

दुय्यम निबंधक : मह. दु.नि.वमई 3

दस्त क्रमांक : 2369/2024

नोंदणी :

Regn.63m

गावाचे नाव : टिवरी

करारनामा

3050000

2546000

1)

पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: युनिट क्र. 1102,बी विंग,अकरावा मजला,मनटेक वेस्टवर्ल्ड - 1 टॉवर 4 को-ऑप. ही. सो. लि.,बिल्डींग नं. 4,टिवरी,नायगाव पूर्व,ता.लुका वमई,जिल्हा पालघर,युनिट चे एकूण क्षेत्रफळ 36.48 चौ. मी. कारपेट,विभाग क्र. 3/1/5,गाव मौजे टिवरी.((Survey Number : सर्वे नं. 45, हिस्सा नं. 2ए, 3ए, 3बी, 4, 6, सर्वे नं.46, हिस्सा नं. 4, 5, 6, 7, 8,सर्वे नं. 47, हिस्सा नं. 1ए, 3ए, 3बी, 4ए, 5, 8, 9,सर्वे नं. 50, हिस्सा नं. 4, 5, 6, 7,8 आणि सर्वे नं. 51, हिस्सा नं. 2. ;))

1) 40.13 चौ.मीटर

1):

नाव:-गौरव प्रकाश परमार -- वय:-30; पत्ता:-प्लॉट नं: 20/ए, माळा नं: -, इमारतीचे नाव: सिमला नगर रहीवासी संघ, ब्लॉक नं: -, रोड नं: नेपीयन सी रोड, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:- BOYPP4813D

1):

नाव:-रुखसाना रियाज अहमद खान -- वय:-35; पत्ता:-प्लॉट नं: रूम नं. 14, माळा नं: -, इमारतीचे नाव: कब्रस्तान मस्जिद चाळ, ब्लॉक नं: -, रोड नं: आकुर्ली रोड, हनुमान नगर, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-CXUPK5734Q

2):

नाव:-रियाज अहमद मोहम्मद याकुब खान -- वय:-39; पत्ता:-प्लॉट नं: रूम नं. 14, माळा नं: -, इमारतीचे नाव: कब्रस्तान मस्जिद चाळ, ब्लॉक नं: -, रोड नं: आकुर्ली रोड, हनुमान नगर, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ATDPK8508M

05/02/2024

05/02/2024

2369/2024

183000

30000

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

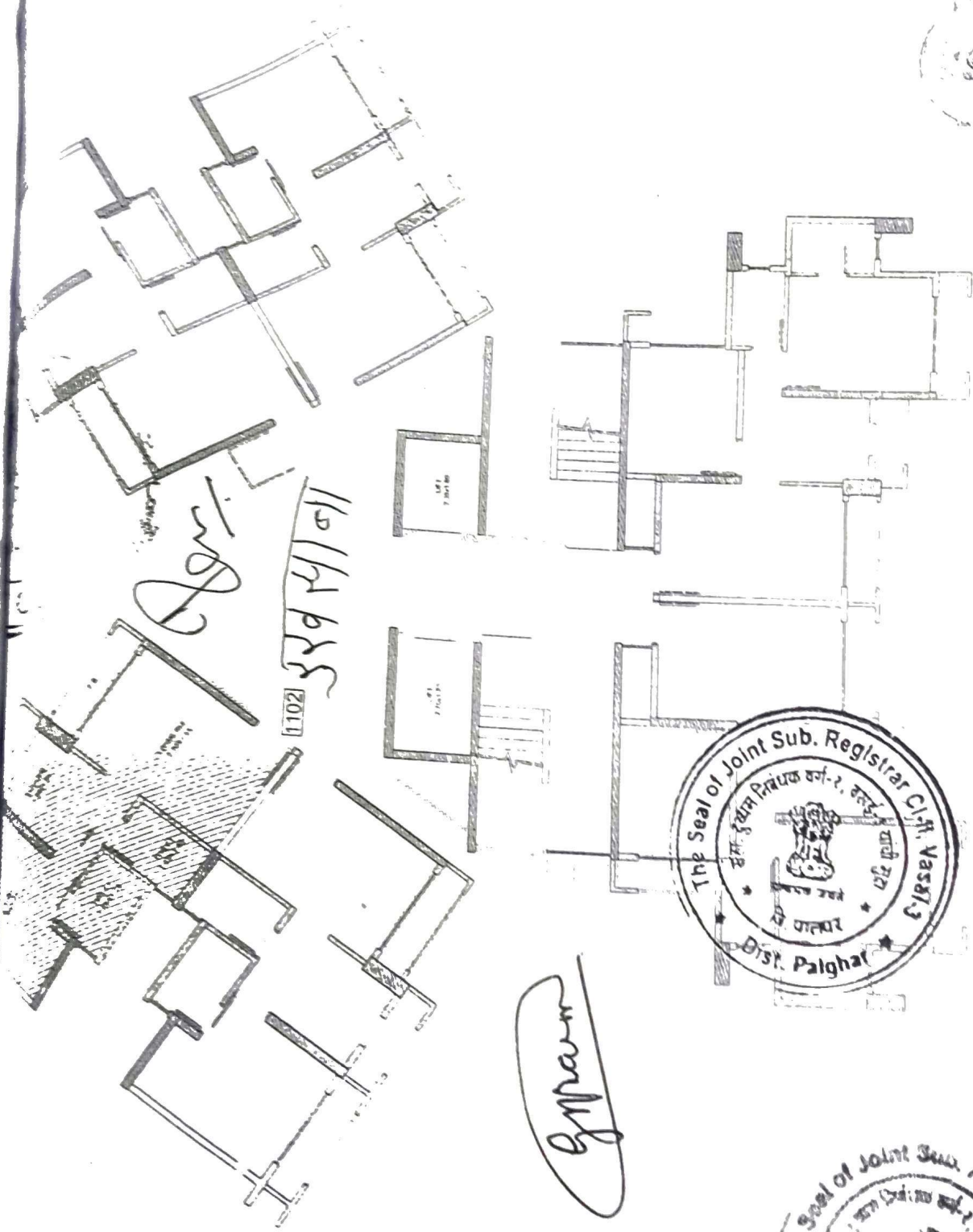
जमादी विचागत घेतलेला तपशील:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वसई - ३
दस्त क्र. ११६० १२०२०
७१ १२११

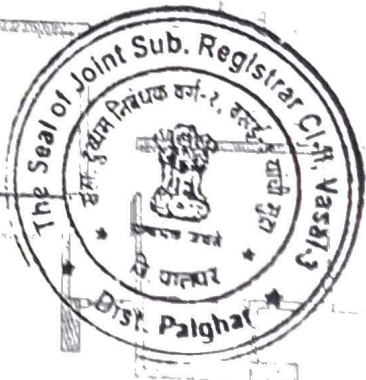
वसई-३
दस्त क्र. २६६० १२०२४
१०१६०

Annexure D



Building - 4, Wing - B, Eleventh Floor

UNREGISTERED RESIDENTIAL TOWNSHIP ON LAND BEARING ON PROPERTY BEARING CTS NO PART
 S NO 45, HNO 1A, 3A, 3B, 4, 5, 6, 7, 8, S NO 46, HNO 1A, 3A, 3B, 4A, 4B, 5, 6, 7, 8, 9, S NO 50
 HNO 4, 5, 6, 7, 8, S NO 47, HNO 1A, 3A, 3B, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Gyram

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वसई-३
 वसई क्र. २३६९१०२४
 १११६०

Sunteck Westworld 1 Tower 4 Co-Op HSG Society Limited

Survey No 45 to 47, 50 & 51, Hissa no. 1A, 2A, 3A, 3B,4, 4A, 5,6,7,8,9, Tivri Village, Naigaon East, Taluka
 -Vasai, District- Palghar

E-Mail : Sunteckww1t4chsl@gmail.com
 Registration No : PLR/VSJ/HSG/(TC)/2063/Year 2023

Name : Eraurav Prakash Parmar
 FlatNo. : 4B-1102 Wing: 4B Floor: 11th
 Bill for the month of January 2024

Bill No. : 941/23-24
 Area : 1BHK
 Date : 1-1-2024
 Due Date: 31-1-2024

Sr.No.	Particulars	Amount ₹
1	Water Charges	120.00
2	Maintenance Charges	3,190.00
3	Sinking Fund	160.00
4	Repair Fund	480.00
5	Cultural & Education Fund	50.00
Total ₹		4,000.00
Add Previous Dues		0.00
Add Interest on Dues		0.00
Grand Total ₹		4,000.00

1. Payment should be made in favour of Sunteck Westworld 1 Tower 4 CHS Limited & A/c PAYEE ONLY.
2. Bank Details of the Society for Neft:
 Bank Name: HDFC (Naigaon East Branch)
 A/c No. 50200087872114 & IFSC Code HDFC0001807.
3. Payment must be made on or before due date of every month.
4. Interest @21.00% p.a. will be charged on delayed payments.
5. Members are requested to write their name, wing, flat, bill no., Mobile No. on the reverse of the chq.
6. Receipt will be issued with the next month bill.
7. Please submit your Email ID to the society for receiving copy of maintenance bill on Mail.

E. & O. E.

For Sunteck Westworld 1 Tower 4 Co-Op HSG Society Limited

Hon. Secretary/Treasurer

This Is Computer Generated Bill, Hence No Signature Is Required

RECEIPT

Sunteck Westworld 1 Tower 4 Co-Op HSG Society Limited

Survey No 45 to 47, 50 & 51, Hissa no. 1A, 2A, 3A, 3B,4, 4A, 5,6,7,8,9, Tivri Village, Naigaon East, Taluka
 -Vasai, District- Palghar

Flat No.: 4B / 4B-1102 Name of the member : Eraurav Prakash Parmar

Receipt No.	Receipt Date	Drawn on	Cheque No.	Cheque Date	Amount
211	15-Dec-23	HDFC Bank (India)	UPI	15-Dec-23	4,000.00
289	28-Dec-23		UPI	28-Dec-23	4,000.00
Total Amount Received					₹ 8,000.00

(Receipt is valid, subject to realization of cheque.)

E. & O. E.

For Sunteck Westworld 1 Tower 4 Co-Op HSG Society Limited



350 2369

पावती

Original/Duplicate

Monday, February 05, 2024

12:59 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2505 दिनांक: 05/02/2024

गावाचे नाव: टिवरी

दस्तऐवजाचा अनुक्रमांक: वसइ3-2369-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रुखसाना रियाज अहमद खान - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:18 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2546000 /-

मोबदला रु.3050000/-

भरलेले मुद्रांक शुल्क : रु. 183000/-

Sub Registrar Vasai 3

सह. मुख्य निबंधक वसई

वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224053400970 दिनांक: 05/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015038393202324E दिनांक: 05/02/2024

बँकेचे नाव व पत्ता:

रुखसाना

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

वसई-३

मुल्यांकल अहवाल सन २०२४

दस्त क्र. २५६९/२०२४

११६०

1. दस्ताचा प्रकार : फ्लिपिंग अनुच्छेद क्रमांक २५६
2. तालुका : वसई 3. गावाचे नांव : टीवरी
4. नगरभुमापन क्रमांक/सर्व्हे क./अंतिम भुखंड क्रमांक : ४५, ४६, ४७, ५०, ५१
5. मूल्य दरविभाग (झोन) : — उपविभाग ३११५
6. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / ५९०००
7. दस्तात नमूद केल्या मिळकतीचे क्षेत्रफळ : ४०-१३ कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट. —
8. कारपार्किंग : — गच्ची : — पोटमाळा : —
9. मजला क्रमांक : अकरवा मजला उदवाहन सुविधा :- आहे / नाही —
10. बांधकाम वर्षे : — घसारा : —
11. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे —
12. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : २-५४ ज्यान्वये दिलेली घट / वाढ —
13. निर्धारित केलेले बाजारमूल्य :- २५,४६,०००
14. दस्तामध्ये दर्शविलेला मोबदला :- ३०,५०,०००
15. देय मुद्रांक शुल्क : १८३००० 18. भरलेले मुद्रांक शुल्क : १८३०००
16. देय नोंदणी फी : ३०,०००



अ. काराज

सह दुय्यम निबंधक

लिपीक



CHALLAN
MTR Form Number-6

वसई-३
दस्ता क्र. २३६९ / २०२४
२ / १००



GRN	MH015038393202324E	BARCODE		Date	05/02/2024 09:20:57	Form ID	252
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No (If Applicable)	CXUPK5734Q		
Location	PALGHAR			Full Name	RUKHSANA RIYAJ AHMED KHAN		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1102, B WING, SUNTECK		
				Premises/Building	WESTWORLD 1 TOWER 4 CHSL		

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	183000.00	TIVARI							
0030063301 Registration Fee	30000.00	Area/Locality	NAIGAON						
		Town/City/District							
		PIN		4	0	1	2	0	8
		Remarks (If Any)	PAN2=BOYPP4813D~SecondPartyName=GAURAV PRAKASH PARMAR~						
		Amount In	Two Lakh Thirteen Thousand Rupees Only						
Total	2,13,000.00	Words							



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024020510824	2852006942
Cheque/DD No.		Bank Date	RBI Date	05/02/2024-09:34:36	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 1111111111
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुय्यम निलंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-350-2369	0007935726202324	05/02/2024-12:59:08	JGR135	30000.00



वसई-३
दस्त नं. 238E + 2024
3180



AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT made and entered into at Nallasopara, on this **5th** day of **February, 2024**. BETWEEN **MR. GAURAV PRAKASH PARMAR**, Age **30** years, adult, Indian Inhabitant, Residing at :- 20/A, Simla Nagar Rahivasi Sangh, Nepean Sea Road, Mumbai - 400006. Hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns) of the **FIRST PART**: -

उरकसाना
[Signature]

[Signature]

वसई-३
दस्त क्र. २३६० ०२४
०१६०

AND

- 1] MRS. RUKHSANA RIYAZ AHMED KHAN, Age 35 years,
 - 2] MR. RIYAZ AHMED MOHAMMAD YAQUB KHAN, Age 39 years,
- both adults, Indian Inhabitants, Residing at:- Room No. 14, Kabrastan Masjid Chawl, Akurli Road, Hanuman Nagar, Mumbai. 400101. Hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART:-**

WHEREAS :-

A] The TRANSFEROR is the member of "**SUNTECK WESTWORLD 1 TOWER 4 CO-OPERATIVE HOUSING SOCIETY LIMITED**" registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **PLR/(VSI)/HSG/(TC)/2063/2023**, at New Survey Nos. S. No. 45, H. No. 2A, S. No. 45, H. No. 3A, S. No. 45, H. No. 3B, S. No. 45 H. No. 4, S. No. 45, H. No. 6, S. No. 46, H. No. 4, S. No. 46, H. No. 5, S. No. 46, H. No. 6, S. No. 46 H. No. 7, S. No. 46, H. No. 8, S. No. 47, H. No. 1A, S. No. 47, H. No. 3A, S. No. 47, H. No. 3B, S. No. 47, H. No. 4A, S. No. 47, H. No. 5, S. No. 47, H. No. 8, S. No. 47, H. No. 9, S. No. 50, H. No. 4, S. No. 50, H. No. 5, S. No. 50, H. No. 6, S. No. 50, H. No. 7, and S. No. 50, H. No. 8, and S. No. 51, H. No. 2, Village **Tivri**, Situated at:- Tivri, Naigaon (East), Taluka Vasai, District Palghar. within the area of Sub Registrar at Vasai Taluka and as such member of the said Society, the TRANSFEROR is entitled to _____ () shares of the Society of the face value of Rs. _____/-each, bearing share No. _____, Distinctive nos. from _____ to _____, for brevity's sake collectively referred to as "**THE SAID**" said have been holding the Flat No. **1102**, area measuring **26.46** Square Mtrs. Carpet area as per RERA and **10.02** Square Mtrs. of other usable areas aggregating to **36.48** Square Mtrs. of total usable area, on **11th** Floor, in the "**B**" Wing, of the Building No. **4**, in the building known as "**SUNTECK WESTWORLD 1 TOWER 4 CO-OPERATIVE HOUSING SOCIETY**



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25/11/2020
New Survey No. S No.

LIMITED", Constructed on land bearing New Survey No. S No. 45, H No 2A, S No 45, H No 3A, S No 45, H No 3B, S No. 45 H No 4, S No 45, H No 6, S No 46, H No 4, S No 46, H No. 5, S No 46, H No 6, S No 46 H No 7, S No 46, H No 8, S. No 47, H No 1A, S No. 47, H. No. 3A, S No. 47, H. No. 3B, S No. 47, H. No 4A, S No. 47, H. No.5, S. No. 47, H. No. 8, S. No. 47, H. No. 9, S No 50, H. No. 4, S. No. 50, H. No. 5, S. No. 50, H. No. 6, S. No 50, H. No. 7, and S. No. 50, H. No. 8, and S. No. 51, H. No. 2, Village Tivri, Situated at:- Tivri, Naigaon (East), Taluka Vasai, District Palghar, [Hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"].

B) Whereas **SUNTECK REALTY LIMITED, DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, & UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED**, have sold the said Unit to **MR. GAURAV PRAKASH PARMAR**, Agreement For Sale Dated **25/11/2020**, & Regd. No. **Vasai-3-11890/2020**.

C) The TRANSFEROR is ready and willing to sell, transfer rights, title and interest and shares and the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum price of **Rs.30,50,000/- (Rupees Thirty Lakhs Fifty Thousand Only)**.

D) The TRANSFEROR herein has obtained permission from the society to sell the said Flat to the TRANSFEREES herein, and the society have agreed to transfer the said Flat in the TRANSFEREES.

E) The said Flat is being purchased by the TRANSFEREES for **Residential** purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Maharashtra of Construction, Sale, Management and Transfer) act, 1963 apply.

F) The TRANSFEREES have prior to the execution of the Agreement satisfied about the title of the TRANSFEROR to the said Flat and has agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing: -

गुरवप्रकाश

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NOW, THEREFORE, THESE PRESENTS WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO,

AS FOLLOWS: -

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1) The
E/ interest

The TRANSFEROR has agreed to transfer the right, title and interest to the TRANSFEREES in the said Flat for a consideration of **Rs.30,50,000/- (Rupees Thirty Lakhs Fifty Thousand Only)**.

2] The TRANSFEREES have paid the sum of **Rs.8,24,700/- (Rupees Eight Lakhs Twenty Four Thousand Seven Hundred Only)** being the Part Payment of the said Flat herein above mentioned [the payment and receipt whereof the TRANSFEROR do/doth hereby admit and acknowledge of and from the TRANSFEREES].

3] It have been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the TRANSFEROR the balance amount of **Rs.22,25,300/- (Rupees Twenty Two Lakhs Twenty Five Thousand Three Hundred Only)**, If TRANSFEREES fails to make complete payment, this agreement for re-sale will stand cancelled & void from TRANSFEROR, And TRANSFEROR will be handed over Possession to the TRANSFEREES after of Full & Final Payment received as agreed.

4] TRANSFEROR hereby has agreed to give to the TRANSFEREES all the original documents related to the said Flat through which the TRANSFEREES become the owners of the said Flat.

The TRANSFEROR declares that no person except himself has any share, right, title or interest of whatsoever nature in the said Flat and further declare that he has not entered into any agreement for sale, agreement to lease of any other agreement in respect of the said Flat.



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6] The TRANSFEROR hereby declare that he has paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, Society Charges etc. in respect of the Flat for the period ending of this Agreement. The TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREES against payment of such charges for the said period.

7] The TRANSFEREES shall have no claim save and except in respect of the Flat hereby purchased by him the common passages and the common amenities provided by the society in the said Flat.

8] The TRANSFEREES shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the Flat or any part thereof the said society.

9] The TRANSFEROR shall co-operate the electricity meter in the said Flat at the cost shall be borne by TRANSFEREES.

10] The TRANSFEREES hereby convenient to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenantable conditions so as to support the shelter and protect the parts of the said society.

11] The TRANSFEROR hereby agrees to transfer the amount paid for formation of such society and membership share thereof to the name of the TRANSFEREES.

12] The TRANSFEREES shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants of other tenements in the said society nor use the said Flat for any illegal or immoral purpose.

13] The TRANSFEREES accepts the construction and fittings etc. in respect of the said Flat to be satisfactory as on the execution of

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any additions, alteration or repairs to the Flat occupied by him nor shall hold the TRANSFEROR liable for any defect in the said Flat.

14] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by TRANSFEREES.

15] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made there under. And also under the transfer of property act. Both parties also thereby undertake that they will follows all the Rules and regulations of the society enumerated under, The Maharashtra Co-Operative Society Act, 1960 with rules made there under.

THE SCHEDULE OF THE PROPERTY

Flat No. **1102**, area admeasuring **26.46** Square Mtrs. Carpet area as per RERA and **10.02** Square Mtrs. of other usable areas aggregating to **36.48** Square Mtrs. of total usable area, on **11th** Floor, in the "**B**" Wing, of the Building No. **4**, in the building known as "**SUNTECK WESTWORLD 1 TOWER 4 CO-OPERATIVE HOUSING SOCIETY LIMITED**", Constructed on land bearing New Survey Nos. S. No. 45, H. No. 2A, S. No. 45, H. No. 3A, S. No. 45, H. No. 3B, S. No. 45 H. No. 4, S. No. 45, H. No. 6, S. No. 46, H. No. 4, S. No. 46, H. No. 5, S. No. 46, H. No. 6, S. No. 46 H. No. 7, S. No. 46, H. No. 8, S. No. 47, H. No. 1A, S. No. 47, H. No. 3A, S. No. H. No. 3B, S. No. 47, H. No. 4A, S. No. 47, H. No.5, S. No. 47, S. No. 47, H. No. 9, S. No. 50, H. No. 4, S. No. 50, H. No. 50, H. No. 6, S. No. 50, H. No. 7, and S. No. 50, H. No. 8, No. 51, H. No. 2, Village **Tivri**, Situated at:- Tivri, Naigaon (East), Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances At Vasai Taluka.



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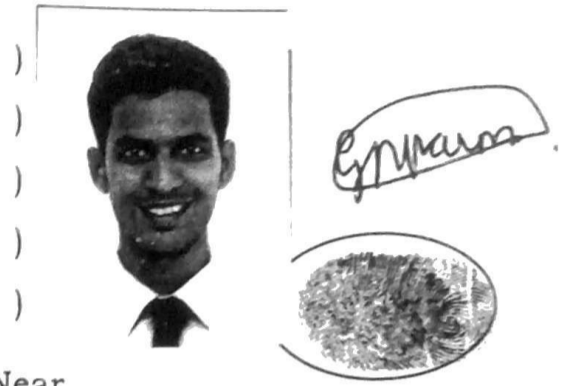
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IN WITNESS WHEREOF, THE PARTIES ~~HERETO HAVE SET~~
AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO
THE DAY AND THE YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE
Within named "THE TRANSFEROR"
MR. GAURAV PRAKASH PARMAR



In the presence of

1. Sarwar Alam
Add:- House No. 575, Sarmai Devi Road, Near
Islamiya Bakery, Turbhe Store, Turbhe, Thane - 400703.

Signature Sarwar Alam

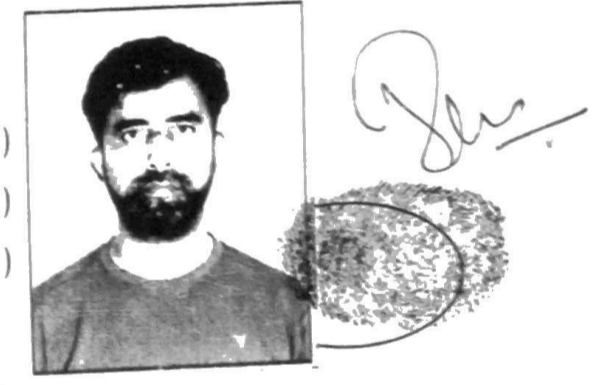
2. Mohammad Nazir Mohammad Swale Shaikh
Add:- R. No. 03, Masjid Chawl, Akurli Road, Near Muslim
Kabrastan, Kandivali (East), Mumbai - 400101.

Signature _____

SIGNED AND DELIVERED BY THE
Within named "THE TRANSFEREES"
**1] MRS. RUKHSANA RIYAZ AHMED
KHAN**



**2] MR. RIYAZ AHMED MOHAMMAD
YAQUB KHAN**



In the presence of

1. Sarwar Alam
Add:- House No. 575, Sarmai Devi Road, Near
Islamiya Bakery, Turbhe Store, Turbhe, Thane - 400703.

Signature Sarwar Alam

2. Mohammad Nazir Mohammad Swale Shaikh
Add:- R. No. 03, Masjid Chawl, Akurli Road, Near Muslim
Kabrastan, Kandivali (East), Mumbai - 400101.

Signature _____

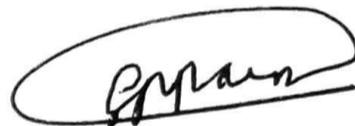


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दस्तावेज नं. १३६६०३
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RECEIPT

RECEIVED on or before the execution hereof, of and from the within named TRANSFEREES, the sum of **Rs.8,24,700/- (Rupees Eight Lakhs Twenty Four Thousand Seven Hundred Only)** and by way of Part Payment paid by them to me.

<u>AMOUNT</u>	<u>DATED</u>	<u>PAYMENT MODE</u>	<u>BANK NAME</u>
11,000/-	24/01/2024	Online Transfer	Central Bank Of India
50,000/-	27/01/2024	Cheq. No. 006612	Central Bank Of India
2,14,700/-	29/01/2024	Transfer by RTGS	Central Bank Of India
3,00,000/-	31/01/2024	Cheq. No. 006615	Central Bank Of India
2,49,000/-	05/02/2024	Cheq. No. 006616	Central Bank Of India

Rs.8,24,700/-**I SAY RECEIVED**

(TRANSFEROR)**WITNESSES:-**

1. Sarwar Alam
Add:- House No. 575, Sarmai Devi Road, Near
Islamiya Bakery, Turbhe Store, Turbhe, Thane - 400703.

Signature Sarwar Alam

2. Mohammad Nazir Mohammad Swale Shaikh
Add:- R. No. 03, Masjid Chawl, Akurli Road, Near Muslim
Kabrastan, Kandivali (East), Mumbai - 400101.

Signature Mohammad Nazir Mohammad Swale Shaikh

Annexure - "B"
 क्र. 238C/2028
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मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. पालघर - ४०१ ३०५.

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

जावक क्र. : व.वि.श.प.
 दिनांक :

VVCMC/TP/CC/SPA-VP-006/24/2018-19

20/08/2018

To,
 Shri. Hemant A. Patil, Director of
 DDPL Global Infrastructure Pvt.Ltd.,
 Unicorn House, Shreejee Vihar,
 Opp. MTNL, S.V. Road,
 Kandivall (W).
 MUMBAI-400 067.

Sub: Development Permission for the proposed Residential Building No.5 Wing A to L in Plot No.1 Phase-II on land bearing S. No.2.H.No.3, S. No.3, H. No. 1,7,8,10, S. No. 4, H. No. 1, 3, 6, 8, 12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2, 6/3, 6/4, 6/6, 6/7, 6/8,7,8,9, S. No. 6, H. No.1/1,1/3,2/1,2/2,2/3, 4,6, 5/1,5/2, 5/3,5/4,5/5,5/6, 5/7,5/8, S.No.7, H.No. 1, 3,7,11,2/1,5/1,6/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No. 2&4, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1/1,1/2 & 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 3, 4/1, 4/2,5,6, S.No.14, S. No. 15, H. No. 2,3,4,6, S. No. 16, H. No. 1,3,4,5 & 6, S. No. 22, H. No. 4,5, 6, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34,H.No.1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,5, S. No. 37, H. No. 1, S. No. 38, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, H.No.7pt, S. No. 42, H. No. 2,3,4,5A,BA,16, S. No. 43, H. No. 1A,3A,4K, S. No. 44, H. No. 1,2,3A,7Pt,8,9,10,11,12,13,14,15 S. No. 45, H. No. 1A,2A, 3A, 3B, 4, 5, 6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 1,4,5,6,7,8, S. No. 51, H. No. 1A,2, 4,5,6,7,8,9,10, 11,12, S. No. 52, H. No. 1,4,5/1, 5/2, S. No. 54, H. No. 4/2,6,7/2C, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.57, H.No.1, S.No.58, H.No.6, S. No. 67, S. No. 68, S. No. 69, H.No.1 S. No. 70, H.No.1 S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2, 4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 etc. at Village : Tivri, Tal : Vasal, Dist : Palghar

Ref :

- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012.
- 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/RDP/172 Dtd.09/01/2015.
- 4) Letter from Environment department No. MCZMA/2016/Case No.78/Ta.K4 Dt.07/09/2017.
- 5) Letter from Advocate Atul Damle Dt.05/10/2017.
- 6) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 7) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
- 8) Your Registered Engineer's letter dated 16/05/2018 & 18/08/2018.

Sir/ Madam,

The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009.



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दस्त क्र. २३८८ ०२४
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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७/०८
फैक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जाचक क्र. : व.वि.रा.म.
दिनांक :

WVCMC/TP/CC/SPA-VP-006/24/2018-19
89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khalpada, Vasalal, Rangao, Dolliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WVCMC is functioning as per MRTP Act 1966. The details of permission are as under:.

The conditions mentioned in the letter No WVCMC/TP/CC/SPA-VP-006/
Dt. /08/2018.

are binding on you.
The details of the layout is given below:

Sr. No.	Predominant Use	1	2
1	Residential	Shri. Hemant A. Patil, Director of DDPL Global Infrastructure Pvt.Ltd., Tivari	Residential, Commercial
		N.A. (In Sq.mt.)	Non N.A. (In Sq.mt.)
5	Existing Road	429680.00	172820.00
6	Balance plot Area	1368.61	442.21
7	Deduction for	428311.39	172377.79
a.	D.P. Road (40 & 30 mt. Wide)	17108.19	16885.35
b.	Railway (Vasal-Diva)	10145.21	5622.85
c.	Nalla/Water Body	7572.56	55812.14
d.	20 mt. Wide D.P. Road	47233.89	10903.7
e.	Mumbai - Baroda Express Way	4653.91	769.81
f.	Play Ground	476.58	--
g.	H.S.	4385.47	3673.85
h.	P.S.	751.81	1741.74
i.	PST & QUT	3479.30	--
j.	ESS	13022.20	--
Total (a to j)		108829.12	95409.44
8	Balance Area of Plot (3-4)	319482.27	76968.35
9	Area under DFCC	1762.98	--
10	Net Plot area (5-6)	317719.29	76968.35
11	Area affected by Buffer Zone	83761.78	22712.85
12	Rental area considered (25% of 50 acre)	50585.75	--
13	a) 15% R.G.	47922.34	11545.25
b) 5% Amenity		15974.11	3848.42
14	Total (10a + 10b)	63896.45	15393.67
15	Buildable Plot Area (0.85 of 7)	270061.40	65423.10
16	Permissible FSI	1	1
17	Permissible BUA	270061.40	65423.10
18	Add.: 9.5% Land Pooling area (9.5 % of 12)	25655.83	6215.19
19	Total BUA Permissible (14+15)	295717.23	71638.29
20	Proposed Built Up Area	292836.13	--

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

WVCMC/TP/CC/SPA-VP-006/24/2018-19
The details of the layout is given below:

Sr. No.	Predominant Use
1	Residential

- 1) The plot is for residential use.
- 2) The plot is for residential use.
- 3) The plot is for residential use.
- 4) The plot is for residential use.
- 5) The plot is for residential use.
- 6) The plot is for residential use.
- 7) The plot is for residential use.



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



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

जाबक क्र. : व.वि.रा.प.
 दिनांक :

VVCMC/TP/CC/SPA-VP-006/24/2018-19

The details of the Buildings is given below:

20/08/2018

Sr. No.	Predominant Use	Plot /Phase No.	Sector No.	Building no.	wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area
1	Residential	Plot No.1	Phase II	5	(Wing-A to L)	(St+22)	1512	-	53548.432

- 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- The amount of Rs.1,32,000/- (Rupees One Lakh Thirty two thousand only) deposited vide Receipt No.668136 dated.18/08/2018 With Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 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.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- You 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 Vasai-Virar City Municipal Corporation.
- 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.
- You shall construct cupboard if any, as per D.C Regulations.
- You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if mosquito treatment is not provided .by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- You shall provide two distinct pipelines for potable and non-potable water.
- You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.



वसई-३
 वस्त क्र. ३६१२
 १६१८०

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
 फॅक्स : ०२५० - २५२५१०९
 ई-मेल: vasai@vrcmunicipalcorporation@yahoo.com

जावक क्र. : च.वि.रा.प.
 दिनांक :

20/08/2018

- VVCMC/TP/CC/SPA-VP-006/24/2018-19
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD 11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
 - 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.(If applicable)
 - 14) You shall construct the compound wall before Plinth Completion Certificate.
 - 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
 - 16) 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.
 - 17) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporation. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
 - 18) You shall provide flush tanks in all W.C/Tollets 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 under intimation to this 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, and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
 - 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands 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.

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क्र. ३६९२०२४
१०१६०

नय, विरार
विरार (पूर्व),
प - ४०९ ३०५.

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०९ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : न.वि.शा.प.
दिनांक :

VVCMC/TP/CC/SPA-VP-006/24/2018-19

20/08/2018

- 23) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LiG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanirnan Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 24) 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.
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 27) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) 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.
- 31) In the said layout sector II of plot No.2 is affected by bullet train corridor. The exact location of the same shall be marked after final TILR of bullet train demarcation. NOC from concerned department shall be obtained before proposing any building surrounding bullet train corridor & if there is a change in alignment of Bullet Train corridor as per final TILR then layout plan should be modified accordingly.
- 32) In CRZ area FSI Permissible shall be as per CRZ NOC issued by MCZMA & CRZ notification 2011.
- 33) You shall not be land locked others land within layout & should be provided minimum access as per DCR.

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VVCMC/T
To: 1)

वसई-३
दस्त क्र. 238C/2028
238C
मुख्य कार्यालय, विरार

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



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

जाबक क्र. : व.वि.रा.म.
दिनांक :

WCMC/TP/CC/SPA-VP-006/21/2018-19

20/08/2018

- 34) You shall obtain prior permission of NBWL before approaching for additional Built-up area, if any.
- 35) You shall obtain NOC's from all concerned departments which are necessary in this project.
- 36) All Conditions mentioned in earlier approval are binding on applicants.

(Issued as per approved by the Commissioner)

Yours faithfully,

[Signature]
Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation



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

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasai .
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
DMC-2.
4. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
5. M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1 st floor,
Ambadi Road, Vasai (W)
Taluka - Vasai, Dist-Palghar.

वसई-३
 क्र. २३६६२०२४
 १९१६०

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



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

सायकल : घ.वि.रा.म.
 दिनांक :

WCMC/TP/CC/SPA-VP-006/25/2018-19

29/08/2018

To
 ✓ Shri. Homant A. Patil, Director of
 DDPL Global Infrastructure Pvt.Ltd.,
 Unicorn House, Shreejee Vihar,
 Opp. MTNL, S.V. Road,
 Kandivali (W).
 MUMBAI-400 067.

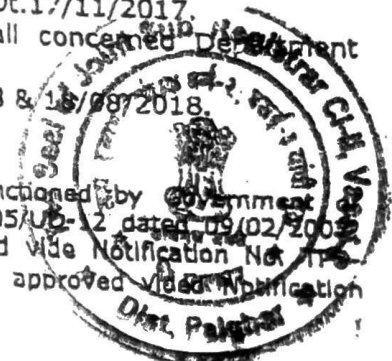
Sub: Development Permission for the proposed Residential with Shopping Building No.6 Wing A to F in Plot No.1 Phase-II on land bearing S. No.2.H.No.3, S. No.3, H. No. 1,7,8,10, S. No. 4, H. No. 1, 3, 6, 8, 12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2, 6/3, 6/4, 6/6, 6/7, 6/8,7,8,9, S. No. 6, H. No.1/1,1/3,2/1,2/2,2/3,3, 4,6, 5/1,5/2, 5/3,3/4,5/5,5/6, 5/7,5/8, S.No.7, H.No. 1, 3,7,11,2/1,5/1,8/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No. 2&4, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1/1,1/2 & 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 3, 4/1, 4/2,5,6, S.No.14, S. No. 15, H. No. 2,3,4,6, S. No. 16, H. No. 1,3,4,5 & 6, S. No. 22, H. No. 4,5, 6, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, H.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34,H.No.1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, H.No.7pt, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4K, S. No. 44, H. No. 1,2,3A,7Pt, 8,9,10,11,12,13,14,15 S. No. 45, H. No. 1A,2A, 3A, 3B, 4, 5, 6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 1,4,5,6,7,8, S. No. 51, H. No. 1A,2, 4,5,6,7,8,9,10, 11,12, S. No. 52, H. No. 1,4,5/1, 5/2, S. No. 54, H. No. 4/2,6,7/2C, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.57, H.No.1, S.No.66, H.No.6, S. No. 67, S. No. 68, S. No. 69,H.No.1 S. No. 70, H.No.1 S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2, 4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 etc, at Village : Tirvi, Tal : Vasai, Dist : Palghar

Ref :

- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012.
- 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/RDP/172 Dtd.09/01/2015.
- 4) Letter from Environment department No. MCZMA/2016/Case No.78/Ta.K4 Dt.07/09/2017.
- 5) Letter from Advocate Atul Damle Dt.05/10/2017.
- 6) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 7) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
- 8) Your Registered Engineer's letter dated 16/05/2018 & 16/08/2018.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2009 Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ २०५.



दूरध्वनी : ०२२० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२२० - २५२५१०३
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.शा.म.
दिनांक :

वसई, जि. पालघर - ४०१ २०५.
दस्तावेज क्र. ३४८/१०१
२०१८

20/08/2018

VCMC/TP/CC/SPA/VP-006/25/2018-19
No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TP5-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages: Arnala, Arnala Killa, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The respective jurisdiction and SPA for 21 villages VCMC is functioning as per MRTP Act 1966. The details of permission are as under:-

The conditions mentioned in the letter No VCMC/TP/CC/SPA-VP-006/
Dt. /08/2018.

are binding on you.
The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	:	Shri. Hemant A. Patil, Director of DDPL Global Infrastructure Pvt.Ltd.,
2	Location	:	Tivari
3	Land use (Predominant)	:	Residential, Commercial
			N.A. (in Sq.mt.) Non N.A. (in Sq.mt.)
4	Area of Plot (As per 7/12)	:	429680.00 172820.00
5	Existing Road	:	1368.61 442.21
6	Balance plot Area	:	428311.39 172377.79
7	Deduction for	:	
	a. D.P. Road (40 & 30 mt. Wide)	:	17108.19 16885.35
	b. Railway (Vasai-Diva)	:	10145.21 5622.85
	c. Nalla/Water Body	:	7572.56 55812.14
	d. 20 mt. Wide D.P. Road	:	47233.89 10903.7
	e. Mumbai - Baroda Express Way	:	4653.91 769.81
	f. Play Ground	:	476.58 --
	g. H.S.	:	4385.47 3673.85
	h. P.S.	:	751.81 1741.74
	i. PST & QUT	:	3479.30 --
	j. ESS	:	13022.20 --
	Total (a to j)	:	108829.12 95409.44
8	Balance Area of Plot (3-4)	:	319482.27 76968.35
9	Area under DFCC	:	1762.98 --
10	Net Plot area (5-6)	:	317719.29 76968.35
11	Area affected by Buffer Zone	:	83761.78 22712.85
12	Rental area considered (25% of 50 acre)	:	50585.75 --
13	a) 15% R.G.	:	47922.34 11545.25
	b) 5% Amenity	:	15974.11 3848.42
14	Total (10a + 10b)	:	63896.45 15393.67
15	Buildable Plot Area (0.85 of 7)	:	270061.40 65423.10
16	Permissible FSI	:	1 1
17	Permissible BUA	:	270061.40 65423.10
18	Add.: 9.5% Land Pooling area (9.5 % of 12)	:	25655.83 6215.19
19	Total BUA Permissible (14+15)	:	295717.23 71638.29
20	Proposed Built Up Area	:	292836.13 --



मुख्य व
ता. वसई, जि.



वसई-३

दस्तावेज क्र. 2384/2018

47180

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



दूरध्वनी : ०२५० - २५२५२०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०३
ई-मेल : vasaiVirarcorporation@yahoo.com

जाचक क्र. : ब.वि.श.प.
दिनांक :

VVCMC/TP/CC/SPA-VP-006/25/2018-9
The details of the Buildings is given below:

20/08/2018

Sr. No.	Predominant Use	Plot /Phase No.	Sec tor No.	Buildi ng no.	wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area
4	Residential with Shopline	Plot No. 1	Phase-II	8	(Wing-A)	(St+22)	128	—	19092.594
	Residential with Shopline				(Wing-B)	(Gr+St+22)	120	06	
	Residential with Shopline				(Wing-E)	(Gr+St+22)	118	10	
	Residential with Shopline				(Wing-F)	(Gr+St+22)	120	08	
	Residential with Shopline			8	(Wing-C & D)	(Basement+ Gr+St+22)	228	12-shops, 1-Super market, 1Banquette hall	11184.175
Total									30276.769

- 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- The amount of Rs.1,32,000/- (Rupees One Lakh Thirty two thousand only) deposited vide Receipt No.668136 dated.18/08/2018 With Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 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.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- You 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 Vasai-Virar City Municipal Corporation.
- 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. (Dr. 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/tower etc) before applying for Plinth Completion Certificate.
- You shall construct cupboard if any, as per D.C Regulations.



मुख्य कार्यालय, विरार
विरार (पूर्व),



सुचक सं. १२०० - १२०००१ / ११/०१/२०१०/१२
दिनांक ११/०१/२०१०
ई-मेल vasalvirar@vasalvirar.gov.in

सहायक नगर पंचायत
विरार

दस्तावेज सं. - ३
दस्तावेज सं. १२३६८/२०१०
२२/१०

20/08/2018

VVCMC/TP/CC/SPA-VP-006/25/20/14-19

9) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

10) You shall provide two distinct pipelines for potable and for non-potable water.

11) You shall provide Anti larvas treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BMC Act if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.

12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.(If applicable)

14) You shall construct the compound wall before Plinth Completion Certificate.

15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.

16) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.

You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasal Virar city municipal Corporation. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.

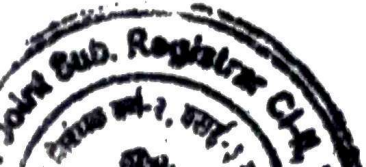
18) You shall provide flush tanks in all W.C./Toilets with dual valve system.

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 Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this 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, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

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क्र.सं. 2384/2018
23180

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५१०३
ई-मेल : vasalvirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/SPA-VP-006/25/2018-19

20/08/2018

- 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands 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. Vasal Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 23) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 24) 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.
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 27) You are responsible for the disposal of construction & Demolition waste (Gabris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) 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 Vasal Virar Sub division according to their layout.

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मुख्य कार्यालय, विरार
विरार (पूर्व),



दूरध्वनी : ०२२ - २५२५२०२ / ०२-०३/९४/०५/०९
फैक्स : ०२२ - २५२५२०९
ई-मेल : vasaiVirarcorporation@yahoo.com

जायक क्र. : व.वि.श.प.
दिनांक :

20/08/2013

ता. वसई, जि. पालघर - व.वि.श.प.
वसई नं. 238C/2013
12/8/13

VVCMC/TP/CC/SPA-VP-006/25/2013-19

- 31) In the said layout sector II of plot No.2 is affected by bullet train corridor. The exact location of the same shall be marked after final TILR of bullet train demarcation. NOC from concerned department shall be obtained before proposing any building surrounding bullet train corridor & if there is a change in alignment of Bullet Train corridor as per final TILR then layout plan should be modified accordingly.
- 32) In CRZ area FSI Permissible shall be as per CRZ NOC issued by MCZMA & CRZ notification 2011.
- 33) You shall not be land locked others land within layout & should be provided minimum access as per DCR.
- 34) You shall obtain prior permission of NBWL before approaching for additional Built-up area, if any.
- 35) You shall obtain NOC's from all concerned departments which are necessary in this project.
- 36) All Conditions mentioned in earlier approval are binding on applicants.

(Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation



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

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasal .
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
DMC-2.
4. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward officeG.....
5. M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1 st floor,
Ambadi Road, Vasal (W)
Taluka - Vasal, Dist-Palghar.

दस्ता क्र. 238C/2028
22/180

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



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

जाचक क्र. : च.वि.श.म.
दिनांक :

VCMC/TP/CC/SPA-VP-006/26/2018-10

20/08/2018

To
Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt.Ltd.,
Unicorn House, Shreejee Vihar,
Opp. MTNL, S.V. Road,
Kandivall (W),
MUMBAI-400 067.

Sub: Development Permission for the proposed Residential Building No.7 Wing A & B in Plot No.1 Phase-II on land bearing S. No.2.H.No.3, S. No.3, H. No. 1,7,8,10, S. No. 4, H. No. 1, 3, 6, 8, 12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2, 6/3, 6/4, 6/6, 6/7, 6/8,7,8,9, S. No. 6, H. No.1/1,1/3,2/1,2/2,2/3,3, 4,6, 5/1,5/2, 5/3,5/4,5/5,5/6, 5/7,5/8, S.No.7, H.No. 1, 3,7,11,2/1,5/1,5/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 2/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No. 2,4, S. No. 9, H. No. 2,4,8,6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1/1,1/2,2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1,3,4/1, 4/2,5,6, S.No.14, S. No. 14, H. No. 2,3,4,5, S. No. 16, H. No. 1,3,4,5 & 6, S. No. 22, H. No. 4,5, 6, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34,H.No.1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, H.No.7pt, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4K, S. No. 44, H. No. 1,2,3A,7Pt,8,9,10,11,12,13,14,15 S. No. 45, H. No. 1A,2A, 3A, 3B, 4, 5, 6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 1,4,5,6,7,8, S. No. 51, H. No. 1A,2, 4,5,6,7,8,9,10, 11,12, S. No. 52, H. No. 1,4,5/1, 5/2, S. No. 54, H. No. 4/2,6,7/2C, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.57, H.No.1, S.No.66, H.No.6, S. No. 67, S. No. 68, S. No. 69,H.No.1 S. No. 70, H.No.1 S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 3, S.No.117, H.No. 2, 4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 etc. at Village : Yivri, Tal : Vasal, Dist : Palghar

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- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VSR/CC/ BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VSR/RDP/BP-4622/E/022 Dtd.27/06/2012.
- 4) Revised Development Permission No. CIDCO/ATPO(VSR)/BP-4622/RDP/172 Dtd.09/01/2015.
- 4) Letter from Environment department No. MCZMA/2016/Case No.78/2016/K4 Dt.07/09/2017.
- 5) Letter from Advocate Atul Damle Dt.05/10/2017.
- 6) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017
- 7) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
- 8) Your Registered Engineer's letter dated 16/05/2018 & 18/08/2018



Sir/ Madam,
The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-

मुख्य कार्यालय, विरार
विरार (पूर्व),



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०२ २५२५१०२
फैक्स : ०२५० - २५२५१०२
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

ता. वसई जि.पालघर - ४०१ ३०५
वसई-२
वसई क्र. २३८८/२०१८
२६१६०

20/08/2018

WCMC/TP/CC/SPA-VP-006/26/2018-19
89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dolly, Khardi, Khochlwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The conditions mentioned in the letter No WCMC/TP/CC/SPA-VP-006/
Dt. /08/2018.

are binding on you.
The details of the layout is given below:

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1	Name of Assessee owner / P.A. Holder	:	Shri. Hemant A. Patil, Director of DDPL Global Infrastructure Pvt.Ltd.,
2	Location	:	Tivari
3	Land use (Predominant)	:	Residential, Commercial
			N.A. (In Sq.mt.) Non N.A. (In Sq.mt.)
4	Area of Plot (As per 7/12)	:	429680.00 172820.00
5	Existing Road	:	1368.61 442.21
6	Balance plot Area	:	428311.39 172377.79
7	Deduction for	:	
	a. D.P. Road (40 & 30 mt. Wide)	:	17108.19 16885.35
	b. Railway (Vasai-Diva)	:	10145.21 5622.85
	c. Nalla/Water Body	:	7572.56 55812.14
	d. 20 mt. Wide D.P. Road	:	47233.89 10903.7
	e. Mumbai - Baroda Express Way	:	4653.91 769.81
	f. Play Ground	:	476.58 --
	g. H.S.	:	4385.47 3673.85
	h. P.S.	:	751.81 1741.74
	i. PST & QUT	:	3479.30 --
	j. ESS	:	13022.20 --
	Total (a to j)	:	108829.12 95409.44
8	Balance Area of Plot (3-4)	:	319482.27 76968.35
9	Area under DFCC	:	1762.98 --
10	Net Plot area (5-6)	:	317719.29 76968.35
11	Area affected by Buffer Zone	:	83761.78 22712.85
12	Rental area considered (25% of 50 acre)	:	50585.75 --
13	a) 15% R.G.	:	47922.34 11545.25
	b) 5% Amenity	:	15974.11 3848.42
14	Total (10a + 10b)	:	63896.45 15393.67
15	Bulldable Plot Area (0.85 of 7)	:	270061.40 65423.10
16	Permissible FSI	:	1 1
17	Permissible BUA	:	270061.40 65423.10
18	Add.: 9.5% Land Pooling area (9.5 % of 12)	:	25655.83 6215.19
19	Total BUA Permissible (14+15)	:	295717.23 71638.29
20	Proposed Built Up Area	:	292836.13 --



वसई-३
 क्र. २३८५२०२४
 २८/१६०

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०२/०४/०५/०६
 फॅक्स : ०२५० - २५२५१०३
 ई-मेल : vasaiVirarCorporation@yahoo.com

जावक क्र. : व.वि.श.प.
 दिनांक :

VVCMC/TP/CC/SPA-VP-006/26/2018-19

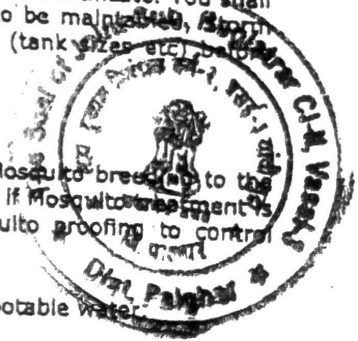
20/08/2018

The details of the Buildings is given below:

Sr. No.	Predominant Use	Plot /Phase No.	Sector No.	Building no.	wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area
1	Residential	Plot No.1	Phase-II	7	(Wing-A) (Wing-B)	(St+22) (St+22)	126 126	— —	8924.812

note

- 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- The amount of Rs.1,32,000/- (Rupees One Lakh Thirty two thousand only) deposited vide Receipt No.668136 dated.18/08/2018 With Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 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.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
 You 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 Vasai-Virar City Municipal Corporation.
- 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.
- You shall construct cupboard if any, as per D.C Regulations.
- You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- You shall provide two distinct pipelines for potable and for non-potable water.
- You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BPMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.





दूरभाषी : ०२५० - २५२५१०१ / ०२/०१/०४/०५/०६/०७/०८/०९/१०/११/१२
 फॅक्स : ०२५० - २५२५१०७
 ई-मेल : vasalvirarcorporation@yahoo.com

मुख्य कार्यालय, विरार
 विरार (पूर्व).

ता. वसई, जि. पालघर - ४०२ ३०५.

जाचक क्र. : व.वि.श.म.
 दिनांक :

वसई-३
दस्ता क्र. 238C/19000
22140

20/08/2018

VVCMC/TP/CC/SPA-VP-006/26/2018-19
 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

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14) You shall construct the compound wall before Plinth Completion Certificate.

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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.

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22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands 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. Vasal Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.



मुख्य
ता. वसई, जि.

int



दस्तावेज क्र. 23-EE-2018
2018

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasaviroadcorporation@yahoo.com

जाचक क्र. : ब.वि.रा.प.
दिनांक :

VVCMC/TP/CC/SPA-VP-006/26/2018-19

20/08/2018

23) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanirman Bhevan, Bandra (E), Mumbai-403 051 contact No. 02266405018.

24) 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.

25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

26) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.

27) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting Unit as per MSW rules 2016 prior to occupancy certificate.

29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.

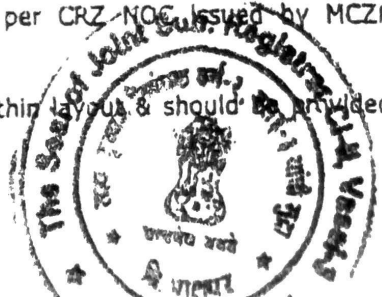
30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.

31) In the said layout sector II of plot No.2 is affected by bullet train corridor. The exact location of the same shall be marked after final TILR of bullet train demarcation. NOC from concerned department shall be obtained before proposing any building surrounding bullet train corridor & if there is a change in alignment of Bullet Train corridor as per final TILR then layout plan should be modified accordingly.

32) In CRZ area FSI Permissible shall be as per CRZ-NOC issued by MCZMA & CRZ notification 2011.

33) You shall not be land locked others land within layout & should be provided minimum access as per DCR.

Handwritten signature



मुख्य कार्यालय, विरार
विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०९ / ०२/०२/०४/५५५५
फैक्स : ०२५० - २५२५२०७
ई-मेल: vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.रा.म.
दिनांक :

20/08/2018

वसई-३
दस्त क्र. 12 324/2008
30140

W/C/MC/TP/CC/SPA-VF-006/26/2018-19

- 34) You shall obtain prior permission of NEWL before approaching for additional Built-up area, if any.
- 35) You shall obtain NOC's from all concerned departments which are necessary in this project.
- 36) All Conditions mentioned in earlier approval are binding on applicants.

(Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation



End.: a/a.
c.c. to:

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasal .
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
DMC-2.
4. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward officeG.....
5. M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1 st floor,
Ambadi Road, Vasal (W)
Taluka - Vasal, Dist-Palghar.



ANNEXURE "C"

वसई - ३

दस्त क्र. ११८० १२०२०

२० १२११



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
p99000017606

Project: **Sunteck West World 1, Tivri, Nalgaoan East; Plot Bearing / CTS / Survey / Final Plot No.: 45/2A, 45/3A, 45/3B, 45/4, 45/6, 46/4-8, 47/1A, 47/3A, 47/3B, 47/4A, 47/5, 47/8, 47/9, 50/4-8, 51/2 at Tivari, Vasal, Palghar, 401208;**

1. **Sunteck Realty Limited** having its registered office / principal place of business at **Tehsil: Andhari, District: Mumbai Suburban, Pin: 400057.**

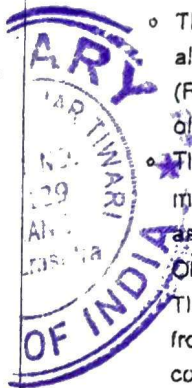
2. This registration is granted subject to the following conditions, namely:-

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

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

- The Registration shall be valid for a period commencing from 29/08/2018 and ending with 30/09/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 8/29/2018 2:04:49 PM

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

Dated: 29/08/2018
Place: Mumbai

बसई - ३	
दस्तावेज क्र. ११६०	१२०२०
६६	१२११



Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number 2900017027

Project **Sunteck West World 2, Tivri, Nalgaon East Plot Bearing / CTS / Survey / Final Plot No.: 45/2A, 45/3A, 45/3B, 45/4, 45/6, 46/4-B, 47/1A, 47/3A, 47/3B, 47/4A, 47/5, 47/8, 47/9, 50/4-8, 51/2 at Tivri, Vasai, Palghar, 401208;**

1. **Sunteck Realty Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **29/08/2018** and ending with **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Date: 29/08/2018
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 8/29/2018 2:11:33 PM

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