/1	1273.00 SQ.MT.
64/7/2	97.00 SQ.MT.
64/7/1	567.00 SQ.MT.
64/7/2	93.00 SQ.MT.
TOTAL	6553.00 SQ.MT.

HOLDING AREA DIAGRAM

SCALE 1:1000

HOLDING AREA STATEMENT

S.NOS	AREA AS PER 7/12
63/7/1	106.00 SQ.MT.
63/7/2	822.00 SQ.MT.
64/3/1	444.00 SQ.MT.
64/3/2	746.00 SQ.MT.
TOTAL	2118.00 SQ.MT.



क.स.सु.ल.-३			
पुस्तक क्र.	दिनांक	पृ.नं.	पृ.नं.
१	२४/१२	१०२	१८०

- श्री. वरद डेव्हळपर्स तर्फे भागीदार श्री. संदीप केशव धर्तक व श्री. राजेश केशव धर्तक, रा. गायली, ता. वसई, जि. पालघर यांचा अर्ज दिनांक २२/०२/२०१६ रोजीचा अर्ज
१. वसई-विरार शहर महानगरपालिका वॉर्चर्डोल पत्र क्र. VVCMC/TP/NA NOC/VP-५०१५/०६१/२०१६-२७ दिनांक ०६/०६/२०१६
  २. जिल्हाधिकारी वसई वॉर्चर्डोल पत्र क्र. मशा/कडा-१/डे-अगिनावाय/एमआर-२७/१६ दिनांक ०१/०८/२०१६
  ३. अर्जावर रॉली लादण करेल अतिपुर्ण कोणता दिनांक २०/०९/२०१६
  ४. अर्जाचातक, महाराष्ट्र शासन, वसई-विरार शहर महानगरपालिका वॉर्चर्डोल पत्र क्र. प.वे.म.म./न.न./शा.८७५/२०१६ दिनांक ०२/१०/२०१६

आदेश :-

ज्या अर्शी जपोदपतातील अनुक्रमांक १ अन्वये पालघर जिल्हाधीन वसई तालुक्यातील भोजे चुळणे येथील स.नं./डि.नं ६३/७ क्षेत्र ०-००-२ हे.आर व ६४/३ क्षेत्र ०-११-१ हे. आर एकूण क्षेत्र ०-११-२ हे. आर जानेचा रहिवास व वाणिज्य या विभागातील प्रयोजनाय वापर करण्याची परवानगी मिळवण्याबाबत अर्ज प्राप्त झालेला आहे.

आपण ज्या अर्शी जपोदपतातील अनुक्रमांक २ अन्वये वसई-विरार शहर महानगरपालिका यांनी तयार केलेला पत्र क्र. VVCMC/TP/NA NOC/VP-५०१५/०६१/२०१६-१७ दिनांक ०६/०६/२०१६ यावेळी सुवाच्य निर्वाचनातच पुढीलकरीतातून घेतलेली न झालेल्या दस्तऐवजा विलेका आहे.



ज्या अर्शी, पत्रव्यवस्था क्र. ३५१०/२०१६ व आर क्र.नं. ७/१२ चे कळवेदार सदरी अर्जाच्या व्यक्तीची मर्यादी हक्क निविदाद असल्याचे मान्यप्राप्त ठरून घेत. सदर निर्णय अतिपुर्ण अर्जाच्या कामकाजातच तुरुती तुरुती नोंद घ्यावयाची आहे. कामकाजाच्या बाबतीत तुरुती तुरुती अर्जाच्या बाबतीत पत्र क्र. मशा/कडा-१/डे-अगिनावाय/एमआर-२७/१६ यातील तरतुदीनुसार कार्यवाही घ्याव्याची नाही असे निर्णय अर्जाच्या कामकाजातील अनुक्रमांक १ अन्वये तारीखानुसार अर्जाच्या बाबतीत घेतलेला आहे.

ज्या अर्शी आज महाराष्ट्र अर्जात मंडळ आध्यात्मिक १९६६ चे कलम ५४ अन्वये जिल्हाधिकारी यांना प्रत्यक्ष घाब्यातर्फे दिलेले पत्रव्यवस्था आलेल्या अर्जाच्या बाबतीत आपण वसई जिल्हाधिकारी यांचा, श्री. वरद डेव्हळपर्स व श्री. संदीप केशव धर्तक व श्री. राजेश केशव धर्तक यांना पालघर जिल्हाधीन वसई तालुक्यातील भोजे चुळणे येथील स.नं./डि.नं ६३/७, व ६४/३ एकूण क्षेत्र १-२०-०० चौ.मी. मधील अनुलेख वाड्यात क्षेत्र ५५२-५३ चौ.मी. जमीनी रहिवास व वाणिज्य या विभागातील प्रयोजनाय वापर करण्याबाबत पुढील अर्जावर अर्जाच्या बाबतीत घेतलेले अर्जात वसई-विरार शहर महानगरपालिका वॉर्चर्डोल पत्र क्र. मशा/कडा-१/डे-अगिनावाय/एमआर-२७/१६ यातील तरतुदीनुसार कार्यवाही घ्याव्याची नाही असे निर्णय अर्जाच्या कामकाजातील अनुक्रमांक १ अन्वये तारीखानुसार अर्जाच्या बाबतीत घेतलेला आहे.



- १) ३००.०० चौ.मी. री. १४ - १०६२.५० चौ.मी.
- २) २०.०० चौ.मी. री. १४ - ३०२.२६ चौ.मी.

या अर्शी अशा:-

१. जी परवानगी महाराष्ट्र शासन महत्त्व अर्थव्यवस्था तयार करून घेतलेली आहे.
२. अनुक्रमांक १ अन्वये ( अर्जात ) अशा अर्जाच्या बाबतीत आपण वसई जिल्हाधिकारी यांना पत्र क्र. मशा/कडा-१/डे-अगिनावाय/एमआर-२७/१६ यातील तरतुदीनुसार कार्यवाही घ्याव्याची नाही असे निर्णय अर्जाच्या कामकाजातील अनुक्रमांक १ अन्वये तारीखानुसार अर्जाच्या बाबतीत घेतलेला आहे.



३	अशा परवानगी देणा-या प्राधिकार-याकडून अशा भूखंडाचो किंवा त्याचे कोणतेही भाग काढपाक असेल तर उचभूखंडाची/उपहिसांची आज्ञाची बांध-विभागणी करपाक वेपार नाहीं.	२०३	१५०
४	अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व वसई-दिवार शहर महानगरपालिका यांचे सहाय्य होईल अशा रीतीने अशा जमीनीत रस्तें, गटारे वगैरे बांधून आणि (ब) भूनापन दिग्दर्शकडून अशा भूखंडाचो मांजणी व त्यांचे सोनांकन करून तो जमोन या आदेशाच्या तरखेपासून एक वर्षाच्या अंतर् मंजूर आदेशाप्रमाणेच काटेकोरपणे विक्रीला केला पाहिजे. अशा रीतीने तो जमीन विक्रीत वेंचून घेवपाक अशा जमीनीची कालावधी रीतीने दिल्ल्यात ताबता जाना नये.	२०२३	

५ अनुज्ञाप्राप्ती व्यक्तीस असा भूखंड विक्रीवयल्या असेल किंवा त्यांत इतर प्रकारे विक्रीकेंद्र लक्षावयचा असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीस तां भूखंड या आदेशांत आणि संबंदमध्य नसून केलेल्या अटी/शर्तीन पाळन करुनच विक्रीचे किंवा अशा शर्तीनुसारच त्याचो अन्य प्रकारे विक्रीकेंद्र लावणे आणि त्यांचे निष्पादित केलेल्या विक्रीकेंद्र तरा घ्यास उल्लेख करणे हे त्यांचे विधीसंबंद कर्तव्य असेल.

६ या सोबत जोडलेल्या वसई-दिवार शहर महानगरपालिका यांची मंजूर केलेल्या सारक आदेशाप्रमाणे अशा किंवा इमारतीच्या नकाशांत निर्दिष्ट केलेल्याप्रमाणेच जोते क्षेत्रावर बांधकाम करपावयल्यो ही परवानगी देण्यांत आलेली आहे. सदर भूखंडाची नकाशांत दर्शिल्ल्याप्रमाणेच उर्वरित क्षेत्र अनुज्ञाप्राप्तीने थर दांधकाम मोकळे सोडले पाहिजे.

७ प्रस्तावित बांधकाम हे वसई-दिवार शहर महानगरपालिका यांचे मंजूर नकाशांत दर्शिल्ल्या मजल्यावयल्या जास्त मजल्याचे असु नये.

८ प्रस्तावित इमारत किंवा कोणतेही बांध ( अचलकार ) त्यांच्या बांधकामास सुटवून करपावयली अनुज्ञाप्राप्ती व्यक्तीने ( बॅंकेने ) वसई-दिवार शहर महानगरपालिका यांचो असे बांधकाम करपावयल्योचो आदेशक तो पुर्य परवानगी मिळयत हे अशा व्यक्तीवर अचलकारक व विधीसंबंद असेल

९ अनुज्ञाप्राप्ती व्यक्तीने सोबत जोडलेल्या वसई-दिवार शहर महानगरपालिका यांच्या मंजूर नकाशांत दर्शिल्ल्याप्रमाणे सैमांतिक बांधकें अंतर (अंघत मार्जिनल डिस्टेंसेस) जोडले पाहिजे.

१० या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीच्या विंगडोती प्रयोक्त्यासाठी दापर करपाक नुस्तान केला पाहिजे. मात्र वेळोवेळी असा कालावधी वाडयिल्ल्यांत अशा असेल तर तो सोड अल्लेहदा. अनुज्ञाप्राप्ती व्यक्तीने उपरोक्त प्रनापी इंच परवानगताटी दापर न केलेल्या हे परवानगी आपोआप रद्द झालो असेल्यार समजण्यांत येईल.

अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे विंगडोतीची प्रयोक्त्याची दापर करपाक ज्या दिनाका पासून सुरुवात केला असेल किंवा ज्या दिनाकांत त्याने अशा जमीनीच्या दापराक बदल केला असेल तो दिनाक त्याने एक महिन्याच्या अंत स्थानिक राजस्थानाकत तहाराजदार वसई यांना लेखी करविलो पाहिजे. जर तो असे लेखी करविल्ल्यास चुकेल तर महाराष्ट्र जमीन महजूल (जमीनीच्या दापरतीस बदल व विंगडोतीची अर्थकारणी ) नियम १९९१ मधील नियम ६ अन्वये त्हाच्यावर कार्यवाही करपांत असा अनुज्ञाप्राप्ती पक येत.

११ अशा जमीनीच्या ज्या प्रयोक्त्याची दापर करपाक अनुज्ञाप्राप्तीस परवानगी देण्यांत आली असेल त्या प्रयोक्त्याची दापर करपाक प्रारंभ करपाच्या दिनाकापासून सदर अनुज्ञाप्राप्तीने त्या जमीनीच्या संबंदान्त तर ची. सी. मने रुपां ०-०८-० थ; इताने विंगड शोर्धी आकारणी दिलो पाहिजे. किंवा परवानगीच्या नकाशाच्या मुबलादी प्रभावाचे अर्थान त्यानतर अंमलांत येवतें प्रत्यक्ष विनशंती आधार(फरकासह) देणे अचलकारक व विधीसंबंद राहित. अशा जमीनीच्या दापरक कोणत्याही प्रकारचा बदल करपाक अल्ल तर त्याप्रसंगी पुराय विंगडोतीची शोर्धी आकारणीच्या हर्माचो मुद्दत अजून सनपा हावयल्यो आहे ही गोष्ट विनशंती करपाक वेपार नाहीं.

१२ प्रस्तावित जमीनीची अतितातडीची मांजणी की रक्कम रुपये ९,६६०/- (अक्षरी रुपय नव्वत हजार) मांज घेतून GRN MH०० ०९०१२० (भातच रोट २०/१२/२०१६ अन्वये शासन यथा वेळी आहे.







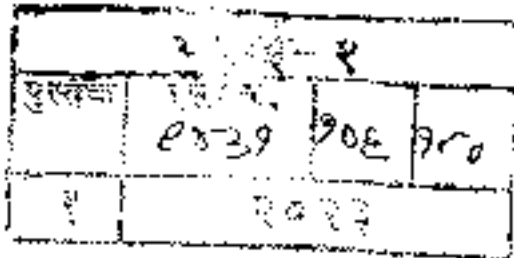


# Mr. Parag J. Pimple B.A., LL.B.

ADVOCATE & LEGAL ADVISOR

Off:

S/04 Pravin Palace Co-op.  
Hsg. Soc. Ltd. Pt. Dindayal  
Nagar, Vasai Road (W), Tal  
Vasai, Dist. Palghar  
Tel: (M) 9690079352  
Email: paragjimple@vasai.co.in



Date : 08/03/2023

## TITLE CLEARANCE CERTIFICATE

In the matter of Search and Title Clearance Certificate of Agricultural property situate at Village Chuluc, Taluka Vasai, District Palghar, described as follows :

Survey No.	Hissa No.	Area H.R.P	Ass. Rs. Ps.
64	4	0-09-1	2.00
64	5 A	0-02-8	0.50
Total		0-11-9	

Within the limits of Registration Sub-District Vasai, Registration Sub-District Palghar (hereinafter referred to as "THE SAID PROPERTY") for the sake of brevity.

1. Mr. ARHAY YASHWANT CHOUDHARY

2. Mr. PRITAM PRABHAKAR PATIL

3. Mr. ROHIT NARENDRA RAUT

Partners of M/s. SHREE MAHALAXMI ENTERPRISES

..... Owners

This is to CERTIFY that I have taken Search & e-search on IGR Web Portal of 60 years i.e. from 1956 to 2016 in the books of Sub-Registrar of Assurances at Vasai and I have investigated the Owners' Title of the said property and found the same to be clear, marketable title and free from all encumbrances and doubts.

Yours truly,

(Adv. Parag J. Pimple)

PARAG J. PIMPLE B.A., LL.B.  
Advocate High Court  
S/4, Pravin Palace, Pt. Dindayal  
Nagar, Vasai (W)-401202.  
Reg. No. 124H/0304/2301



**Mr. Parag J. Pimple** B.A. LL.B.  
ADVOCATE & LEGAL ADVISOR

पुस्तक	दस्तावेज	१०६	१०
१		२०२३	

Off:  
S/004, Pravin Palace Co-op  
Hsq. Soc. Ltd., Pt. Dindayal  
Nagar, Vasai Road (W), Tal.  
Vasai, Dist. Palghar  
Tel (M) 9890079352  
Email: paragj.pimple@yahoo.co.in

**SEARCH REPORT**

In the matter of Search of Agricultural property situate at Village Chalne, Taluka Vasai, District Palghar, described as follows :

Survey No.	Hissa No.	Area H.R.P	Ass. Rs. Ps.
64	4	0-09-1	2.00
64	5 A	0-02-8	0.50
<b>Total</b>		<b>0-11-9</b>	

Within the limits of Registration Sub-District Vasai, Registration Sub-District Palghar (hereinafter referred to as "THE SAID PROPERTY") for the sake of brevity.

1. Mr. ABHAY YASHWANT CHOUDHARY

2. Mr. PRITAM PRABHAKAR PATIL

3. Mr. ROHIT NARENDRA RAUT

Partners of M/s. SHREE MAHALAXMI ENTERPRISES

..... Owner

TO CERTIFY that I have taken search & e-search on IGR Portal in respect of the said property in the office of Sub-Registrar of Assurances at Vasai for the period of 67 years i.e. from 1956 to 2023 and my findings are as follows :-

**Findings**

Index book unavailable

Index book unavailable

Index book unavailable



1957

1958



73233-4			
पुस्तक	क्र.सं.	पृ.सं.	व.सं.
	१४३७	१०	१०
व.सं.	१९५९	२०	२३

	Index book unavailable
1960	Index book unavailable
1961	Index book unavailable
1962	Index book unavailable
1963	Index book in torn condition
1964	Index book in torn condition
1965	Index book in torn condition
1966	Index book in torn condition
1967	Index book in torn condition
1968	Index book in torn condition
1969	Index book in torn condition
1970	Index book in torn condition
1971	Not Available
1972	Index book in torn condition
1973	Index book in torn condition
1974	Index book in torn condition
1975	NIL
1976	NIL
1977	Index book in torn condition
1978	Index book in torn condition
1979	NIL
1980	Index book in torn condition
1981	Index book in torn condition
1982	Index book in torn condition
1983	Index book in torn condition
1984	Index book in torn condition
1985	NIL
1986	NIL
1987	NIL
1988	Index book in torn condition
1989	Index book in torn condition
1990	NIL



1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL

2023-24			
2023	2024	2025	2026
8	2023		

2014

Entry dt. 23<sup>rd</sup> July 2014

Registration No. Vasai-1-2701/2014

Agreement for Sale dt. 23<sup>rd</sup> July 2014

Vendors :

1. Prashant Mahadeo Vartak
2. Ravindra Madhukar Mehlot
3. Vasant Ganesh Vartak
4. Anjein Manuel Gonsalves
5. Sanjeev Manuel Gonsalves



नसह-२			
पुस्तक	दस्तावेज	३३०	१४०
१		२०२३	

6. Trisa Jacob Almeida  
7. Wilson Manuel Gonsalves

Purchasers :

1. Mr. Abhay Yashwant Choudhary  
2. Mr. Pritam Prabhakar Patil  
3. Mr. Rohit Narendra Raut  
Partners of M/s. Shree Mahalakshmi Enterprises


Consideration : Rs. 94,58,500/-

Market Value : Rs. 1,92,78,000/-

2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	Index book not ready

Barring these entries their reveal no charges or encumbrances over the said property.

N.B. This search report is subject to torn records and torn registers.

Yours Truly  
  
(Adv. Parag J. Pimple)

PARAG J. PIMPLE B.A. LL.B.  
Advocate High Court  
514, Pravin Park, Pt. Dindayal  
Nagar, Vasai (W) - 401232.  
Reg. No. MA-20364/2001



**Mr. Parag J. Pimple** B.A. LL.B.  
ADVOCATE & LEGAL ADVISOR

Office: 2023  
SACO, Pravin Palace Co-op. 2023  
Hsg. Soc. Ltd. Pt. Dindayal  
Nagar, Vasai Road (W), Tal.  
Vasai, Dist. Palghar  
Tel: (W) 9890079052  
Email: paragj.pimple@yahoo.co.in

Date : 08/03/2023

**TITLE CLEARANCE CERTIFICATE**

In the matter of Search and Title Clearance Certificate of Agricultural property situate at Village Chulne, Taluka Vasai, District Palghar, described as follows :

Survey No.	Hissa No.	Area H.R.P.	Ass. Rs. Ps.
62	7	0-03-5	0.41
63	6	0-13-10	2.75
63	8	0-15-50	3.25
64	6	0-14-70	3.69
64	7	0-10-60	2.19
<b>Total</b>		<b>0-57-4</b>	

Within the limits of Registration Sub-District Vasai, Registration Sub-District Thane (hereinafter referred to as "THE SAID PROPERTY") for the sake of brevity.

1. Mr. ABHAY YASHWANT CHOUDHARY

2. Mr. PRIYAM PRABHAKAR PATIL

3. Mr. ROHIT NARENDRA RAUT

Partners of M/s. SHREE MAHALAXMI ENTERPRISES

..... Owners  
This is to CERTIFY that I have taken Search & e-search on IGR Web Portal for 60 years i.e. from 1955 to 2016 in the books of Sub-Registrar of Assurances at Vasai and I have investigated the Owners' Title of the said property and found the same to be clear, marketable title and free from all encumbrances and doubts.

Yours truly

(Adv. Parag J. Pimple)

PARAG J. PIMPLE B.A., LL.B.  
Advocate High Court  
S-1 Pravin Palace, Pt. Dindayal  
Nagar, Vasai (W)-401202  
Reg. No. MAN/3364/2001

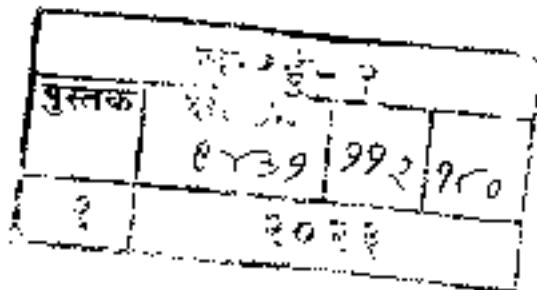


# Mr. Parag J. Pimple B.A., LL.B.

ADVOCATE & LEGAL ADVISOR

Off:

S/204, Pravin Palace Co-op  
Hsg. Soc. Ltd., P. Dindayal  
Nagar, Vasai Road (W), Tal.  
Vasai, Dist. Palghar  
Tel: (M) 9890079352  
Email: paragj.pimple@yahoo.co.in



## SEARCH REPORT

In the matter of Search of Agricultural property situate at Village Chulne, Taluka Vasai, District Palghar, described as follows :

Survey No.	Hissa No.	Area H.R.P.	Ass. Rs. Ps.
62	7	0-03-5	0.41
63	6	0-13-10	2.75
63	8	0-15-50	3.25
64	6	0-14-70	3.69
64	7	0-10-60	2.19
<b>Total</b>		<b>0-57-4</b>	

Within the limits of Registration Sub-District Vasai, Registration Sub-District Thane (hereinafter referred to as "THE SAID PROPERTY") for the sake of brevity.

1. Mr. ABHAY YASHWANT CHOUDHARY

2. Mr. PRIYAM PRAHAKAR PAEL

3. Mr. ROHIT NARENDRA RAUT

Partners of M/s. SHREE MAHALAXMI ENTERPRISES

..... Owner

THIS IS TO CERTIFY that I have taken search & e-search on IGR Portal in respect of the said property in the office of Sub-Registrar of Assurances at Vasai for the period of 67 years i.e. from 1956 to 2023 and my findings are as follows :-

2





Year	Findings
1956	Index book unavailable
1957	Index book unavailable
1958	Index book unavailable
1959	Index book unavailable
1960	Index book unavailable
1961	Index book unavailable
1962	Index book unavailable
1963	Index book in torn condition
1964	Index book in torn condition
1965	Index book in torn condition
1966	Index book in torn condition
1967	Index book in torn condition
1968	Index book in torn condition
1969	Index book in torn condition
1970	Index book in torn condition
1971	Not Available
1972	Index book in torn condition
1973	Index book in torn condition
1974	Index book in torn condition
1975	NIL
1976	NIL
1977	Index book in torn condition
1978	Index book in torn condition
1979	NIL
1980	Index book in torn condition
1981	Index book in torn condition
1982	Index book in torn condition
1983	Index book in torn condition
1984	Index book in torn condition

Page - 2			
Page No.	993	950	
?	2023		



1985	११५३ - ९	NIL
1986	१०३९	९९६
1987		NIL
1988	१०३३	

1988	Index book in terr. condition
1989	Index book in terr. condition
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL



2015

2015-2			
पुस्तक	वॉल्यूम	पृष्ठ	पृष्ठ
	१४३९	११५	१८०
१	२०२३		

1. Day book Entry dt. 24<sup>th</sup> February 2015  
Registration No. Vaszi-1-1956/2015  
Agreement for Sale dt. 23<sup>rd</sup> February 2015

Vendors

Vendor No. 1 :

1. Asis Zuzu Dakun
2. Moses Zuzu Dakun
3. Pavlu Zuzu Dakun
4. Monica Elias D'souza
5. Stella J. Lopes
- 5.1 Stella Sabastian Dakun alias D'curha
- 5.2 Deima Dominir Cohello
- 5.3 Meena Edwin Gonsalves

Vendor No. 2 :

7. Luzen Francis Dakun
8. Calista Francis Dakun
9. Cizar Francis Dakun
10. Sheela Francis Dakun
11. Leela Raymond D'silva alias  
Leela Francis Dakun
12. Vincent Francis Dakun alias D'curha
13. Julie Richard D'silva alias Julie Francis Dakun
14. Vijay Francis Dakun
15. George Francis Dakun alias D'curha
16. Valerian Francis Dakun alias D'curha
17. Richard Francis Falcao
18. Izel (Vijay) Francis Falcao
19. Julius Francis Falcao
- 20.1 Reena Manvel Falcao  
(alias Reena William Falcao)
- 20.2 Sabina Amit Ger



वसई - १			
वृत्त क्र.	१४३१	११११	११
१	१०२३		

20.3 Sten Manuel Falcao

Vendor No. 3 :

21. Xavier Marceline Dabre

22. Napoleon Marceline Dabre

23. Geldas Marceline Dabre

24. Pius Marceline Dabre

25. Flory Dominic Sirego

26. Mable Dominic Gonsalves

27. Veronica Ignatius Vincent

28. Janet Reji Colaco

29. Ruby Austine Vaz

Vendor No. 4 :

30. Rosemery Juzya Dakun

31. Patric Juzya Dakun

32. Lujan Inas Dakun

33. Jasin Inas Dakun

34. Sister Maria Inas Dakun

35. Jeffin Inas Dakun

36. Precil Inas Dakun

37.1 Dominic Shaver Almeida

37.2 Jay Dominic Almeida

37.3 Priya Sunil Almeida

38. Diana Dominic Almeida

39. David Jasin Dakun

40. Seishibai John Dakun

41. Stany John Dakun

42. Raju John Dakun

43. Foney John Dakun

44. Viras John Dakun

45. Cailen Jasin Dakun

46. Nirmala Jasin Dakun



पत्रांक - १			
पुस्तक	पृष्ठांक	११७	१८०
१	२०२३		

47. Jeet Jasin Dakun  
48. Sangeeta Jasin Dakun  
49. Feli Lopes

50.1 Gabriel Francis Soj  
50.2 Leona Jokin. Soj  
50.3 Sheetal Rajesh Almeida  
50.4 Margaret Alex Ferreira  
50.5 Irine Albert D'sa  
50.6 Feli Augustine Lopes  
50.7 Ruby John Gonsalves  
51. Stephan Pascal Dakun

52. Saran John Korin

Vendor No. 5 :

53. Rafaya Philip Dakun  
54. Augustine Philip Dakun  
55. Anthony Philip Dakun  
56. Marshal Philip Dakun  
57. Precilla Walter Pereira

Vendor No. 6 :

58. Sibai Jonson Falcav

Vendor No. 7 :

59. Jhonson Pascal Dakun  
60. Wilson Pascal Dakun

Vendor No. 8 :

1. Parag Mathew Rodrigues  
2. Rohan Mathew Rodrigues  
3. Silva Mathew Rodrigues

Vendor No. 9 :

M/s. Ajmera Developers a partnership

Mr. Jayesh Babulal Ajmera

Vendor No. 10 :



पुस्तक - ५			
पुस्तक	कलम नं.	११८	१८०
१	२०२२		

Mr. Nicholas Philip Almeida

**Purchasers :**

1. Mr. Ashay Yashwanth Choudhary
2. Mr. Pratik Prabhakar Patil
3. Mr. Rohit Narendra Raut

Partners of M/s. Shree Mehalaxmi Enterprises

**Consideration :** Rs. 6,26,00,000/-

**Market Value :** Rs. 7,45,02,000/-

2. Day book Entry dt. 22<sup>nd</sup> April 2015

Registration No. Vesa-1-3982/2015

Deed of Conveyance dt. 21<sup>st</sup> April 2015

**Vendors :**

**Vendor No. 1 :**

1. Asis Zuzu Dakun
2. Moses Zuzu Dakun
3. Pavlu Zuzu Dakun
4. Monica Elias D'souza
5. Stella J Lopes
- 6.1 Stella Sabestiar Dakun alias D'curba
- 6.2 Delma Dominic Cohello
- 6.3 Meena Edwir. Gonsalves

**Vendor No. 2 :**

7. Luzan Francis Dakun
8. Galista Francis Dakun
9. Cizar Francis Dakun
10. Shocla Francis Dakun
11. Leela Raymond D'silva alias  
Leela Francis Dakun
12. Vincent Francis Dakun alias D'curba



2			
1000	1000	990	950
9	2023		

13. Julie Richard D'Silva alias Julie Francis Dakun

14. Vijay Francis Dakun

15. George Francis Dakun alias D'cunha

16. Valerian Francis Dakun alias D'cunha

17. Richard Francis Falcao

18. Izel (Vijay) Francis Falcao

19. Julius Francis Falcao

20.1 Reena Manvel Falcao

(alias Reena William Falcao)

20.2 Sabina Anã Gei

20.3 Sren Manvel Falcao

Vendor No. 3 :

21. Xavier Marceline Dabre

22. Napoleon Marceline Dabre

23. Goldas Marceline Dabre

24. Pius Marceline Dabre

25. Flory Dominic Sirejo

26. Mable Dominic Gonsalves

27. Veronica Ignatius Vincent

28. Janet Reji Colaco

29. Ruby Austine Vaz

Vendor No. 4 :

30. Rosemary Juzya Dakun

31. Patric Juzya Dakun

32. Eujan Inas Dakun

33. Jasin Inas Dakun

34. Sister Menal Inas Dakun

35. Jeffin Inas Dakun

36. Precil Inas Dakun

37.1 Dominic Shaver Almeida

37.2 Jay Dominic Almeida



वसुधै-२			
पुस्तक	वसुधै	२०१९	२०१९
१	२०२३		

- 37.3 Priya Sunil Almeida  
 38. Diana Dominic Almeida  
 39. David Jasim Dakun  
 40. Feishibei John Dakun  
 41. Stany John Dakun  
 42. Raju John Dakun  
 43. Foncy John Dakun  
 44. Viras John Dakun  
 45. Callet Jasim Dakun  
 46. Nirmala Jasim Dakun  
 47. Jeet Jasim Dakun  
 48. Sangeeta Jasim Dakun  
 49. Bela Lopes  
 50.1 Gabriel Francis Soj  
 50.2 Leena Jokim Soj  
 50.3 Sheetal Rajesh Almeida  
 50.4 Margaret Alex Ferreira  
 50.5 Irine Albert D'sa  
 50.6 Felu Augustine Lopes  
 50.7 Ruby John Gonsalves  
 51. Stephan Pascal Dakun  
 52. Santan John Kotia

**Vendor No. 5 :**

53. Rafayal Philip Dakun  
 54. Augustiae Philip Dakun  
 55. Anthony Philip Dakun  
 56. Marshal Philip Dakun  
 57. Precilla Walter Pereira

**Vendor No. 6 :**

58. Sibai Jonson Falcao

**Vendor No. 7 :**





पुस्तक क्र.	पृष्ठ सं.	दिनांक	विवरण
१	१३१	१२१	१५०
			२०२३

59. Jhonson Pascal Dakun  
60. Wilson Pascal Dakun

Vendor No. 8 :

1. Parag Mathew Rodrigues
2. Rohan Mathew Rodrigues
3. Silva Mathew Rodrigues

Vendor No. 9 :

M/s. Ajmera Developers a partnership  
Through partner Mr. Jayesh Babulal Ajmera

Vendor No. 10 :

Mr. Nicholas Philip Almeida

Purchasers :

1. Mr. Abhay Yashwant Choudhary
2. Mr. Pritam Prabhakar Pau.
3. Mr. Rohit Narendra Saut

Partners of M/s. Shree Mahalaxmi Enterprises

Consideration : Rs. 0/-

Market Value : Rs. 1/-

2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	Index book not ready



I have also checked the 7/12 and mutation entries regarding the said property and my findings are as follows :



पुस्तक	क्र. १२२	१२२	१२२
One Mr. Asis Zuzu Dakun & others were the owners of the subject land above, having their undivided share in the said property. The original owners sold their respective shares to Vendor no. 8, 9 & 10 vide various Agreement for Sale.			

The said Agreements were not registered.

The said vendors and original owners agreed and sold the said lands to 1. Mr. Abhay Yashwant Choudhary 2. Mr. Pritam Prabhakar Patil 3. Mr. Rohit Narendra Raut partners of M/s. Shree Mahalaxmi Enterprises, vide registered Agreement for Sale dt. 23<sup>rd</sup> February 2015 registered vide no. Vasai-1-1956-2015 dt. 24<sup>th</sup> February 2015 for a lumpsum consideration as mentioned above.

The entire consideration amount was paid at the time of execution and registration of Agreement for Sale but the conveyance of lands could not be executed as the land was subject to Sale permission u/s. 43 of BT & A. act.

The sale permission regarding the land dt. 17/04/2015 was granted by SDO Vasai on 17/04/2015 & the said land was converted into freehold land. The said entry was recorded as per mutation entry no. 2866. And after seeking the sale permission the Conveyance Deed was executed and registered on 22/04/2015 vide registration no. 3982/2015.

The names of the purchasers were added as the owners of the said land as per mutation entry no. 2907 dt. 26/06/2015

Barring these entries there reveal no charge or encumbrance over the said property.

N.B. This search report is subject to torn records and torn registers.

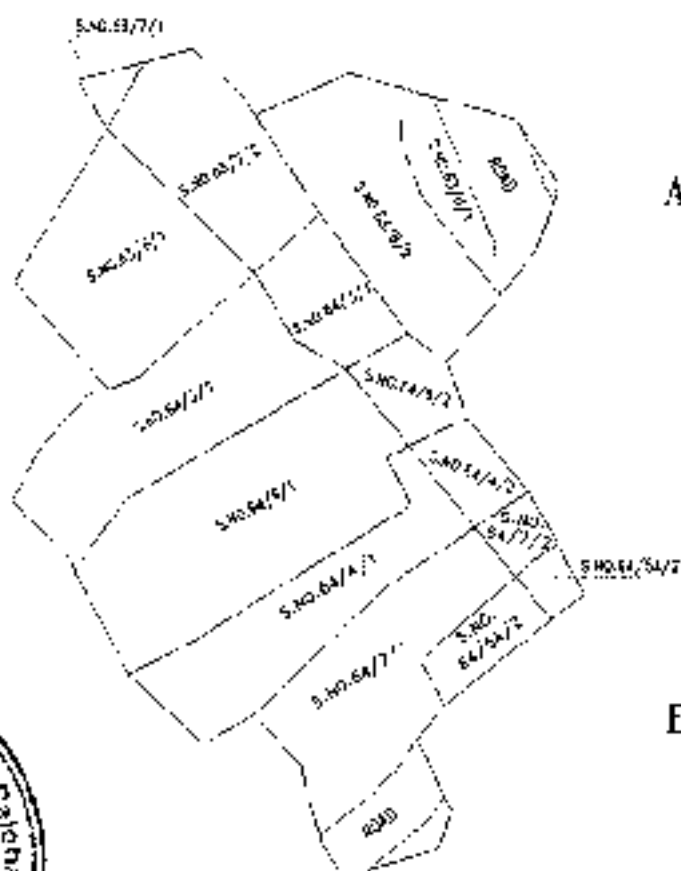


(Adv Parag J. Pimple)

PARAG J. PIMPLE B.A., LL.B.  
Advocate High Court  
Govt. Pleader Palace, Pt. Dindayal  
Nagar, Vasai (W) - 401202.  
Reg. No. MAN/3364/2004



खसत-३			
जिनस	दमन सं.	१२३	२५०
१	२०२३		



**HOLDING AREA DIAGRAM**  
SCALE 1:1000

ANNEXURE 'B'

**HOLDING AREA STATEMENT**

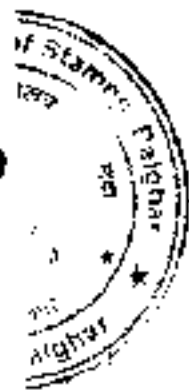
A)

S.NOS	AREA AS PER 7/12
83/8/1	883.00 SQ.MT.
83/8/1	754.00 SQ.MT.
63/8/2	796.00 SQ.MT.
84/4/1	745.00 SQ.MT.
84/4/2	125.00 SQ.MT.
84/54/1	210.00 SQ.MT.
84/54/2	70.00 SQ.MT.
84/6/1	273.00 SQ.MT.
84/6/2	197.00 SQ.MT.
84/7/1	967.00 SQ.MT.
84/7/2	63.00 SQ.MT.
TOTAL	6153.00 SQ.MT.

B)

S.NOS	AREA AS PER 7/12
63/7/1	128.00 SQ.MT.
63/7/2	622.00 SQ.MT.
84/3/1	444.00 SQ.MT.
84/3/2	746.00 SQ.MT.
TOTAL	1920.00 SQ.MT.

GRAND TOTAL (A+E)	8073.00 SQ.MT.
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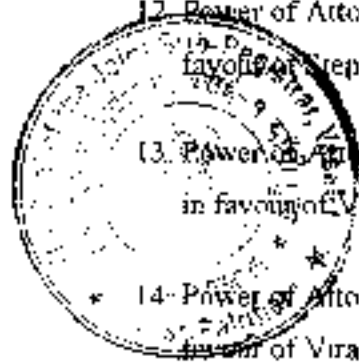
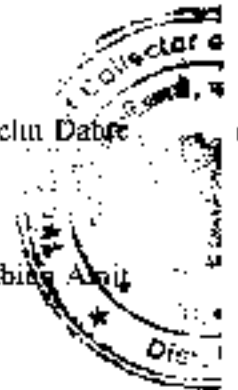


पुस्तक	श्री. नं.	पृ. नं.	श्री. नं.
	९४३९	१२५	१२०
१	२०२३		

**ANNEXURE "6"**

**List of original documents of title relating to the First Owners' Lands in their possession:**

1. Order of Deputy Commissioner, Konkan Division dated 10<sup>th</sup> July 2000 in RTS Appeal No. 63/1996 and 64/1996
2. Taluka Order No. RTS/Kavi/1937 dated 13<sup>th</sup> October 2000
3. Original Payment Receipt No.2470479 dated 17<sup>th</sup> April 2013, being the 40 times of N.A assessment as unearned income
4. Power of Attorney dated 12<sup>th</sup> April 2005 executed by one Aasiss Juzu Dhakun @ D' Cunha & Ors in favour of Parag Mathew Rodrigues.
5. Power of Attorney dated 12<sup>th</sup> April 2005 executed by one Lujhan Francis Dakun (D' Cunha) & Ors in favour of Rohan Mathew Rodrigues.
6. Power of Attorney dated 12<sup>th</sup> April 2005 executed by George Francis Dakun (D' Cunha) in favour of Rohan Mathew Rodrigues.
7. Power of Attorney dated 12<sup>th</sup> April 2005 executed by Vijay Francis Dakun (D' Cunha) in favour of Rohan Mathew Rodrigues.
8. Power of Attorney dated 12<sup>th</sup> April 2005 executed by Valerian Francis Dakun (D' Cunha) in favour of Rohan Mathew Rodrigues.
9. Power of Attorney dated 14<sup>th</sup> April 2005 executed by Xavier Marcelin Dabre and Ors. in favour of Silva Mathew Rodrigues.
10. Power of Attorney dated 23<sup>rd</sup> April 2005 executed by one Mrs. Sabina Anil Gher and Ors. in favour of Rohan Mathew Rodrigues.
11. Registered Power of Attorney dated 9<sup>th</sup> January 2007 executed by M/s. Ajmera Developers in favour of Dilip Unadray Goda
12. Power of Attorney dated 1<sup>st</sup> August 2009 executed by Satan John Coutinho in favour of Stephen Pascal D' Cunha
13. Power of Attorney dated 8<sup>th</sup> October 2009 executed by Felcibai John Dakun in favour of Viras John Dakun.
14. Power of Attorney dated 15<sup>th</sup> October 2009 executed by Gabriel Francis Soj in favour of Viras John Dakun.



2023-24		
पत्रांक	दिनांक	
	२२/३१	१५/१०
१	२०२३	

15. Power of Attorney dated 24<sup>th</sup> October 2009 executed by Jasin Inas Dakun in favour of Viras John Dakun.
16. Registered Agreement for Sale dated 8<sup>th</sup> February 2010 executed by Stephen Pascal D' Cunha for self and as a POA of Satan John Coutinho in favour of Nicholas Philip Almeida
17. Registered Power of Attorney dated 8<sup>th</sup> February 2010 executed by Jasin Inas Dakun & Ors. in favour of Nicholas Philip Almeida
18. Registered Agreement for Sale Dated January 2015 registered under serial No. VSI 1 -1956 of 2015 in favour of M's. Mahalakshmi Enterprises.
19. Deed of Conveyance dated 21<sup>st</sup> April 2015 registered at the Vasai Sub-Registry under Serial No. VASAI-1/3982 of 2015 in favour of Shree Mahalaxmi Enterprises
20. Partnership Deed of Mahalaxmi Enterprises dated 21<sup>st</sup> November 2009.

#### Part B

#### List of original documents of title relating to the Second Owners' Lands in their possession.

1. Registered Sale Deed dated 1<sup>st</sup> March 2008 registered at the Vasai Sub-Registry under Serial No. 02310 of 2008 executed by one Anjolin M Gonsalves & Ors. in favour of Prashant Mahadev Vartak & Ors
2. Deed of Conveyance dated 23<sup>rd</sup> July 2014 registered at the Vasai Sub-Registry under Serial No. VASAI- 2701 of 2014 executed by one Prashant Maladeo Vartak & Ors. in favour of Abhay Yashwant Chaudhari & Ors.

#### Part C

#### List of original documents of title relating to the Developers' Lands in their possession.

1. Deed of Conveyance dated 12<sup>th</sup> November 2014 registered at the Vasai Sub-Registry under Serial No. Vasai-I/10210 of 2014 executed by one Sanick Walter Gonsalves & Ors in favour of Shree Varad Builders and Developers LLP.
2. LLP Agreement dated 27<sup>th</sup> January 2019 of Shree Varad Builders and Developers LLP.



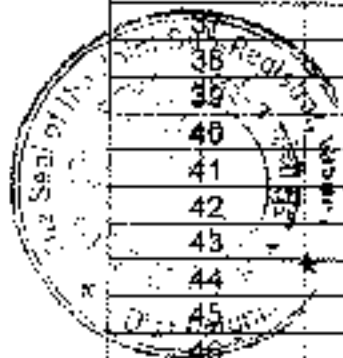
अनुसूची - २			
पुस्तक	क्र.सं.	पृ.सं.	पृ.सं.
	९४३९	२२६	२८०
१	२०२३		

### ANNEXURE "7"

Sale Premises (including Car Parks) comprised in the share of the Owners in the Project

Residential Area:

Sr. No.	Floor No.	Flat No.	Carpet Area (sq. feet)	RERA Area (sq. feet)
1	1	101	801	854
2	1	105	749	793
3	1	106	1,173	1,254
4	1	107	933	998
5	2	202	933	998
6	2	204	749	793
7	3	301	801	854
8	3	305	749	793
9	3	306	1,173	1,254
10	3	307	933	998
11	4	403	1,173	1,254
12	4	404	749	793
13	5	501	801	854
14	5	505	749	793
15	5	506	1,173	1,254
16	5	507	933	998
17	6	603	1,173	1,254
18	7	705	749	793
19	8	802	933	998
20	8	803	1,173	1,254
21	8	804	749	793
22	9	905	749	793
23	9	903	1,173	1,254
24	9	906	1,173	1,254
25	9	904	749	793
26	10	1002	933	998
27	10	1003	1,173	1,254
28	10	1004	749	793
29	11	1105	749	793
30	11	1107	933	998
31	12	1202	933	998
32	12	1204	749	793
33	13	1305	749	793
34	15	1404	749	793
35	15	1501	801	854
36	15	1507	933	998
37	16	1602	933	998
38	16	1605	749	793
39	16	1604	749	793
40	17	1705	749	793
41	17	1707	933	998
42	18	1804	749	793
43	20	2002	933	998
44	21	2107	933	998
45	21	2104	749	793
46	22	2202	933	998
47	23	2305	749	793
48	23	2307	933	998
49	24	2404	749	793



*Subee Patel* *Subee Patel* *Subee Patel* *Subee Patel*

2023-24  
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50	25	2505	749	793
51	25	2507	933	998
52	26	2605	749	793
53	26	2604	749	793
54	27	2705	749	793
55	27	2706	1,173	1,254
56	27	2707	933	998
57	28	2802	933	998
58	28	2803	1,173	1,254
59	28	2804	749	793
60	29	2903	1,173	1,254
61	29	2904	749	793
62	29	2905	749	793
63	29	2907	933	998
64	30	3001	801	854
65	30	3002	933	998
66	30	3005	749	793
67	31	3105	749	793
68	31	3107	933	998
69	32	3203	1,173	1,254
70	32	3204	749	793
71	33	3305	749	793
72	33	3307	933	998
Total Residential			63,748	67,904

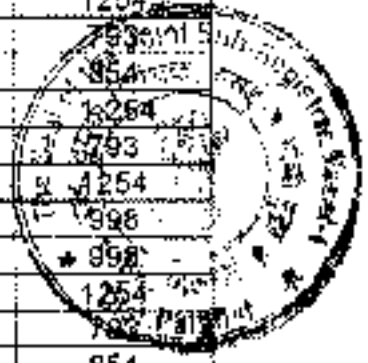
Commercial Area:

Sr. No.	Floor No.	Shop No.	Carpet Area (sq. feet)	RERA Area (sq. feet)
1	Ground	7	1,154	1,154
2	Ground	8	341	341
3	Ground	9	377	377
4	Ground	10	566	566
5	Ground	11	514	514
6	Ground	12	579	579
Total Commercial			3,531	3,531

Sale Premises (including Car Parks) comprised in the share of the Developers in the Project

Residential Area :

Sr. No.	Floor No.	Flat No.	Carpet Area (sq. feet)	RERA Area (sq. feet)
1	1	102	933	998
2	1	103	1173	1254
3	1	104	749	793
4	2	201	801	854
5	2	203	1,173	1,254
6	2	205	749	793
7	2	206	1,173	1,254
8	2	207	933	998
9	3	302	933	998
10	3	303	1,173	1,254
11	3	304	749	793
12	4	401	801	854
13	4	405	749	793
14	4	406	1,173	1,254



*Sanjay Patil*      *Prakash*      *Sanjay*



पुस्तक  
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 १५  
 १६

4	407	933	998
5	502	933	998
5	503	1173	1254
5	504	749	793
6	601	801	854
6	602	933	998
6	604	749	793
6	605	749	793
6	606	1173	1254
6	607	933	998
7	701	801	854
7	702	933	998
7	703	1173	1254
7	704	749	793
7	706	1173	1254
7	707	933	998
8	801	801	854
8	805	749	793
8	806	1173	1254
8	807	933	998
9	901	801	854
9	907	933	998
10	1001	801	854
10	1006	749	793
10	1006	1173	1254
10	1007	933	998
11	1102	933	998
11	1103	1173	1254
11	1104	749	793
11	1101	801	854
11	1106	1173	1254
12	1203	1173	1254
12	1201	801	854
12	1205	749	793
12	1206	1173	1254
12	1207	933	998
13	1301	801	854
13	1302	933	998
13	1303	1173	1254
13	1304	749	793
13	1306	1173	1254
13	1307	933	998
14	1401	801	854
14	1403	1173	1254
14	1405	749	793
14	1406	1173	1254
14	1407	933	998
15	1502	933	998
15	1503	1173	1254
15	1504	749	793
15	1505	749	793
15	1506	1173	1254
16	1601	801	854
16	1603	1173	1254
16	1606	1173	1254
16	1607	933	998
17	1701	801	854
17	1702	933	998
17	1703	1173	1254
17	1704	749	793



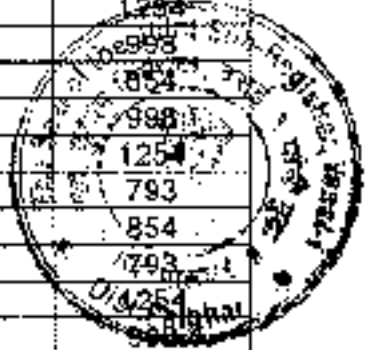
Subscribed by: *[Signature]* *[Signature]* *[Signature]*



पुस्तक संख्या - १  
 पुस्तक संख्या १२३९ २५६ ९५०  
 १२५४

75	17	1706	1173	1254
76	18	1802	933	998
77	18	1801	801	854
78	18	1803	1,173	1,254
79	18	1805	749	793
80	18	1806	1173	1254
81	18	1807	933	998
82	19	1903	1173	1254
83	19	1904	749	793
84	19	1905	749	793
85	19	1901	801	854
86	19	1906	1173	1254
87	19	1907	933	998
88	20	2001	801	854
89	20	2003	1,173	1,254
90	20	2004	749	793
91	20	2005	749	793
92	20	2006	1173	1254
93	20	2007	933	998
94	21	2102	933	998
95	21	2105	749	793
96	21	2106	1,173	1,254
97	21	2103	1173	1254
98	21	2101	801	854
99	22	2201	801	854
100	22	2205	749	793
101	22	2206	1173	1254
102	22	2203	1,173	1,254
103	22	2204	749	793
104	22	2207	933	998
105	23	2301	801	854
106	23	2302	933	998
107	23	2303	1,173	1,254
108	23	2306	1,173	1,254
109	23	2304	749	793
110	24	2401	801	854
111	24	2403	1173	1254
112	24	2405	749	793
113	24	2408	1173	1254
114	24	2407	933	998
115	25	2502	933	998
116	25	2501	801	854
117	25	2506	1,173	1,254
118	25	2503	1173	1254
119	25	2504	749	793
120	26	2601	801	854
121	26	2602	933	998
122	26	2603	1173	1254
123	26	2606	1173	1254
124	26	2607	933	998
125	27	2701	801	854
126	27	2702	933	998
127	27	2703	1173	1254
128	27	2704	749	793
129	28	2801	801	854
130	28	2805	749	793
131	28	2806	1173	1254
132	28	2807	933	998
133	29	2901	801	854
134	29	2903	1173	1254

१०२२३



Sendu Project. R. B. B. S. S. S. S.

पुस्तक	१४३९	१३०	१५०
१	२०९		

135	30	3003	1173	1254
136	30	3004	749	793
137	30	3005	1173	1254
138	30	3007	933	998
139	31	3101	801	854
140	31	3102	933	998
141	31	3103	1173	1254
142	31	3104	749	793
143	31	3106	1173	1254
144	32	3201	801	854
145	32	3202	933	998
146	32	3205	749	793
147	32	3206	1173	1254
148	32	3207	933	998
149	33	3301	801	854
150	33	3302	933	998
151	33	3303	1173	1254
152	33	3304	749	793
153	33	3306	1173	1254
Total Residential			1,45,517	1,55,260

Commercial Area :

Sr. No.	Floor No.	Shop No.	Carpet Area (sq. feet)	RERA Area (sq. feet)
1	Ground	1	579	579
2	Ground	2	514	514
3	Ground	3	566	566
4	Ground	4	377	377
5	Ground	5	341	341
6	Ground	6	1,154	1,154
Total Commercial			3,531	3,531

Distribution of Car Parks

	Total Nos.	Reserved	Net
Total Car Parks	244	13	231
Allotted to Owners (31%)	76	4	72
Allotted to Developers (69%)	168	9	159

*Suresh Projects*

*Prakash*



पं. सं.	६०३१	१३१	१८०
१	६०३३		

**ANNEXURE "8"**

List of Security Premises mention in Cl. 10.1

<u>Sr. No.</u>	<u>Floor No.</u>	<u>Flat No.</u>	<u>Carpet Area (sq. foot)</u>	<u>RERA Area (sq. foot)</u>
1	5	501	801	854
2	7	705	749	793
3	9	903	1173	1254
4	9	904	749	793
5	21	2107	933	998
6	25	2507	933	998
Total			5,338	5,690

*[Handwritten Signature]*

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*[Handwritten Signature]*

*[Handwritten Signature]*



पुस्तक	९०३१	९३२	९८०
१	२०२३		

**SANJAY S. NARANG**



**EN CON**

Project Consultants for  
Architectural & Structural Works

G-7, 8, D'Wing, Sethi Palace,  
Ambadi Road, Vasai Road (W),  
Dist. Palghar - 401 202.  
Tel. : 0250-2336318 / 2333404  
E-mail : encon4@gmail.com  
encon1@rediffmail.com

Ref No.1892A/VP-5806/84

Dated 02/09/2023

**TO WHOMSOEVER IT MAY CONCERN**

This is to state that the total land admeasuring 3073.00 sq mts on (New) S.No.63/6/1, S.No.63/7/1, 63/7/2, 63/8/1, 63/8/2, S.No.64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2; (Old) S.No.63/8; S.No.64/4; S.No.64/5A, S.No.64/6; S.No.64/7; S.No.63/7 & S.No.64/3; at Village Chulne, Tal.Vasai, Dist.Palghar is approved by Vasai Virar City Municipal Corporation vide latest RDP Order No.VVCMC/TP/RDP/VP-5806 & 5819/351/2022-23 dated 04/10/2022 in favour of M/s. Shree Varad Builders & Developers LLP & M/s. Shree Mahalaxmi Enterprises.

The Individual land holding of M/s. Shree Varad Builders & Developers LLP & M/s. Shree Mahalaxmi Enterprises is as under:-

- 1) (a) M/s. Shree Varad Builders & Developers LLP  
S.No.63/7/1, 63/7/2; S.No.64/3/1, 64/3/2 total admeasuring 1920.00 sq mts.
- (b) M/s. Shree Mahalaxmi Enterprises  
S.No.63/6/1, 63/8/1, 63/8/2; S.No.64/4/1, 64/4/2; 64/5A/1, 64/5A/2; S.No.64/6/1, 64/6/2, 64/7/1, 64/7/2 total admeasuring 6153.00 sq mts.

The FSI potential (P-line area) for M/s. Shree Mahalaxmi Enterprises having land under S.No.63/6/1, 63/8/1, 63/8/2; S.No.64/4/1, 64/4/2; 64/5A/1, 64/5A/2; S.No.64/6/1, 64/6/2; 64/7/1, 64/7/2 total admeasuring 6153.00 sq mts is as under:-

Sr.No.	Description	Area in sq mts
1.	Plot area as per 7/12	6153.00
2.	Plot area considered as per possession	5105.61
3.	D.P. road area	2203.49
4.	Balance plot area (2)-(3)	3202.12
5.	Base FSI [1.10] of (4)	3522.33
6.	Maximum Premium FSI [2] x 0.50	2702.81
7.	Maximum TDR permissible [2] x 1.40	7567.85
8.	Total permissible builtup area (5)+(6)+(7)	13792.99
9.	Ancillary area [8] x 0.60	8275.79
10.	Total FSI Potential (P-line area) (8) + (9)	22068.78

The above FSI Potential (P-line area) mentioned is permissible area which is subject to approval from Vasai Virar City Municipal Corporation.

For En-Con:

*[Signature]*

Registered Engineer

EN CON



२०२३-२४			
क्र.सं.	रकम	१३३	१८०
१	२०२३		



G-7, 8, D Wing, Sethi Palace,  
Ambadi Road, Vasai Road (W),  
Dist. Palghar - 401 202.  
Tel. : 0250-2336318 / 2333404  
E-mail : encon4@gmail.com  
encon1@rediffmail.com

File No. T892A/VP-5806/61

Dated: 28-10-2023

TO WHOMSOEVER IT MAY CONCERN

This is to state that the land bearing admeasuring on S.No.63/6/1, 63/8; S.No.64/4, 64/5A, 64/6, 64/7; S.No.63/7; S.No.64/3 admeasuring 8073.00 sq mts [as per 7/12] at Village Chulne, Tal.Vasai, Dist.Palghar belonging to Shree Varad Builders LLP .

The FSI potential for proposed S.No.63/6/1, 63/8; S.No.64/4, 64/5A, 64/6, 64/7; S.No.63/7; S.No.64/3 as per Unified Development Control Promotion Regulation [UDCPR] 2020 is as under:-

Sr.No.	Description	Area [Sq mts]
1.	Plot area as per 7/12	8073.00
2.	Plot area considered as per possession	7325.61
3.	DP road area	3571.49
4.	Balance plot area	3254.12
5.	Base FSI [1.10]	4129.53
6.	Maximum Premium FSI [2 x 0.50]	3662.81
7.	Maximum TDR permissible [2 x 1.40]	10255.85
8.	Total [5+6+7]	18048.19
9.	Ancillary area [8 x 60%]	10828.91
10.	Total [8+9]	28877.10

The above area mentioned is permissible area which is subject to approval from Vasai Virar City Municipal Corporation.

For En-Con

*(Signature)*

Registered Engineer

**SANTOSH MARANG**  
REGISTERED ENGINEER  
(Registration No. VCEN/21/5401)



पुस्तक	८४३१	१३४७८०
१	२०२३	





हस्ताक्षर - ४			
पुस्तक	दि. १०/३१	१३६	१०
१	२०२३		

गार - कुलप (१०४०५८)

सालुका - वरुई

विद्या - बालमर



यु.एस.ए. में पुस्तकें खरीदने के लिए [www.punjabstate.gov.in](http://www.punjabstate.gov.in) पर जाएं। अधिक जानकारी के लिए [librarian@punjabstate.gov.in](mailto:librarian@punjabstate.gov.in) पर ईमेल करें।

पृष्ठ ३/३






पत्रांक - १			
पुस्तक	दिवस सं.	९६३९	१३०१५०
१	२०२३		

<p style="text-align: center;"><b>श्री श्री मधुना बाबा (विकासी नौदयरी)</b>            (भारतवादी जमीन महसूल अधिकार कमिश्नेर आणि गोदबंदी कार्यालय अल्प व सुस्थितीत देवणे) निघम ५५५५ पाटील विभाग २१।</p>										
पत्रांक: पुस्तक (१३०१५०)			तारीख: २०२३				जिल्हा: महाराष्ट्र			
पुस्तक क्रमांक व तारीख: ६४/६/१										
विकासी नौदयरी मधील मालकी								विकासी नौदयरी मधील मालकी		श्री
क्र.	विकासी	विकासी क्रमांक	विकासी प्रकार	विकासी क्षेत्र	विकासी क्षेत्र	विकासी क्षेत्र	विकासी क्षेत्र	विकासी क्षेत्र	विकासी क्षेत्र	विकासी क्षेत्र
१.	२.	३.	४.	५.	६.	७.	८.	९.	१०.	११.
२०२३	विकासी क्षेत्र							विकासी क्षेत्र	२०२३	

टीप: - यादवदी नौदयरी मधील मालकी विकासासाठी आहे.



पुस्तक	९४३७	१३६	३६०
६	२०२३		



महाराष्ट्र राज्य

**गाव अनुभा संहिता (अधिकार अभिलेख संकेत)**

(महाराष्ट्र ग्रामीण स्थान अधिकार अभिलेख आणि नोंदवहातवरील करणे व सुविधेचीय संकेत, दिनांक १९७५ मधील नियम २,५,६ अन्विष्ट)

गाव :- सुभवेड (९४३७/३६०)      तालुका :- वरुई      जिल्हा :- पालघाट

L.P.Nr 24703314872      प्रमाण क्रमांक व क्रमांक ६३२४५५      ३४७४३१४७२

सुधारणा पद्धती		संशोधन क्रमांक	
क्र. सं.	एकक व आवणती	आवि. क्र.	संशोधनाचे नाव
१	केंद्राची एकक (अ) व (बी) ची	२१९८	श्री वरुई विलसत जेष्ठ केंद्रावर एक एक मी
	अनुसूचित क्षेत्र		१. १०.००
	विंग क्रमांक	१. १०.००	१. १०.००
	विंग क्रमांक	१. १०.००	१. १०.००
	आवणती		



हे गाव अनुभा संहिता (अधिकार अभिलेख संकेत) हे महाराष्ट्र शासनाच्या वरुई तालुका क्षेत्रातील गाव अनुभा संहिता वरुई तालुका क्षेत्राच्या तालुकाधिकारी (अधिकारी) यांच्या तालुकाधिकारीद्वारे तयार केलेले आहे. या संहिता वरुई तालुका क्षेत्राच्या तालुकाधिकारीद्वारे तयार केलेली आहे. या संहिता वरुई तालुका क्षेत्राच्या तालुकाधिकारीद्वारे तयार केलेली आहे. या संहिता वरुई तालुका क्षेत्राच्या तालुकाधिकारीद्वारे तयार केलेली आहे.

पृष्ठ क्र. १/२



क्रमांक	१२३१	१३६	१६०
दिनांक	२०२२		

गाय नमुना बाधा ( विधवा गोदवही )

[ महाराष्ट्र जमीन महसूल अधिकायक कमिश्नर आणि नॉन-राजस्व मंत्रालय, अखिल मुंबई वीस ठेके, नियम १९७१ यातील नियम नं० ]

गाय नं. मुम्बई/१९७०/२८

जातिका - वरुई

जिल्हा - सातपडा


भूनामन क्रमांक व उपविभाग ६३/४८

विभागात्मक इतरांचे तपशील								सामवादीसोबत उपलब्ध असलेली वना		इतर
अ	ब	क	घ	च	छ	ज	झ	ट	ड	ण
अ	इ	ई	ई	ई	ई	ई	ई	ई	ई	ई

टीप :- सादरची गाय नोंदवही येथे दाखल झालेली आहे





2022			
पुस्तक	९४३१	१५०	१५०
१	२०२२		

  
संघीय सरकार  
**गाँव नियुना रात (सदरमुकाम अगिलोख मरफ)**  
[सहाय्यकारी प्रयुक्त अगिलोख अर्थात् गोठ्या (तकक करणे ३ सुविधातील ठेवणे) विभागे १९९९ प्रकीर्ण नियम ३,५५४ धारिता]

गाव - कुल्गे (१४८०५५)      गाविका - बसई      जिल्हा - पालघर

U.FIN : १७108636234      मसाला क्रमांक ३ उपविभाग ६१/७१२      17108636234

पुधरण पहला		मैगबधवत दर्दे -१		शैकधे स्थानिक गाव :				
वैश. एकक व अकात्मकी	उदाते क्र.	गोठ्यादानाये नाम	मेव	आकार	पी.अ.	फोनसार क्र	मुद्र. ठाउ व इतर अधिकार	
उदाते एकक अर.पी.पी	११२८	शी करद विल्डरें केळ वेळकरपट्ट एत एत पी	६,२२.००	६२.२०		(३२५१)	कुल्गे गाव व खंड	
		तर्फे मागीरगत				(३२५१)	मुद्र. अधिकार	
अभूषिक लेख		१) संदीग कोरद करीक				(३२५१)	अभूषिक मुद्रा	
विन शरीत २.२२००		२) साभंल कोरद करीक				(३२५१)	मा.जिल्हाधिकारी से पालघर बांधकशीत केळ भूकृण/क.५/टी-५/एगापी कुल्गे-अरई/ एवेता-२५/२०१६ वि.अ/५/२०१७ व अदेवागील अरई व शरीत क्र. १ ते २४ लासपिन राष्ट्रीय रडियास अधिक्ता यपोअनाथ कितावरी परवानगी दिती असे (३२५१) मुद्रता ३८३ (३२५१)	
विन शरीत ६२.२०							प्रत्येक फोनसार : नाही, मिनाद्या फोनसार प्रमाणिक : ३२५१ व मिनाद्या १४/१४/२०२०	
आवसशयी								
सुने फोनसार क्र : (२४०) (६८३) (६०३) (६१८) (६०५) (११२५५) (३४६१) (६८९९) (६०६) (२९८०) (२९१६३) (११५५)							मिनाद्या गाँवे सुधारण विट्टे	

क्रमांक - ९			
जुलै	दस्तावेज	१८३९	१८९ १८०
१	२०२३		

<p>नाम: रामुनेन शेट्टा (विक्रयी गोदवरी)</p> <p>(महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत अति नोंदवजा (अधर करणे व सुविधीत ठेवणे) नियम क्र. १९ वरील नियम २१)</p>										
मालक: सुकणी (१९९०३०)			दाखल: १९९३				दिनांक: १९९३			
शुभान-कर्मक व सार्वभौम			२३/९/९३							
विक्रय करील वेंचका कार्यालय								लादवडी स.टी. ठाणान वसुळेंत जमीन		अंश
वर्ग	ठेगान	सामे कर्यांक	विक्रय प्रकार	विक्रयेंत मालक	जमीन विभाग	अपवाद विभाग	वसुळेंत जमीन नोंद	मालक	अंश	
१	२	३	४	५	६	७	८	९	१०	११

टीप - सार्वभौम नोंद सोबादल अंश द्वारे येथेस आलेली आहे





१	२०१३	९४३९	९४३	९६०
१	२०१३			

महाराष्ट्र जमीन मालकी अधिनियम १९६६ (मिळवणी नंबर १)

[महाराष्ट्र जमीन मालकी अधिनियम १९६६ अन्वये व सुविधीत अन्वये; नियम १९६६ अन्वये तयार केलेले.]

पत्र क्र. : मु.म.१०००३०३

दिनांक : २०१३

जिल्हा : सांगली

संस्थापक जमीन मालकी अधिनियम १९६६/१९

क्र.सं.	जिल्हा	तहसील	विकासाधीन क्षेत्राचा तपशील				संशोधन/संशोधन क्षेत्राची तपशील		जमीन मालकी अधिनियम १९६६ अन्वये तयार केलेले	
			विकल्प नकार	विकल्प १	२	३	४	५		
१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	(२९)

टीप : १) सांगली जिल्हा मालकी अधिनियम १९६६ अन्वये तयार केलेले आहे.







१  
 ९४३९ १४५ १८०  
 २०२३

घास गमुना कारा ( विकारी नोंदवही )

[ महाराष्ट्र जमीन रचवुत अधिकार अधिनियम आणि नोंदवही (ठपार करणे व सुविधीय ठेवणे) नियम १९६० यातील नियम २९ ]

क्र. : घुळणे / २०२३ / १

सहसा - नवई

जिल्हा - पालघर


मूलापन क्रमांक व तारीख : ६३/८७

			विक्रयार्थील ठेवण्या तपारणी					लायव्हिंग्शीटी तपारणी व नमोती तपारणी		शे.१
शे.१	शे.२	शे.३	विक्रयार्थील ठेवण्या तपारणी	विक्रयार्थील ठेवण्या तपारणी	विक्रयार्थील ठेवण्या तपारणी	विक्रयार्थील ठेवण्या तपारणी	विक्रयार्थील ठेवण्या तपारणी	शे.१	शे.२	शे.३
१	२	३	४	५	६	७	८	९	१०	११

टीप : \* रादावही नाम नोंदवुत तपारणी तपारणी तपारणी आहे



नाम - ₹			
पुस्तक	पाने	१४६	१८०
९	२०२३		



**गणित संसुना सात (अधिकार दर्शिलेख पत्र)**  
 [ महाराष्ट्र राष्ट्रीय सहस्राक्ष अभिकार अखिलेख आणि नोंदवण (संगणक यंत्रणे व सुविधितोत संकेत) विद्या १९८१ बलील विकस २,५,८२ आणि ६ ]

गाव - मुळगे (९११०३८) ता. मुळगे - वसई वि.सं. - पालघर


U PIN : 3051748480 शुभासन अर्थिक व सांविधान २४/३/१९


QR Code: 2681 248882

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पुस्तक गणना शोधकाचार सर्व -१ शीत व शीतरीत काढ:

दैन, एकक व अकारण	उपरो. क्र.	शोधकाचाराने काय	मूल्य	आकार	बी.सं.	के.सं.सं. क्र.	मूल्य अथवा इतर अधिकार
संगणक एकक वार बी.पी	५१३८	बी.सं.द. वि.सं.द. के.सं.द. संगणक यंत्रणे व सुविधितोत संकेत	२,४९,०००	२४.००		(३२५९)	संगणक यंत्रणे व सुविधितोत संकेत
अर्थिक लेख		तर्फे शासनाचे					
विन.सं.दी	२,४९,०००	१) संदीय संगणक यंत्रणे				(३२५९)	संगणक यंत्रणे
विन.सं.दी	४४.००	२) संगणक यंत्रणे				(३२५९)	संगणक यंत्रणे
अकारण							या वि.सं.द. अधिकारी सांगितलेल्या पालघर जिल्हातील को.सं.द. नं.२-४/टी-५/एन.ए.पी. वार.सं.सं.द. ए.सं.द. २९/२०१६ वि.सं.द. १८/२०१६ चे अधिकारीत आनी व शीतरीत. ३ ते १६ साधित मूल्य एतिकाय व अर्थिक प्रयोगाचे विन.सं.दी परवानगी दिली आहे. ५३२५९ पुस्तक ४४३ (३२५९) अर्थिक अधिकार - शासनी. अर्थिक अधिकार क्रमांक - संगणक व शीतरीत : १४/२४/२०२३





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दुर्गे परकार क्र : (१३६) (१३७) (१३८) (१३९) (१४०) (१४१) (१४२) (१४३) (१४४) (१४५) (१४६) (१४७) (१४८) (१४९) (१५०)

शीत आणि शुभासन वि.सं.द.



गणित संसुना सात (अधिकार दर्शिलेख पत्र) आणि नोंदवण (संगणक यंत्रणे व सुविधितोत संकेत) विद्या १९८१ बलील विकस २,५,८२ आणि ६  
 को.सं.द. नं.२-४/टी-५/एन.ए.पी. वार.सं.सं.द. ए.सं.द. २९/२०१६ वि.सं.द. १८/२०१६ चे अधिकारीत आनी व शीतरीत. ३ ते १६ साधित मूल्य एतिकाय व अर्थिक प्रयोगाचे विन.सं.दी परवानगी दिली आहे.



१			
२०२३	२०२३	१९६०	१९६०
२०२३			

गावः खुनुना वास (विशेषी गोदवरी) [ महाराष्ट्र असीन महासुल अधिकार अभिलेख सांगि गोदवरी (समान कसणे व सुविधीत उपरो) विधान १९७३ यादीन गिशन २२ ]										
पानः खुनुना वास			राज्यः महाराष्ट्र				जिल्हाः सांगली			
मुद्रातः असाध्य व उपविनात			५४/३०							
विकासालेखः असाध्य व उपविनात								समावृतीसन्तः उपलब्ध नसलेली नमोना		मतः
वर्ष	संगत	उपरो कसण	विधाना नसर	विधाना नाम	नस विधि	उपलब्ध विधि	अस विधाना सपत	संगत	मत	
२०२३	३०	३०	३०	३०	३०	३०	३०	३०	३०	३०

टीपः - सपुतरी गंत गोदवरीत अंश दाने संगत असाध्य व उपविनात





क्रमांक	१४३१	१४४१२०
१	२०२३	

गाव नमुना याद (विनाची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकाऱ, समिलेख आणि नोंदवही (समाह कृषी व सुविधीत क्षेत्र) नियम १९७१ यातील नियम २१ ]

गाव : कुळवे (१४३१-२०)

तहसील :- इतई

जिल्हा : गालघर


पुस्तक क्रमांक व पानाविराज ६/१३/२

क्र.	हंगाम	पारो क्रमांक	विक्रयार्थील वेवाध लपवील					लगावडीकरी वपलख मसलेली वसाह		शेरा
			वेवाध प्रकार	वेवाधे गाव	जल वेवाध	अजल वेवाध	अजल वेवाधे गाव	लकण	शेरा	
१	२	३	४	५	६	७	८	९	१०	

टीप : लगेवडी नोंद मोंदवही क्षेत्र इतई वेवाध आने जी आने



पत्रांक - २		
प्रतक	२४३१	१५०१८०
१	२०२३	



भारत सरकार  
**गांव नमूना सार्व (अधिकृत अधिकृत गांव)**  
 [आयुक्त अर्थात् महसूल अधिकार अधिकृत अर्थात् नदिया (नगर करी व सुविधागत केन्द्र) विभाग १२५१ यतील विद्यम ३,५५,६ अकि ७]


गांव - सुकरी (१४४०३८)      तालुका - बरह      जिल्ला - बलेश्वर


CUPE: 28712762481      हमापन अर्थात् वः अर्थात् १५/१५      29323719481

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मुधारण पदवी      प्रमाणपत्र को - १      वेतन वः नदीक नदी

वेतन वः नदीक वः अर्थात्	प्राप्ति क्र.	वेतन वः नदीक वः नदीक	वेतन	आयुक्त	वी.स.	वेतन वः नदीक	वेतन वः नदीक वः अर्थात्
वेतन वः नदीक वः अर्थात्	१५५०	वेतन वः नदीक वः नदीक				(३३६९)	वेतन वः नदीक वः अर्थात्
अर्थात् वेतन		वेतन वः नदीक वः नदीक				(३३६९)	...
वेतन वः नदीक वः अर्थात्		वेतन वः नदीक वः नदीक				(३३६९)	वेतन वः नदीक वः अर्थात्
वेतन वः नदीक वः अर्थात्	३,२५,०००	वेतन वः नदीक वः नदीक	३,२५,०००	वेतन वः नदीक			वेतन वः नदीक वः अर्थात्
वेतन वः नदीक वः अर्थात्	३४५०	वेतन वः नदीक वः नदीक					वेतन वः नदीक वः अर्थात्





वेतन वः नदीक वः अर्थात् (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९)

वेतन वः नदीक वः अर्थात्



गांव नमूना सार्व (अधिकृत अधिकृत गांव) विभाग १२५१ यतील विद्यम ३,५५,६ अकि ७। वेतन वः नदीक वः अर्थात् (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९) (३३६९)

पृष्ठ क्र. १/१



कर नंबर - १			
रकम	रकम	रकम	रकम
₹ १४३९	९५९	९६०	
१	२०२३		

ग्रीष्म नसुनः वारदा (पिकांची गोंदपडी)

[क्यासादी तसेच महसूल अधिकार अधिकार आणि नोंदवादा (पिकांचे करणे व सुट्यागीत उपाय); नियम १९८१ च्या अटीकरीत नियम २९.]

गाव :- कुळी, (१५००५०१)

तहसील - रसाई

जिल्हा - पालघर

सुट्याचे प्रमाण व उपायविधायी ६६/२०११

			पिकासाठी/सुट्याचे उपाय					सुट्यासाठी उपाययोजना व सुट्याचे उपाय		टीप
क्र	उपाय	उपाय विवरण	पिकांचा प्रकार	पिकांची नोंद	सुट्याचे दिवस	सुट्याचे उपाय	सुट्यासाठी उपाय	सुट्या	टीप	
१	२	३	४	५	६	७	८	९	(१०)	

टीप :- सुट्याची नोंद नोंदवादाद्वारे वारदाद्वारे झालेली आहे







पत्र सं. - ३		
९४३१	१५३	१८०
१	२०२३	

ग्राम समुदाय बादा (विकासी गोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकाय अधिलेख आणि नोंदक्यालय, अहमदनगर जिल्हा (अहमदनगर) नियम १९७९ च्या तरतुदी (नियम २६) ]

गाव: कुर्णे (९४३०२६)

तहसील: वरुई

जिल्हा: महाराष्ट्र


भूतपत्र क्रमांक व तारीख: ६४३/२

			विकासीय क्षेत्राचा नकाशा					लगवणीसाठी उपलब्ध असलेली जमीन		गोदा
क्र.	लिंगण	घात/अपघात	विकासीय क्षेत्राचा नकाशा	विकासीय क्षेत्राचा नकाशा	जल विहित	धनसिद्धि	जल विहित नकाशा	काल	मालक	गोदा
१	२	३	४	५	६	७	८	९	१०	११

टीप - अहमदनगर नोट मॅजिस्ट्रेट ऑफ दाने गणित आलेली आहे




पुस्तिका	9839	948	960
१	२०२३		



**गोधुमना सात (अधिकार अभिलेख नमूना)**  
 [महानगर प्रयोग मन्त्रालय अधिकार अभिलेख अधिनियम १९७६ (अनार कानून व गुणवत्ता नियंत्रण विभाग १९७६) धारा १६(१) के तहत]

कार :- बुधवार (१९/०९/२०२३)      तिथि :- १९/०९/२०२३

पत्रांक :- ३३४३१६६/२०२३      प्रमाणन कार्यालय :- १५/०९/२३      १५/०९/२३





१५४७३६६६२६

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**सूचना पत्रिका**      **संपादन कार्यालय - १**      **पत्रिका संख्या - १००**

पं. क्र. पत्रिका व आवृत्ति	आलेख	संपादन कार्यालय का नाम	क्षेत्र	आकार	पृ. सं.	परिष्कार क्र.	कुल खंड व इतर जानकारी
१	२-१४	श्रीलक्ष्मी प्रसाद शर्मा				(३३४३)	सूचना पत्रिका व खंड
२		श्रीलक्ष्मी नरेश शर्मा				(३३४३)	
३		श्रीलक्ष्मी प्रसाद शर्मा				(३३४३)	अनार अधिकार
४		—समाहित क्षेत्र—		२,५००	२१.००		अनुसूचित क्षेत्र
५	२,५०,००						मा. वि. वि. वि. का. की सूचना पत्रिका व खंड
६	२५.००						श्रीलक्ष्मी प्रसाद शर्मा
७							श्रीलक्ष्मी प्रसाद शर्मा
८							श्रीलक्ष्मी प्रसाद शर्मा
९							श्रीलक्ष्मी प्रसाद शर्मा
१०							श्रीलक्ष्मी प्रसाद शर्मा
११							श्रीलक्ष्मी प्रसाद शर्मा
१२							श्रीलक्ष्मी प्रसाद शर्मा
१३							श्रीलक्ष्मी प्रसाद शर्मा
१४							श्रीलक्ष्मी प्रसाद शर्मा
१५							श्रीलक्ष्मी प्रसाद शर्मा
१६							श्रीलक्ष्मी प्रसाद शर्मा
१७							श्रीलक्ष्मी प्रसाद शर्मा
१८							श्रीलक्ष्मी प्रसाद शर्मा
१९							श्रीलक्ष्मी प्रसाद शर्मा
२०							श्रीलक्ष्मी प्रसाद शर्मा





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कुल संख्या का (१००) (२००) (३००) (४००) (५००) (६००) (७००) (८००) (९००) (१०००) (११००) (१२००) (१३००) (१४००) (१५००) (१६००) (१७००) (१८००) (१९००) (२०००)

श्रीलक्ष्मी प्रसाद शर्मा



श्रीलक्ष्मी प्रसाद शर्मा (अधिकार अभिलेख नमूना) का अधिकार अभिलेख अधिनियम १९७६ (अनार कानून व गुणवत्ता नियंत्रण विभाग १९७६) धारा १६(१) के तहत

सूचना पत्रिका संख्या १००

श्रीलक्ष्मी प्रसाद शर्मा (अधिकार अभिलेख नमूना) का अधिकार अभिलेख अधिनियम १९७६ (अनार कानून व गुणवत्ता नियंत्रण विभाग १९७६) धारा १६(१) के तहत

श्रीलक्ष्मी प्रसाद शर्मा (अधिकार अभिलेख नमूना) का अधिकार अभिलेख अधिनियम १९७६ (अनार कानून व गुणवत्ता नियंत्रण विभाग १९७६) धारा १६(१) के तहत



1	2	3	4
	2839	944	960
?			

गाय नमुना शीट ( पिकापी नोंदपत्री )

( महाराष्ट्र जमीन महसूल अधिकार अधिनियम अन्वयेत नोंदपत्री (समाप्त करणे व सुविधितोत ठरवणे) नियम 1969 अन्वयेत नियम 29 )

साल - 2010-11

संख्या - 1000

जिल्हा - दखन



मुद्रण क्रमांक व दिनांक 20/10/11

क्र.	ठिकाण	सहकारी संस्था	पिकाधारक संस्था/ व्यक्ती					सहकारी संस्था/ व्यक्ती		टी.ए.
			पिकाधारक संस्था/ व्यक्ती	पिकाधारक संस्था/ व्यक्ती	पिकाधारक संस्था/ व्यक्ती	पिकाधारक संस्था/ व्यक्ती	पिकाधारक संस्था/ व्यक्ती	पिकाधारक संस्था/ व्यक्ती	पिकाधारक संस्था/ व्यक्ती	
1	2	3	4	5	6	7	8	9	10	

टी.ए. : सारणी नोंद देण्यात येणारे सारणी नोंदपत्री आहे.



क्रमांक - २			
पुस्तक क्र.	पृ. क्र.	१५६	१६०
३	२०२३		

 <b>गोचर नमुना खात (अधिकार अनिर्देशित स्तक)</b> [ महाराष्ट्र राजीव गांधी न्यायिक अधिकार (अनिर्देशित आणि गोचर) अधिनियम १९७५ अन्वये व सुविधापूर्वक वेपणे दिनांक १९७५ मधील दिनांक ३,५,६ आणि ७ ]								
माला - गुळगुळी (२५/०३८)		मासिक - प्रसिद्ध			जिल्हा - पालघर			 16414069001
LJIN : 16414069001		मुद्रण कराने व वापराने ६४/२०२३						
मुद्रण पद्धती - योग्यदाखल आहे -१				दस्तावे रचणीचा क्र. :				
क्षेत्र, एकक व शकलपती	खात क्र.	सोप्यादाखलचा नाव	धन	आधार	पा. क्र.	वेपण क्र.	कुल सं. व मुल अधिकार	
दस्तावे एकक अक्षर, पी. सी.  अक्षरीय क्षेत्र वि. क्र. ०३५०००	२७५८	श्रीमान प्रभाकर पाटील श्रीमती मंगल रमदा अपंडक मंगल रमदा श्रीमती मंगल रमदा	०.००००	०.००		१६४३५५ १६४३५६ १६४३५७	दस्तावे क्र. ०३५ अक्षरीय क्षेत्र अपंडक मंगल रमदा	
वि. क्र. ०३५००० आकारपती							म. निलंबितकर्त्या सं. पालघर यादवनील आदेश क्र. महानगर/क. १/०६/१९७५-७६-०३५०-०३५० एन. अक्ष. अक्ष. २५/०३/७५ दि. २५/०३/७५ या आदेशानुसार दि. २५/०३/७५ ला अक्षरीय क्षेत्र रद्दित्वात व वाकित्वात अक्षरीय क्षेत्र विपणनीत करवावयाची दिती आहे. (३३७३) दिती क्र. ३३७३ मुद्रण क्र. मुद्रण क्र. (६४/३) (३३७३)	
							मंगल रमदा - काही.  दिवदाना वेपण क्र. ३३७३ व दिवदाना ०६/०३/२०२३	
मुने क्र. क्र. १६४१४०६९००१								जिल्हा प्राथमिक शाळा



हा वस्तु नमुना राजकीय व निजीय २०/०३/२०२३ च्या दिनांकात तयार करून घ्याव्यात. या वस्तु नमुना नमुना २०२३ च्या दि. २५/०३/२०२३ मध्ये अक्षरीय क्षेत्र  
 अक्षरीय क्षेत्र अक्षरीय क्षेत्र अक्षरीय क्षेत्र  
 अक्षरीय क्षेत्र अक्षरीय क्षेत्र अक्षरीय क्षेत्र अक्षरीय क्षेत्र अक्षरीय क्षेत्र अक्षरीय क्षेत्र अक्षरीय क्षेत्र  
 अक्षरीय क्षेत्र



पत्र क्र. - ३			
पत्र क्र.	दस्तावेज क्र.	१४३१	१५७१८०
१	२०२३		

<p style="text-align: center;"><b>गणतन्त्र संघ (विभागीय पोस्टल)</b>  <b>( कलकत्ता उच्च न्यायालय अधिनियम आणि लोकसभा (राज्य) कायदे व सुविधा (देखें) नियम १९७९ फाईल क्र. ३ )</b></p>												
नाम -		कुबेरी (१५००३८)			तहसील -			असई			पिनकोड -	७४१००३
मुद्रांकन क्रमांक व तारीख		१५/१३/२३										
क्र.	वर्ग	प्रकार	विवरण				आवक्य व देयकी		टिप्पणी			
			आवक्य	देयकी	परिवर्तन	अन्य	क्र.	काल				
१	२	३	४	५	६	७	८	९	१०			

टीप : "राज्य" शब्द लोकसभा आणि उच्च न्यायालय अधिनियम १९५६





नसंख्या - २			
दिनांक	पृष्ठ सं.	१५६	१८०
१	२०२३		

पत्र - सुकर्म (१४००३८) तालुका - लसई जिल्हा - पलघर



या पत्राचा प्रकाशक वित्तियानं <http://www.mca.gov.in> वर पोस्टींग केलेली आहे. याबाबतची अधिक माहिती घ्याव्यात असेल तर या पत्राच्या प्रकाशकाला <http://www.mca.gov.in> वर जाऊन पाहता येईल. याबाबतची अधिक माहिती घ्याव्यात असेल तर या पत्राच्या प्रकाशकाला <http://www.mca.gov.in> वर जाऊन पाहता येईल.

पृष्ठ क्र. २/३



पुस्तक नं.	९४३१	९४०	९६०
१	२०२३		

गाय नमुना कारा (शिकारी पोस्टली)

[ नारायण नदीक महसुल अधिकाय अधिलेख सांगि नदवका/कवाय काणे व कुञ्जिनीत वीरगे ] विपन १५५५५ यादील विपन २० ]

गाय - पुस्तको (१५५५३८)

वीरुका - कळई

विपना - गायकर

मुनयन अकांठ व उवाविपन १४७६५

वटे	रगान	वहात कायका	शिकार लील क्षेत्राया कायकोल					गोमवई कारी उवाकाय नकावईल वगना		उवा
			विपना पवना	विपना वार	वका (विपिन)	उवाका विपिन	वका विपनाये वगना	वकाय	वका	
१५	२	३	४	५	६	७	८	९	१०	
										(१५)

२०१ - २०२३ची नदीक नोबावक वन हात वेगता वलेली वक







पुस्तक संख्या			
पुस्तक	वर्ष	श्रेणी	शे. सं.
	१९३९	१६२	१०
२०२३			

गाव - पुणे (१०००३०)      तालुका - धार्वी      जिल्हा - पालघाट



आपण या पुस्तकाचा विवरण <https://www.digitallibrary.gov.in> वरील डिजिटल संचिकात शोध करू शकता. या सेवा अधिकारिता <https://www.digitallibrary.gov.in> वर उपलब्ध आहे.  
 या सेवा अधिकारिता <https://www.digitallibrary.gov.in> वरील डिजिटल संचिकात शोध करू शकता. या सेवा अधिकारिता <https://www.digitallibrary.gov.in> वर उपलब्ध आहे.

पृष्ठ क्र. २/३



क्रमांक	१२३४	१६३	१८०
१	२०२२		

<p>गुणवत्ता बारा (दिकोपी बाउवली)</p> <p>[सहायक जमीन मालक अधिकार अधिनियम मागि सौदेबाधा (उत्पन्न करणे व बुद्धिमत्ता ठेवणे) नियम १९७५ प्रतीक नियम २२]</p>										
सादा - गुणवत्ता (१९७५/७६)			उत्पन्न - बसई				नियम - १९७५			
सुधारण क्रमांक २०२२/२३										
सिद्धांतानुसार क्षेत्र वा उपखंड								सापेक्षताती उपखंड नमूनेली जमीन		१२
खंड	प्रकार	उपखंड क्रमांक	सिद्धांत प्रकार	सिद्धांत प्रकार	उत्पन्न विवरण	उत्पन्न विवरण	उत्पन्न विवरण	उत्पन्न	उत्पन्न	
१	२	३	४	५	६	७	८	९	१०	११

टीप : ... कसोटी मंडळ सोपविलेले असा इतर वेगवेगळ्या आकारातील असा







पुस्तक क्र. - ५			
पुस्तक	२४३९	१६६	२१०
३	२०२३		

गाव समुदाय बोर्ड (निकामी नोंदणी)										
[ मंडळाच्या वतीने पाठवून दिलेल्या अधिसूचना आणि नोंदपत्रा (खालील बाबत) व सुविधात्मक वेळी; दि. १०/०५/२०११ यातील नियम २९ ]										
गाव - कुल्हो (१९७९३०)			तालुका - कर्ज				जिल्हा - पालघर			
मुदतवत क्रमांक व उपविभाग		१९/७९								
			विभागातील हस्ताक्षरणीय					जागरूकतेसाठी उल्लेख नसलेली स्थाने		टीप
क्र.	विवरण	व्यक्तिगत	विक्रय	विक्रय	विक्रय	विक्रय	विक्रय	विक्रय	विक्रय	
१०	०१	०३	०४	०५	०६	०७	०८	०९	१०	(०१)

टीप - १९७९ वी मध्ये नोंदणीत आणलेले हस्तपत्रातील अटी



क्र.सं.	१४३१	१९८६	१८०
१			



**गव नमुना सोदा ( अधिकार अधिलेख पत्रक )**

[ महाराष्ट्र मधील गवजुल अधिकार अधिलेख आणि गवजुल उपचार करणे व सुस्थितीत ठेवणे (विधान संख्या १९८५ संशोधित विधान २०१९ आणि १९ )

गव न - बुळणे (१९८५/३८)

राज्य :- महाराष्ट्र

जिल्हा :- मालश्वर



१८ १९९१ - २०१९११ १००९१२

गवजुल कर्मांक व गवजुल (२०१९/८)

१९९११९९२९२

गवजुल कर्मांक व गवजुल		गवजुल कर्मांक व गवजुल					
गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल
गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल
गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल	गवजुल कर्मांक व गवजुल



गव नमुना सोदा ( अधिकार अधिलेख पत्रक ) महाराष्ट्र मधील गवजुल अधिकार अधिलेख आणि गवजुल उपचार करणे व सुस्थितीत ठेवणे (विधान संख्या १९८५ संशोधित विधान २०१९ आणि १९ )



पुस्तक - ५			
पुस्तक	क्र. सं.	९४३१	९८०
५	२०२३		

नाम - सुकदेव सुभद्रा	पत्तिका - ५५६	जिल्हा - धुळे
----------------------	---------------	---------------



हे पत्र मजबूत करण्यात आले आहे. याने आपला अधिकार सिद्ध करणे आवश्यक आहे. या पत्राचा वापर केला जाऊ नये. या पत्राचा वापर केला जाऊ नये. या पत्राचा वापर केला जाऊ नये.

पृष्ठ ५/५







पुस्तक - १			
पुस्तक	क्र.सं.	१४३१	१००१०
१		२०२३	



# SHREE VARAD

BUILDERS & DEVELOPERS LLP

Reg. Ad. : D-501 Sanskruti 1 Co-op. Hsg. Soc., J. N. Road, Vashi (W), 401 201, Tal. Vashi, Dist. Palghar, Maharashtra, India.

Office Ad. : Shop No. 19 Sanskruti 1 Co-op. Hsg. Soc., J. N. Road, Vashi (W), 401 201, Tal. Vashi, Dist. Palghar, Maharashtra, India.  
Email : shreevhd@gmail.com

LLP ID No. : AAN-9610

1	2	3	4
	9839	9609	960
9	1023		

Certified True Copy of the extract of the minutes of Board Resolution passed in the meeting of all the partners of SHREE VARAD BUILDERS AND DEVELOPERS LLP held on TUESDAY at 11th JULY 2023 at 10:00 AM at VASHI.

We hereby certify that the following resolution of all the partners of SHREE VARAD BUILDERS & DEVELOPERS LLP was passed at a meeting of the Board held on 11th JULY 2023 and has been duly recorded in the minute book of the said LLP:

"RESOLVED THAT Mr. Sandeep Keshav Vartak and Mr. Rajesh Keshav Vartak, Designated Partners of the LLP, be and is hereby authorised to negotiate and finalise the registration of the Development Agreement and Power of Attorney to be entered into with M/s Shree Mahalaxmi Enterprises and to adhere to any such terms and conditions as he may consider most appropriate and in the best interest of the LLP.

RESOLVED FURTHER that Mr. Sandeep Keshav Vartak and Mr. Rajesh Keshav Vartak, Designated Partners of the LLP, be and are hereby authorised to execute on behalf of the LLP such documents and papers as may be required for registration of the Development Agreement and Power of Attorney and to appear before such authorities as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto."

For SHREE VARAD BUILDERS AND DEVELOPERS LLP



Sandeep Vartak  
Designated Partner  
DIN: 07921197  
Date 11-07-2023



Rajesh Vartak  
Designated Partner  
DIN- 07921474



**आयकर विभाग**      **भारत सरकार**  
**TAX DEPARTMENT**      **GOVT OF INDIA**  
 आयकर विभाग का  
 Regional Office, Mumbai  
**ACDPS 4457 P**  
**SHREE MAHALAXMI ENTERPRISES**  
 27/11/2008  
**ASSP/173D**

वर्कशीट - १			
संलग्न	इलेक्ट्रॉनिक	962	920
१	२०२३		

**आयकर विभाग**      **भारत सरकार**  
**TAX DEPARTMENT**      **GOVT OF INDIA**  
**SHREE MAHALAXMI ENTERPRISES**  
 27/11/2008  
**ASSP/173D**





PERMANENT ACCOUNT NUMBER  
AAOPV50100

नाम NAME  
RAJESH KESHAV VARTAK

पिता का नाम FATHER NAME  
KESHAV JAGANNATH VARTAK

जन्म तिथि DATE OF BIRTH  
18-07-1967

हस्ताक्षर SIGNATURE

*[Signature]*

पत्रिका-१		
पुस्तक	पृष्ठ सं.	
	P-839	903/10
₹	2023	



भारत सरकार  
GOVERNMENT OF INDIA

नाम नाम NAME  
Keshav Vartak  
जन्म तिथि Year of Birth 1967  
पुल्लिंग / Male



5210 3178 3668

PERMANENT ACCOUNT NUMBER  
ADPR51820

नाम NAME  
ROHIT NARENDRA RAUT

पिता का नाम FATHER NAME  
NARENDRA KAGANNATH RAUT

जन्म तिथि DATE OF BIRTH  
05-06-1975

भारत सरकार  
GOVERNMENT OF INDIA

नाम नाम NAME  
Vivek Shankar Singh

जन्म तिथि DATE OF BIRTH  
20-07-1988

पुल्लिंग / Male

4266 2900 7548



भारत सरकार  
GOVERNMENT OF INDIA

5485 7072 0830

भारत सरकार  
GOVERNMENT OF INDIA

नाम नाम NAME  
Vivek Shankar Singh

जन्म तिथि DATE OF BIRTH  
20-07-1988


पुल्लिंग / Male

4266 2900 7548

मा 3 आधार




संयोजक, राजस्व विभाग  
 Government of India



नाम / Name: राजेश चंद्र चौधरी  
 Name / Name: Rajesh Chand Chauhan  
 जन्म तिथि / DOB: 12/01/1973  
 पुरुष / Male

3139 3008 4579


संयोजक, राजस्व विभाग  
 Government of India



नाम / Name: राजेश चंद्र चौधरी  
 Name / Name: Rajesh Chand Chauhan  
 जन्म तिथि / DOB: 12/01/1973  
 पुरुष / Male

6174 7151 8161

संयोजक, राजस्व विभाग  
 Government of India



नाम / Name: रवि नरेंद्र राव  
 Name / Name: Ravi Narendra Rao  
 जन्म तिथि / Year of Birth: 1975  
 पुरुष / Male

3217 9714 8561

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 आयकर अधिकारी  
 INCOME TAX OFFICER  
 राजेश चंद्र चौधरी  
 RAJESH CHAND CHAUDHARI  
 (30/01/1973)  
 पुरुष / Male  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

3	1039 962 900
१	2023

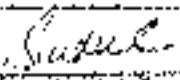



PERMANENT ACCOUNT NUMBER  
 AAOPV5012B

नाम / NAME  
 SANDEEP KESHAV VARTAK

पिता का नाम / FATHER'S NAME  
 KESHAV JAGANNATH VARTAK


जन्म तिथि / DATE OF BIRTH  
 02-11-1962

हस्ताक्षर / SIGNATURE  




आयकर अधिकारी - पुणे  
 Commissioner of Income-tax I, Pune

संयोजक, राजस्व विभाग  
 Government of India



नाम / Name: Sandeep Keshav Vartak  
 जन्म तिथि / DOB: 02/11/1962  
 पुरुष / MALE



79/9431

मंगळवार, 11 जुलै 2023 5:58 म.न.

वस्तु गोश्वारा भाग-१

क्रमांक 969/960

दस्तावेज क्रमांक: 9431/2023

दस्तावेज क्रमांक: वस्तु 9431/2023

आकार मूल्य: ₹. 24,51,28,900/-

मंचदला: ₹. 26,46,29,200/-

भारतचे मूद्रांक शुल्क: ₹. 1,22,57,000/-

डू. नि. नं. डू. नि. काढी बाबे चार्यालयाने

अ. अ. 9431 का दि. 11-07-2023

दि. 05:56 म.न. वा. इतर केला.

पत्रांक: 11255

पत्रांक दिनांक: 11/07/2023

मादकपणागचे नाव: श्री अरुंध बिन्दर्स अरुंध डेव्हलपर्स एनएलपी तर्फे सागीदार अदीप केदार घर्षक

चौदणो फी \* 30000.00

दस्तावेज हाताळणी फी \* 3800.00

पत्रांची संख्या: 180

एकूण 33800.00

*[Handwritten Signature]*

दस्तावेज क्रमांक: 9431/2023

Sub Registrar, Kasal-1  
सह. मुख्य मंत्रिपरिषद, वस्तु-१  
वस्तु - १

दस्तावेज प्रकार: विक्रयनकरनामा

मूद्रांक शुल्क (मौलिक) कोषागाराचे कामपंचायतीच्या इदीनीन क्षेत्राने किंवा 30-वॉर्ड (वेन) मध्ये नमुद न करणाऱ्या भागाच्या अशा कोषागाराचे क्षेत्राने.

दि. 11/07/2023 05:56:09 PM ची वेळ (गृहनिर्माण)

दि. 11/07/2023 05:57:22 PM ची वेळ. (फी)

Sub Registrar, Kasal-1  
सह. मुख्य मंत्रिपरिषद, वस्तु-१  
वस्तु - १

वस्तु गोश्वारा भाग-१  
मंगळवार, 11 जुलै 2023 5:58 म.न.  
दस्तावेज क्रमांक: वस्तु 9431/2023  
आकार मूल्य: ₹. 24,51,28,900/-  
मंचदला: ₹. 26,46,29,200/-  
भारतचे मूद्रांक शुल्क: ₹. 1,22,57,000/-  
पत्रांक: 11255  
पत्रांक दिनांक: 11/07/2023  
मादकपणागचे नाव: श्री अरुंध बिन्दर्स अरुंध डेव्हलपर्स एनएलपी तर्फे सागीदार अदीप केदार घर्षक  
चौदणो फी \* 30000.00  
दस्तावेज हाताळणी फी \* 3800.00  
पत्रांची संख्या: 180  
एकूण 33800.00

*[Handwritten Signature]*



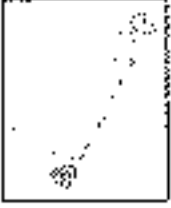
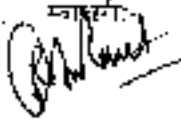




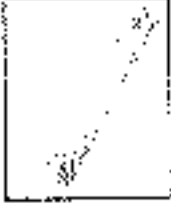


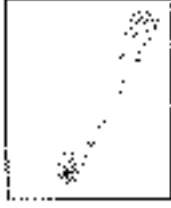



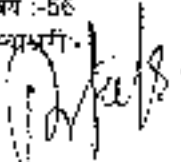




दरम गोपबाना भाग-2

नमडा: 908/960  
 दशन क्रमांक: 9431/2023

11/07/2023 6:02:23 PM

दशन क्रमांक: 9431/2023  
 अध्याना प्रकार: विक्रमनकारनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	दस्तावेज	दस्ता द्यावणित
1	नाव: श्री महालक्ष्मी एन्टरप्रायझेस तर्फे भागीदार कृतिम प्रभाकर पाटील पत्ता: प्लॉट नं. - , फाळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं: 6/7 मातापार्क, भारत पेट्रोलियम म्हाडा, जगन्नेशन, वसई प. , महाराष्ट्र, ठाणे. पिन नंबर: ABSFS4171P	लिहून देणार वय: -49 स्वाक्षरी:- 		
2	नाव: श्री महालक्ष्मी एन्टरप्रायझेस तर्फे भागीदार गोविंद नरेंद्र गऊड पत्ता: प्लॉट नं. - , फाळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं: 6/7 मातापार्क, भारत पेट्रोलियम म्हाडा, जगन्नेशन, वसई प. , महाराष्ट्र, ठाणे. पिन नंबर: ABSFS4171P	लिहून देणार वय: -48 स्वाक्षरी:- 		
3	नाव: कृतिम प्रभाकर पाटील पत्ता: प्लॉट नं. - , फाळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं: मांडलई, ता. वसई जि.पालघर, महाराष्ट्र, ठाणे. पिन नंबर: ALCPP3771A	लिहून देणार वय: -49 स्वाक्षरी:- 		
4	नाव: गोविंद नरेंद्र गऊड पत्ता: प्लॉट नं. - , फाळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं: मांडलई, ता. वसई जि.पालघर, महाराष्ट्र, ठाणे. पिन नंबर: ADFPR5192Q	लिहून देणार वय: -48 स्वाक्षरी:- 		
5	नाव: श्री वसंत विठ्ठलमं अ एच देव्हळकरमं एनाएनपी तर्फे भागीदार मंदीप केशव बरेंक पत्ता: प्लॉट नं. - , फाळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं: सी-501 म्हुनी को-अप. जे. ए. लि. जे. एन. रोड, वसई प. , महाराष्ट्र, ठाणे. पिन नंबर: ACOFS4487P	लिहून देणार वय: -80 स्वाक्षरी:- 		
6	नाव: श्री वसंत विठ्ठलमं अ एच देव्हळकरमं एनाएनपी तर्फे भागीदार राजश केशव बरेंक पत्ता: प्लॉट नं. - , फाळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं: सी-501 म्हुनी को-अप. जे. ए. लि. जे. एन. रोड, वसई प. , महाराष्ट्र, ठाणे. पिन नंबर: ACOFS4487P	लिहून देणार वय: -56 स्वाक्षरी:- 		

दरम दस्तावेज करून देणार पक्षकारांचे विक्रमनकारनामा चा इच्छेनुसार वसई जिल्ह्याचे करून घेतला.

टीपणी:-

भागीदार असे गोविंद नरेंद्र गऊड व कृतिम प्रभाकर पाटील यांना व्यतीत: ओळखतात, व त्यांची ओळख पटवतात

अनु क्र. पक्षकारांचे नाव व पत्ता

दस्तावेज

दस्ता द्यावणित






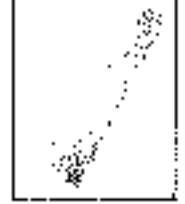
पुरांक	९८३७	१६००	१६०
₹	२०२३		

7/11/23, 8:03 AM


Summary-2

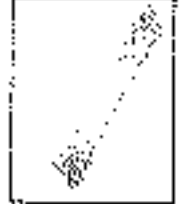
1 नाम: विवेक शाह  
वय: 35  
पता: पनड प  
पिन कोड: 401201

  
स्वाक्षरी



2 नाम: एलन शारव  
वय: 29  
पता: वनड प  
पिन कोड: 401202

  
स्वाक्षरी



खालील पत्रकारांची क्वचरी उपलब्ध नाही.

- क्र. क्र. पत्रकारांचे नाव व पत्ता  
अभय वशावंत चौधरी  
1 प्लॉट नं. - , माला नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं.: गांटलई, ता. वसई रि, पालघर, महाराष्ट्र, ठाणे.  
ADTPC2893B  
श्री महालक्ष्मी इन्टरप्रायझेस लॉफ अशोदास अभय वशावंत चौधरी  
2 प्लॉट नं. - , गाळ नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं.: 6/7, शांति पार्क, भारत पेट्रोकेमिक्स समोश, सागरशेत, वसई प.,  
महाराष्ट्र, ठाणे.  
ABSFS4171P

सह. मुख्य निदेशक, वसई-१

वसई

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2		DHC		1107202311346	1600	RF	1107202311340D	11/07/2023
3		DHC		1107202311212	2600	RF	1107202311212D	11/07/2023
4		eChallan		AH005022072202324E	50000	RF	0002588983202324	11/07/2023

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9431 /2023

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या दस्तानाचे प्रकृत पाते

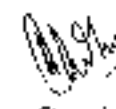

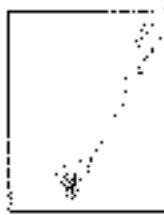


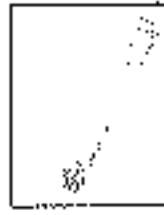
सह. मुख्य निदेशक, वसई-१

दस्तावेज संख्या भाग-2

पत्रांक 1966/920  
दस्तावेज संख्या 9431/2023

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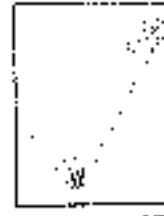


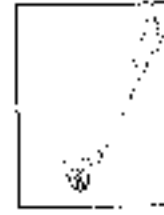
दस्तावेज संख्या: 9431/2023  
दस्तावेजाचा प्रकार: विकसनकारणात्मक

क्र. सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा पत्ता	दस्तावेज	दस्तावेज प्रमाणित
1	नाम: श्री महालक्ष्मी एन्टरप्रायझेस प्राईव्हीट लिमिटेड चौधरी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेट नं. 6,7, मागास पाक, भाग 1, पट्टासिवम समोप, एम.एन.वर्मा रोड, मद्रास, तालुका, पिन नं. ABSFS4171P	प्लॉट नं. 52 पत्ता: चौधरी - 		
2	नाम: अश्विनी अश्विनी चौधरी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेट नं. मांडवई, सा. रस्त्याचे कि. मांडवई, मद्रास, तालुका, पिन नं. ACTPC2893B	प्लॉट नं. 52 पत्ता: चौधरी - 		

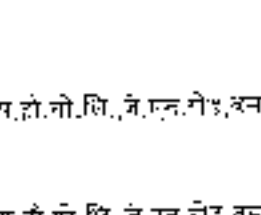
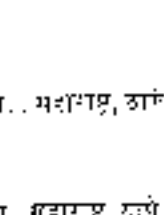
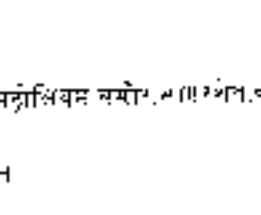
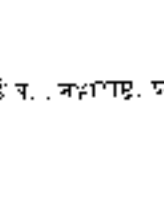


दस्तावेज प्रमाणित करून देणाऱ्या पक्षकारांचा विकसनकारणात्मक दस्तावेज अंदाज दिल्याचे सूचित करण्यात आले.  
दिनांक 3 ऑगस्ट 2023 12:07:07 : 2023 01:03:21 PM

आधारात:-

दस्तावेज प्रमाणित करून देणाऱ्या पक्षकारांच्या व्यतिरिक्त आलेखनात, व त्यांची ओळख पटवितात

क्र. सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा पत्ता	दस्तावेज	दस्तावेज प्रमाणित
1	नाम: विवेक शार पत्ता: 35 पत्ता: नमई प पिन नं. 401201	 पत्ता: चौधरी		
2	नाम: अश्विनी शार पत्ता: 29 पत्ता: नमई प पिन नं. 401202	 पत्ता: चौधरी		

दस्तावेजाचा पक्षकारांनी कसटीत आलेखनात.

1	नाम: श्री महालक्ष्मी एन्टरप्रायझेस प्राईव्हीट लिमिटेड चौधरी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेट नं. 6,7, मागास पाक, भाग 1, पट्टासिवम समोप, एम.एन.वर्मा रोड, मद्रास, तालुका, पिन नं. ACOFS4487P	प्लॉट नं. 501, संफुली बॉ. अ.प. हो. नो. सि. जे. एन. रोड, वनई प., मद्रास, तालुका, पिन नं. ACOFS4487P		
2	नाम: श्री महालक्ष्मी एन्टरप्रायझेस प्राईव्हीट लिमिटेड चौधरी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेट नं. 6,7, मागास पाक, भाग 1, पट्टासिवम समोप, एम.एन.वर्मा रोड, मद्रास, तालुका, पिन नं. ACOFS4487P	प्लॉट नं. 501, संफुली बॉ. अ.प. हो. नो. सि. जे. एन. रोड, वनई प., मद्रास, तालुका, पिन नं. ACOFS4487P		
3	नाम: श्री महालक्ष्मी एन्टरप्रायझेस प्राईव्हीट लिमिटेड चौधरी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेट नं. 6,7, मागास पाक, भाग 1, पट्टासिवम समोप, एम.एन.वर्मा रोड, मद्रास, तालुका, पिन नं. ABSFS4171P	प्लॉट नं. 6,7, मागास पाक, भाग 1, पट्टासिवम समोप, एम.एन.वर्मा रोड, मद्रास, तालुका, पिन नं. ABSFS4171P		

दस्तावेज प्रमाणित करून देणाऱ्या पक्षकारांच्या व्यतिरिक्त आलेखनात, व त्यांची ओळख पटवितात



खपड- १			
पुस्तक	वस्तु सं.		
	६४३१	१०६	१६०
१	२०२३		

7/22/23, 1 04 PM

Summary-2

- 4 विनाम प्रशासन पार्कींग  
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: मांडवई,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ALCPP3771A  
रेडिफ नॉन्ड ग्राऊन्ड
- 5 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: मांडवई,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ADFFR5192Q  
श्री महालक्ष्मी एन्टरप्रायझेस वॉर्क भारतीदार रेडिफ नॉन्ड ग्राऊन्ड
- 6 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: 6/7,मायाग पार्क,भारत पेट्रोलियम सप्लाय,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ABSFS4171P

आपलीच पत्तिकावली क्विटी उपलब्ध आहे.

- अनु क्र. पत्तिकाचे नाव व पत्ता
- 1 श्री वसंत विल्डरने अॅन्ड डेव्हलपर्स एन्टरप्रायझेस वॉर्क भारतीदार मंडीप केशव वंतय  
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: सी-501,संस्कृती को-ऑप.सो.सि.लि.,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ACOF54487P  
श्री वसंत विल्डरने अॅन्ड डेव्हलपर्स एन्टरप्रायझेस वॉर्क भारतीदार मंडीप केशव वंतय
- 2 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: सी-501,संस्कृती को-ऑप.सो.सि.लि.,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ACOF54487P  
श्री महालक्ष्मी एन्टरप्रायझेस वॉर्क भारतीदार विनाम प्रशासन पार्कींग
- 3 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: 6/7,मायाग पार्क,भारत पेट्रोलियम सप्लाय,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ABSFS4171P  
विनाम प्रशासन पार्कींग
- 4 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: मांडवई,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ALCPP3771A  
रेडिफ नॉन्ड ग्राऊन्ड
- 5 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: मांडवई,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ADFFR5192Q  
श्री महालक्ष्मी एन्टरप्रायझेस वॉर्क भारतीदार रेडिफ नॉन्ड ग्राऊन्ड
- 6 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं: 6/7,मायाग पार्क,भारत पेट्रोलियम सप्लाय,ता.वसई जि.पालघर, महाराष्ट्र, राज्य.  
ABSFS4171P



शिवका क्र.4 ची टेल: 12 / 07 / 2023 01 : 03 : 53 PM

शिवका क्र.5 ची टेल: 12 / 07 / 2023 01 : 04 : 21 PM नोंदणी (प्लॉट 1 मध्ये)

सहा विभागाध्यक्ष, पालघर-१

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2		DHC		1107202311340	1500	RF	1107202311340D	11/07/2023
3		DHC		1107202311212	2000	RF	1107202311212D	11/07/2023
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१	२०२३		

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 १६३१ ..... प्र. भा. भा. वर भोटेला

.....  
 १२ ..... ०६ .....  
 सारीख ..... १२ ..... २०२३

