



KONKAN BHAVAN BRANCH

Saving A/C No	RLMS REF NO
---------------	-------------

CIF NO	Tie up no (if applicable)
--------	------------------------------

LOS Reference No.	PAL / Take Over / New / REsale / Top up / LAP
-------------------	---

Applicant Name	SUNITA GOSAVI
----------------	---------------

Co-Applicant Name	
-------------------	--

Co-Applicant Name	
-------------------	--

Co-Applicant Name	
-------------------	--

Contract (Resi)	Mobile 7039 412 682.
-----------------	----------------------

Loan Amount 18,00,000/-	Tenure 22 YEARS.
-------------------------	------------------

Interest Rate 8.60%	EMI
---------------------	-----

Loan Type HL NEW	SBI LIFE YES.
------------------	---------------

Moratorium Require Yes/No	Moratorium Period
---------------------------	-------------------

Property Location	MIRA ROAD
-------------------	-----------

Property Cost	22,00,000/-
---------------	-------------

Name of Developer / Vendor	
----------------------------	--

RBO - NAVI MUMBAI ZONE - THANE Branch	KONKAN BHAVAN (Code No) 06240
---------------------------------------	-------------------------------

Contact Person	NARAYAN PADAVE	Mobile No.	983305840.
----------------	----------------	------------	------------

Name of RACPC Co-ordinator along with Mob No.	
---	--

	DATE		DATE
SEARCH - 1		ITR VERIFICATION	
SEARCH - 2		RESIDENCE VERIFICATION	
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No.	
--------------------------------------	--

A/C NO.	
---------	--

SBI LIFE A/C NO.	
------------------	--

NAME 1.	
---------	--

2.	
----	--

3.	
----	--

CERSAI NO. : ASSET ID :	
-------------------------	--

SI ID :	
---------	--



**SURAKSHA
SMART CITY**

Date : 16-02-2024

To,
The Branch Manager,
State Bank of India,
RACPC _____,

Dear Sir / Madam,

I /We, **CONCEPTUAL ADVISORY SERVICES LLP.**, hereby certify that:

1. I/We have transferable rights to the property described below, which has been allotted by us to **MS. SUNITA SURESH GOSAVI** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated **12/02/2024**. (herein after referred to as the "Sale document")

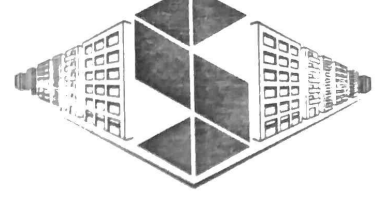
Description of the property:

Flat No.	1911
Building No.	20
Project Name	SURAKSHA SMART CITY PHASE - I
Plot No.	_____
Street No./Name	_____
Locality Name	RAJAVLI VILLAGE
Area Name	NEAR MADHUBAN TOWNSHIP
City Name	VASAI - EAST
Pin Code	401208

2. That the total consideration for this transaction is **Rs.22,50,000/- (Rs. Twenty Two lakh Fifty Thousand only)**
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper

CONCEPTUAL ADVISORY SERVICES LLP

Registered Office:- Corporate Office, Suraksha Smart City, Pajavali, Vasai East, Vasai Virar City, Pincode – 401208



SURAKSHA
SMART CITY

ALLOTMENT LETTER

From,
Conceptual Advisory Services LLP
Corporate office, Suraksha Smart City,
Rajavali, Vasai East,
Vasai Virar City, 401208.

Date: 03-02-2024

To,
MS. SUNITA SURESH GOSAVI
FLAT NO .205, GIRDHAR NAGAR,
SHIVSENA LANE, NEAR AMBAJI STREET,
BHAYANDER WEST

Subject: Your offer to purchase Flat no. 1911 on 19th Residential floor of the Building more particularly described in the Schedule hereunder written ("the said Flat") in Sector Number IV B, Building number 20 ("the said Building"), Wing number (Not Applicable), being constructed on all that piece and parcel of land ("the said Land") in the project known as "SURAKSHA SMART CITY PHASE-1" ("the said Project") alongwith NIL Car-parking (Stilt/ Stack/Other) Space/s.

Dear Sir / Madam,

1. You are aware that we have registered the said Project for development and construction of the said Building on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"), with the Maharashtra Real Estate Regulatory Authority ("MahaRERA") under registration number P99000023396 bearing Website URL <https://maharera.mahaonline.gov.in/>

Receipt (pavti)

350/2858

Monday, February 12, 2024

9:33 AM

2

पावती

oc

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: राजावली
दस्तावेजाचा अनुक्रमांक: वसई3-2858-2024
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सुनिता सुरेश गोसावी - -

पावती क्र.: 3014

दिनांक: 12/02/2024

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 119

रु. 22500.00
रु. 2380.00

एकूण:

रु. 24880.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:52 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

वाजार मुल्य: रु.2186000 /-
मोबदला रु.2250000/-
भरलेले मुद्रांक शुल्क : रु. 46000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

- 1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224105603184 दिनांक: 12/02/2024
वँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.380/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224108903199 दिनांक: 12/02/2024
वँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.22500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015404842202324E दिनांक: 12/02/2024
वँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

- 1) नवि मुंबई आंतरराष्ट्रीय विमानतळांच्या विकामामाठी : मुद्रांक-2015/ /अनों.सं.क्र.33/प्र.क्र.730/म-1
दिनांक30/05/2016

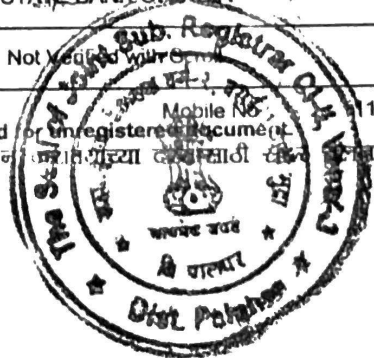
S. S. S. S. S.



CHALLAN
MTR Form Number-6



GRN	MH015404842202324E	BARCODE	Date		10/02/2024-13:24:29	Form No	252
Department	Inspector General Of Registration		Payer Details		24/2028		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	PAN No.(If Applicable)		BA0PG91950		
Case Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Full Name	SUNITA SURESH GOSAVI				
Location	PALGHAR	Flat/Block No.	FLAT NO 1911, BLDG NO 20, SURAKSHA				
Year	2023-2024 One Time	Premises/Building	SMART CITY - PHASE - I				
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	46000.00	Road/Street	RAJAVALI			
0030063301	Registration Fee	22500.00	Area/Locality	VASAI			
			Town/City/District				
			PIN	4	0	1	2 0 8
			Remarks (If Any)	PAN2=AANFC1396C--SecondPartyName=CONCEPTUAL ADVISORY SERVICES LLP--			
			Amount In	Sixty Eight Thousand Five Hundred Rupees Only			
Total		68,500.00	Words				
Payment Details		STATE BANK OF INDIA					
Cheque-DD Details		Bank CIN	Ref. No.	00040572024021093145	CK000MQDN1		
Cheque/DD No.		Bank Date	RBI Date	10/02/2024-13:24:29	Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with RBI			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हेचलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता या दस्त्यासाठी वापर होऊ शकत नाही.

111111111

46000.00
68,500.00

20/11/24

वसई-३
क्र. 224/L-12028
e1970

सदर दस्तावील पत्रकार हा प्रणयमंत्री आवास योजनेअंतर्गत लाभार्थी आहे, वसई विहार शहर महानगरपालिका प्रमाणित केलेला असून लाभार्थीचे नांव Sunita Suresh Gosavi असे आहे. मुद्रांक शुल्क आकारणी बाबत महाराष्ट्र शासन अधिसूचना क्र. मुद्रांक-2015/1745/अनी. स. क्र. 24/प्र. क्र. 24/प्र. क्र.573/म-1 दिनांक 20/02/2019 अन्वये रु. 1000/- व महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 127 नुसार 1 टक्के दराने रु. 22500/- आणि महाराष्ट्र शासन, नगर विकास विभाग यांच्या दिनांक 08/02/2019 रोजीच्या अधिसूचनेनुसार महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 च्या कलम 149वी नुसार टक्के दराने रु. 22500 /- असे एकूण रु. 46000 इतके मुद्रांक शुल्क वसूल आहे.

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Vasai, District Palghar, Maharashtra, on this 12th Day of Feb, Two thousand and Twenty ("Execution Date").

BETWEEN

CONCEPTUAL ADVISORY SERVICES LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having PAN: AANFC1396C, LLPIN: AAL-7462 and having its registered office at 3, Narayan Building,23, L.N. Road, Dadar (East), Mumbai 400014, Maharashtra, India, through its Authorized signatory VIVEK BALKRISHNA GAIKWAD (hereinafter referred to as the "Developer") shall unless it be repugnant to the context or meaning thereof shall include its successors and assigns) of the One Part;



AND

MS. SUNITA SURESH GOSAVI s/d of Mr. RAVI VITTHAL DAMAN aged 38 years, Indian Inhabitant/s having PAN BAOPG9195D and residing at FLAT NO .205, GIRDHAR NAGAR, SHIVSENA LANE, NEAR AMBAJI STREET, BHAYANDER WEST (hereinafter referred to as the "Allottee", which expression shall, unless it be repugnant to

2024 09:36:32

Sunita Suresh Gosavi

[Signature]

वसई-३

दस्त क्र. २५८/२०२४

१०/११९

the context or meaning thereof, be deemed to mean and include, in the case of a/an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the Other Part. The Allotee is a Pradhan Mantri Awas Yojana ("PMAY") beneficiary, as certified by Vasai Virar City Municipal Corporation ('VVMC') vide letter dated 5th October 2023 bearing reference no. व.वि.श.म/उप.आ/बांध/८९/२३.

The Developer and the Allotee shall hereinafter be collectively referred to as the "Parties" and individually as a "Party".

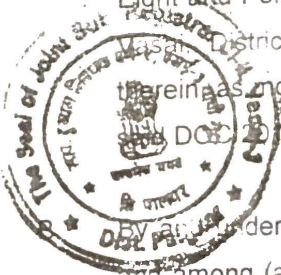
WHEREAS:

A. By and under the deed of conveyance dated 16/08/2019 ("DOC 2019") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit sold, transferred, assigned and conveyed in favour of the Developer various piece and parcel of lands admeasuring in aggregate 258.02 (Two Hundred Fifty Eight and Point Two) acres, all situated, lying and being at Village Raiavali, Taluka District Palghar, Maharashtra, India, along with all development rights therein as more particularly described under the Schedule I to Schedule VII of the said DOC 2019 ("Land 1").

Under an agreement to sale dated 19/08/2019 ("AFS 2019") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited;

Glowshine Properties Private Limited, therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit sold, transferred, assigned and conveyed in favour of the Developer various piece and parcel of lands admeasuring in aggregate 258.02 (Two Hundred Fifty Eight and Point Two) acres, all situated, lying and being at Village Raiavali, Taluka District Palghar, Maharashtra, India, along with all development rights therein as more particularly described under the Schedule I to Schedule VII of the said DOC 2019 ("Land 2").

C. By and under a power of attorney dated 19/08/2019 ("POA 2019") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the one part, in favour of the Developer herein, acting as the Purchaser, of the other part, bearing registration number VASAI No. 4 / 6439 / 2019 having 493 pages, the Vendors and Kirit irrevocably and exclusively authorized the Developer herein, acting as the Purchaser, to execute the deed of conveyance dated 16/08/2019 ("DOC 2019") in favour of the Developer herein, acting as the Purchaser, of one part, and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited;



वसई-३

दस्त क्र. २६५८/२०२४

१०/११९

the context or meaning thereof, be deemed to mean and include, in the case of a/an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **Other Part**. The **Allotee** is a **Pradhan Mantri Awas Yojana ("PMAY")** beneficiary, as certified by Vasai Virar City Municipal Corporation ('VVCMC') vide letter dated 5th October 2023 bearing reference no. व.वि.श.म/उप.आ/बांध/ ८९/२३.

The Developer and the Allotee shall hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. By and under the deed of conveyance dated 16/08/2019 ("**DOC 2019**") executed by and among (a) the Developer herein, therein referred to as the Purchaser, of one part, and (b) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as

वसई-३
दिनांक 19/08/2019

Glowshine Properties Private Limited and Glowshine Properties Private Limited, therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6455 / 2019 having 287 pages, the Vendors and Kirit agreed to sell, transfer, assign and convey in favour of the Developer various piece and parcel of lands admeasuring in aggregate 10.56 (Ten Point Fifty Six) acres, all situated, lying and being at Village Raiavali, Taluka Vasai, District Palghar, Maharashtra, India, along with all development rights therein, as more particularly described under the Schedule I to Schedule I of the said Act, 2019 ("Land 2").



C. By and under a power of attorney dated 19/08/2019 ("POA 2019") executed by (a) (i) Glowshine Builders And Developers Private Limited, (also referred to as Glowshine Builders And Developers; Glowshine Builders Private Limited; Glowshine Properties Private Limited and Glowshine Properties), therein referred to as "Glowshine" of the First Part, (ii) Sahara India Commercial Corporation Limited (formerly known as 'Sahara India Housing Limited' and also referred to as Sahara India Commercial Corporation), therein referred to as "SICCL" of the Second Part, (iii) Sahara Infrastructure And Housing Limited (formerly known as 'Gora Projects Limited'), therein referred to as "SIHL" of the Third Part, (iv) Kirdar Properties Private Limited, therein referred to as "Kirdar" of the Fourth Part, (v) Saimangal Properties Private Limited, therein referred to as "Saimangal" of the Fifth Part, (vi) Manmandir Properties Private Limited, therein referred to as "Manmandir" of the Sixth Part, and (vii) Kirit City Homes Mau Private Limited, therein referred to as "Kirit" of the Seventh Part, therein collectively referred to as the Vendors and Kirit, of the one part, in favour of the Developer herein, therein referred to as the Purchaser, of the other part, which is registered in the office of the sub-registrar bearing registration number VASAI No. 4 / 6456 / 2019 having 73 pages, the Vendors and Kirit irrevocably appointed, constituted and nominated, the Developers herein, acting through its designated partners / authorised

13

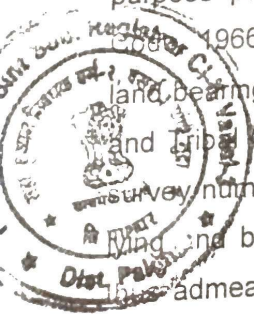
वसई-३
दस्तावेज क्र. २४५१/१२०२४
१२

representatives / nominees with right to appoint substitute or substitutes, as their true and lawful attorney and authorize the Developer to do and carry out all the acts, deeds, matters and things, and to exercise and execute all or any of the powers and authorities, in relation to the Land 1 and Land 2, as more particularly described under the said POA 2019.

D. Further, the Developer has acquired various other piece and parcel of lands abutting to or nearby, the Land 1 and Land 2 from various sellers admeasuring in aggregate 34.40 (Thirty Four point Forty) acres ("**Aggregated Lands**"), all situate, lying and being at Village Rajavali Taluka Vasai, District Palghar, Maharashtra, India, along with all rights, title, interest, benefits and enjoyments attached to or arising from such land parcels. The summary details of all Aggregated Lands acquired by the Developer including the agreement details are stated in **First Schedule** hereunder.

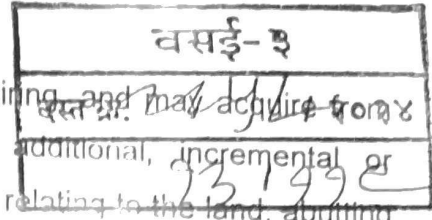
E. Accordingly, the Developer is the exclusive owner of, and is absolutely seized and possessed of, and otherwise well and sufficiently entitled to, all that piece or parcel of lands admeasuring in aggregate 302.98 (Three Hundred and Two point Ninety Eight) consisting of i) Land 1, ii) Land 2, and iii) Aggregated Lands, along with all rights, title, interest, benefits and enjoyments attached to or arising from such land parcels, all situated, lying and being at Village Rajavali, Taluka Vasai, District Palghar, Maharashtra as aforesaid is hereinafter collectively referred to as the "**Existing Properties**".

F. By and under 2 (two) orders each dated September 28, 2021 issued by the Ministry of Revenue and Forests bearing order number Adivasi 27A 21/ Pr. No. 268/J-4A ("**Tribal Order 1**") and Adivasi 27A 21/ Pr. No. 257/J-4A ("**Tribal Order 2**"), which inter-alia granted the permission to the Developer to purchase / acquire certain piece and parcel of lands owned / possessed by tribal holder for non-agriculture purpose pursuant to provisions of section 36A of Maharashtra Land Revenue Act, 1966. Tribal Order 1 grants the permission for purchase / acquisition of a land bearing survey number 45 hissa number 1 admeasuring 3,500 square meters and Tribal Order 2 grants permission for purchase / acquisition of a land bearing survey number 56 hissa number 2 admeasuring 6,500 square meters, all situated, lying and being at Village Rajavali, Taluka Vasai, District Palghar, Maharashtra, India, admeasuring in aggregate 10,000 square meters ("**Tribal Lands**"), which is proposed to form a part of the Larger Property (as defined hereinafter). The Tribal Lands are to be acquired / purchased by the Developer over the period of



- G. Furthermore, the Developer is in the process of identifying additional land parcels or properties or parts thereof or nearby the Existing Properties, and the Developer shall amalgamate / merge such additional land parcels or properties or parts thereof, from time to time with the Existing Properties collectively referred to as the "**Larger Property**" and shall consume FSI / TDR or developmental potential that may be generated from amalgamation of the Existing Properties / other rights including the Tribal Lands and /or on specific land parcel comprising additional land parcels or part thereof as the same may be permitted by the competent authorities. The Developer shall also be permitted to utilize the additional FSI and/or the balance and /or unutilized potential in any manner whatsoever and by way of
- H. The Developer has planned to identify, earmark and develop portions of the Larger Property as identified in a phased manner over a period of time for the purposes of developing upon each such sector, one or more buildings for the purposes of the Larger Project, and having one or more building wings ("**Larger Project**").
- I. The Developer has currently, inter alia, initiated the construction of a project on a part of the Larger Property for the overall Larger Project, known as "**Suraksha**" which consists of 10 buildings, which are as follows: i) building number 9, consisting of 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 9"), ii) building number 10, consisting of ground plus 23 upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 10**"), iii) building number 11, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 11**"), iv) building number 12, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 12**"), v) building number 13, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 13**"), vi) building number 14, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 14**"), vii) building number 15, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 15**"), viii) building number 16, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 16**"), ix) building number 17, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 17**"), and x) building number 18, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("**Building 18**").

CB



- G. Furthermore, the Developer is in the process of acquiring, and may acquire from time to time, apart from the Tribal Lands, the additional, incremental or supplemental land parcels or properties or other rights relating to the land, abutting or nearby the Existing Properties, and the Developer may at its absolute discretion amalgamate / merge such additional land parcels / properties / other rights, entirely or partly, from time to time with the Existing Properties (all such land parcels collectively referred to as the "Larger Property") and shall be entitled to utilize and consume FSI / TDR or developmental potential from the Existing Properties and/or that may be generated from amalgamation / merging of additional land parcels / properties / other rights including the Tribal Lands, throughout the Larger Property and /or on specific land parcel comprising the Existing Properties and/or on additional land parcels or part thereof as the Developer may deem fit and as may be permitted by the competent authorities. Further, the Developer, with requisite permission from the competent authorities, shall also be entitled to sell the additional FSI and/or the balance and /or unutilized FSI/TDR or other development potential in any manner whatsoever and by whatever name, in the open market.
- H. The Developer has planned to identify, earmark and designate any or all parts or portions of the Larger Property as identified sectors and develop each such sector in a phased manner over a period of time, by, inter alia, constructing and developing upon each such sector, one or more projects, for any purpose or purposes, and having one or more building/s and/or a building with one or more wings ("Larger Project").
- I. The Developer has currently, inter alia, undertaken the development and construction of a project on a part of the Larger Property as part of Phase I of the overall Larger Project, known as "Suraksha Smart City – Phase I" comprising of 10 buildings, which are as follows: i) building number 8, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 8"), ii) building number 9, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 9"), iii) building number 10, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 10"), iv) building number 14, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 14"), v) building number 15, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 15").



CB

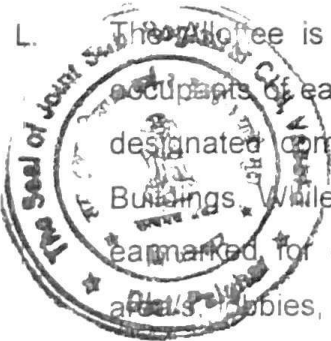
वसई-३
दस्त क्र. 242/2023
98199E

15"), vi) building number 16, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 16"), vii) building number 17, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 17"), viii) building number 18, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 18"), ix) building number 19, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 19"), and x) building number 20, consisting of ground plus 23 upper floors or such other upper floors as may be permitted plus terrace along with separate common areas and facilities ("Building 20"). Building 14, Building 15, Building 16, Building 8, Building 9, Building 10, Building 17, Building 18, Building 19 and Building 20 are hereinafter collectively referred to as the "Buildings". The said 10 (ten) Buildings along with common areas and facilities thereto under Phase I is hereinafter referred to the "Project". A copy of the locational layout plan of the Project is annexed herewith as **Annexure A**.

J. The Project has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the rules framed thereunder ("RERA Act") with the Real Estate Regulatory Authority at Mumbai/Maharashtra bearing registration number P99000023396. The copy of the registration certificate of the Project is hereto annexed and marked as **Annexure D**.

K. The land below the Larger Property shall be referred to as the "Larger Property Land" and the land below each of the Buildings shall be referred to as the "Building Land".

L. The Applicant is aware that the Project comprises of several Buildings and the occupants of each of the Buildings will have exclusive rights only in respect of the designated common areas and facilities, which are located within each of the Buildings. While it is intended that each of the Buildings will have specific areas earmarked for each of such Buildings, which will include designated entrance areas, lobbies, drive ways, meter rooms, society office, elevators and other such common areas and facilities specific to each such Buildings, however, certain common facilities and amenities including the car parking spaces, stilt /stack / puzzle car parking areas, along with any other designated common areas, amenities and services including utility services like sewerage / effluent treatment plant, water connections, electricity meter sub-stations etc. may be common for all



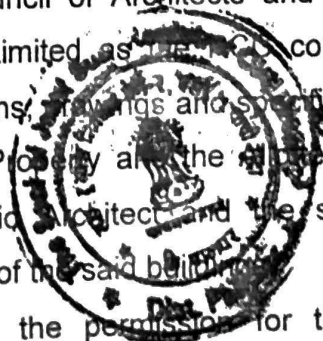
Shosari

5

the allottees / occupants of the Buildings within or over the Larger Property over the Larger Property and all allottees / proposed allottees will be able to enter upon, access and/or enjoy the said common areas and facilities.

वसई-३
दस्ता क्र. २५८१२०२४
१५११९९

- M. The Allottee is aware that the Developer intends to construct the Larger Property in phases and accordingly other buildings / structures / projects shall be developed and constructed within the Larger Property and the aforesaid buildings / structures / projects will have exclusive rights in respect of the designated common areas and facilities within such buildings / structures / projects as may be planned and decided by the Developer in its absolute discretion. The Allottee shall not be entitled to use or claim any rights of use over any such common areas, amenities, services or other facilities which are provided or designated as for exclusive use or enjoyment of the allottees of such other buildings / structures / projects, except for any common areas, amenities, services or other facilities designated for use by all occupants across all the Buildings part of the Larger Project over the Larger Property.
- N. Furthermore, the Allottee is aware that certain other additional amenities, facilities and services may be available for use or enjoyment as part of the Larger Property, which may be availed for use or enjoyment by the Allottee on a chargeable basis or payment of the prescribed fees / charges as may be decided by the Developer.
- O. The Allottee is aware that based on the aforesaid understanding, the Developer is developing and constructing the Larger Property and allotting / selling various flats / units in the Project to the prospective purchasers. Notwithstanding any change in law or otherwise, the Allottee shall not raise and shall not be entitled to raise any objection, concern or claim in respect of the rights reserved for the occupants / prospective purchasers of any specific buildings or any specific project or those available over the Larger Property for use on chargeable basis.
- P. The Developer has entered into a standard agreement with an Architect M/s. Sanat Mehta and Associates, registered with the Council of Architects and has also appointed Innovela Building Solutions Private Limited as the consultant / structural engineers for preparing structural designs, drawings and specifications of the buildings to be constructed on the Larger Property and the allottees herein accept the professional supervision of the said Architect and the said RCC consultant / structural engineer till the completion of the said buildings.
- Q. The Developer has applied for and received the permission for the plans, specifications, elevations, sections and other details of the Project duly sanctioned



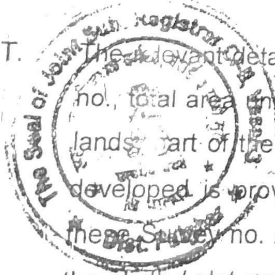
CB

Sanat Mehta

लसई-३
दस्ता नं. २५५१२०२४
१६१९९९

from the Vasai Virar City Municipal Corporation ("VVCMC") and has obtained Commencement Certificate and the same is annexed herewith as **Annexure B** ("**Commencement Certificate**").

- R. The authenticated copies of the plans and specifications of the Flat (as defined hereinafter) agreed to be sold to the Allottee, as sanctioned and approved by the sanctioning authority / ies have been annexed hereto as Annexure C.
- S. The Developer hereby declares and confirms that presently as per the applicable development regulations, it is entitled to certain floor space index ("FSI") which can be utilized for construction and development of the Project, subject to compliance of certain terms and conditions as set out in approvals presently sanctioned and approved ("**Presently Sanctioned FSI**"). The Developer hereby further declare that the FSI available as on date in respect of the Project is proposed to be utilized on the Project for the purposes of development and construction of the same, by availing the basic or inherent FSI, FSI available on payment of premium or FSI available as incentive FSI by implementing various schemes including the Pradhan Mantri Awas Yojana, applicable for the development of the Project in accordance with the provisions of the Development Control Regulations for VVCMC ("**Proposed FSI**"). The Developer hereby further clarifies that any FSI/TDR (by whatever name called), sanctioned in future, if at all, in respect of the Project, shall solely and exclusively belong to the Developer alone and the Developer shall be entitled to utilise or exploit such additional FSI / TDR by constructing additional buildings in the Project or the Larger Property and/or constructing additional floors over and above the existing Buildings in the Project and/or Larger Project), as the Developer may deem fit and the Allottee shall not be entitled to object or shall not object to the same at any given point in time.
- T. The relevant details of the Building Lands part of the Project, including the survey no., total area under such survey nos. and Hissa no. of all the piece and parcel of lands part of the Larger Property, on which the Project is being constructed and developed is provided in Second Schedule. The total land area covered under these Survey no. / Hissa no. is approximately 78,790.00 Sq. Mtr., out of which the plinth / plot area on which the Buildings under Project are being developed and constructed is approximately 18,133.69 Sq. Mtr. and area forming part of the Project as per 7/12 Extract is provided in **Second Schedule** hereunder, Advocates and Solicitors have conducted their due diligence on the Developer's title to the Building Land and have issued a Certificate of Title, thereby certifying the Developer's title to the Building Land, copy of which is uploaded on the

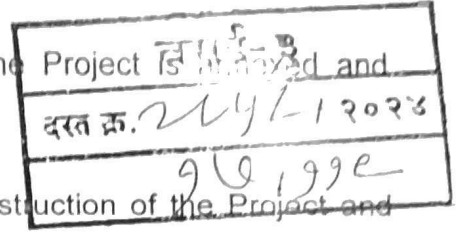


Seosani

9

- MAHARERA portal and MA marked as "**Annexure D**".
- U. The Allottee has visited and has seen the Project be furnished/given inspection applicable copies of the do approved plans and specific the title certificate and such Act. The Allottee is fully satisf Building Land and further in Developer's right to construct Allottee confirms that the Allo raise any objections to the title
- V. The Developer has informed exclusive right to sell the fla agreements with other purcha to receive the sale considerati
- W. The Developer may provide s wherein each stack car park w has/have been informed by th what is agreed herein for the u be entitled to sell or otherwise such manner and on such ter decided by the Developer at dispute the same.
- X. The Developer hereby states th the Larger Property has been ("**PMAY**") scheme from the co meetings minutes dated 20th Jan 30th March 2022 through MHADA/applicable regulatory a certain benefits thereunder subje Furthermore, the Developer sh aforesaid PMAY scheme to the are made available by the releva

MAHARERA portal and MAHARERA certificate for the Project is attached and marked as "Annexure D".



U. The Allottee has visited and inspected the site of construction of the Project and has seen the Project being under construction and the Developer has furnished/given inspection of the documents to the Allottee and wherever applicable copies of the document to the Allottee relating to the Project, the approved plans and specifications of the Project, Commencement Certificate and the title certificate and such other documents which are specified under the RERA Act. The Allottee is fully satisfied with the title of the Developer in respect of the Building Land and further in respect of the Flat (defined hereinbelow) and the Developer's right to construct, allot and sell various premises in the Project. The Allottee confirms that the Allottee waives his/her/their right to further investigate or raise any objections to the title of the Developer to the Project.

V. The Developer has informed the Allottee that the Developer has the sole and exclusive right to sell the flats/units in the Project and to enter into separate agreements with other purchasers for the sale/allotment of flats in the Project and to receive the sale consideration in respect thereof.

W. The Developer may provide stilt /stack / puzzle car parking facility in the Project wherein each stack car park will accommodate two or more cars and the Allottee has/have been informed by the Developer and is/are aware that notwithstanding what is agreed herein for the use of the Car Parking Spaces, the Developer shall be entitled to sell or otherwise dispose of the aforesaid stack car parking facility in such manner and on such terms and conditions and on such basis as may be decided by the Developer at its absolute discretion and the Allottee shall not dispute the same.



X. The Developer hereby states that the Larger Project proposed to be developed on the Larger Property has been approved under Pradhan Mantri Awas Yojana ("PMAY") scheme from the competent authority as recorded in the 52nd CSMC meetings minutes dated 20th January 2021 and 60th CSMC meeting minutes dated 30th March 2022 through the Public Private Partnership Model of MHADA/applicable regulatory authority and accordingly the Allottee is eligible to certain benefits thereunder subject to fulfillment of applicable terms and conditions. Furthermore, the Developer shall pass on all such benefits arising under the aforesaid PMAY scheme to the Allottee to the extent and till the time the benefits are made available by the relevant government / authority under the scheme or as

CB

वसई-३
 वसई न्यू २०२४
 १६१९९

per government notifications from time to time and if for any reason whatsoever the Developer does not receive the benefits envisaged under the PMAY scheme, then the same shall be replicated to and applicable to and be binding to the Allottee as well.

Y. The Allottee being fully satisfied in respect of the title to the Developer and all permissions, plans etc. and all the representations made by the Developer and rights of the Developer to develop the Project, is desirous of being allotted the Flat and/or has been considered eligible to be allotted the Flat through lottery and has accordingly approached the Developer and applied for allotment of flat no.1911 admeasuring 26.36 square meter carpet area (approximately) as per the RERA Act and without paying any monetary consideration is entitled to additional area being enclosed balcony area admeasuring 2.55 square meter approximately, pocket terrace area admeasuring (Not Applicable) square meter approximately, cupboard area admeasuring 0.75 square meter approximately, AF1 area admeasuring 3.19 square meter approximately, AF2 area admeasuring 1.95 square meter approximately on the 19th Residential floor in wing No. (Not Applicable) of Building No. 20 , Sector Number: IV-B of the Project to be / being constructed on a portion of the Larger Property hereunder written and shown in the floor plan annexed hereto and marked as Annexure C. Furthermore, the Allottee is also purchasing from the Developer, (NIL) car-parking or stilt/stack space/s for parking his own/personal motor-vehicle/s hereunder written. The aforesaid car parking is subject to final building plan approved by the VVCMC at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of the final sanctioned plan.

Z. The Developer has agreed to sell and allot to the Allottee the Flat for Rs. 22,50,000/- ("Flat Consideration") and NIL Car-parking (Stilt/ Stack) Space/s in the Project for NIL ("Car-parking Space Consideration") on ownership basis exclusive of applicable taxes and other charges as stated under this Agreement on the terms and conditions as hereinafter appearing. The Allottee is aware that the Car Parking Space/s if brought, is/are for his / her / their exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the Allottee as one composite unit. (Flat Consideration and Car-parking Space Consideration shall hereinafter be collectively referred to as "Total Consideration").

AA. The Allottee hereby expressly confirms that he / she has entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the related documents, plans, orders, schemes, approvals

etc. including the rights and emoluments available to the Allottee under the PMA scheme, and the Developer contained in this Agreement.

BB. The Developer has got some of the approvals from the relevant authorities in accordance with the plans, the specifications, elevations and sections of the Project and the balance approvals (including finalizing and/or loan sanctioning) from various authorities from time to time so as to obtain the Project.

CC. It is clarified by the Developer that in accordance with the provisions of the RERA Act, the building plans and the layout plans approved by VVCMC, will be changed and / or revised or amended by VVCMC and / or the VVCMC and statutory authorities and the Allottee shall obtain prior consent in writing of the Allottee in respect of any alterations or modifications which may adversely affect the Flat or alteration or addition required by any Government authority or law.

DD. The rights of the Allottee under this Agreement, unless specifically stated otherwise, shall be restricted to the Flat hereby agreed to be purchased by the Allottee from the Developer as stipulated herein.

EE. Under Section 13 of the RERA Act, the Developer is required to register the agreement for sale of the Flat in favour of the Allottee, before the Project is completed and also to get the same registered under the Registration Act, 1908.

FF. The recitals, annexures, schedules as stated under this Agreement and all the supplementary agreements executed thereto shall be collectively referred to as this Agreement.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY DECLARED BETWEEN THE PARTIES HERETO AS FOLLOWS:

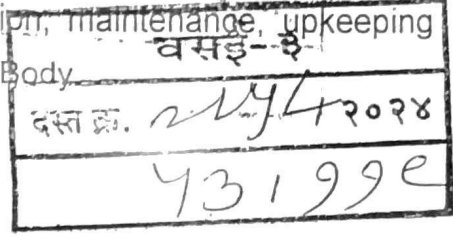
1. DISCLOSURES AND TITLE:

1.1 The Allottee hereby declares and confirms that prior to the execution of this Agreement, the Developer has made full and complete disclosure of the Building Land and the Allottee has taken full free and complete title of the Developer to the Building Land and the Allottee has conducted complete inspection of all relevant documents and has satisfied herself / themselves of the particulars and disclosures of the



Sessari

committee to oversee the management, administration, maintenance, upkeeping and functioning of the respective ETP under the Apex Body.



16 **NOTICE:**

16.1 All notices to be served on the Allottee and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee and the Developer, by email, Registered Post A.D., whatsapp at his/her address specified below :-

Address of Allottee:-

FLAT NO .205, GIRDHAR NAGAR, SHIVSENA LANE, NEAR AMBAJI STREET,
BHAYANDER WEST

Correspondence Address of Allottee:

FLAT NO .205, GIRDHAR NAGAR, SHIVSENA LANE, NEAR AMBAJI STREET,
BHAYANDER WEST

Email ID of Allottee : **GOSAVISUNITA65@GMAIL.COM**

Mobile Nos. **7039412682**

Registered Address of Developer:-

Conceptual Advisory Services LLP.
Corporate office, Suraksha Smart City,
Rajavali, Vasai East,
Vasai Virar City, 401208.



AND upon handing over of the possession of the said Flat to the Allottee under this Agreement, all the notices on the Allottee shall be served at the address of Flat handed over to the Allottee under this Agreement.

16.2 That in case there are Joint Allottees all communications shall be sent by the Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

16.3 It shall be duty of the Allottee and the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Post failing which all communications and letters posted at the above

वसई-२
दस्त क्र. 246/2028
1999

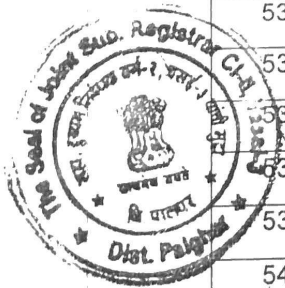
SECOND SCHEDULE

The relevant details of the Building Lands part of the Project, including the survey no., total area under such survey nos. and area forming part of the Project is as under:

"SAID PREMISES"

Flat number 1911 on 19th floor
area in Wing No. (Not Applicable)
being constructed on all the plots
project known as "SURAKSHIT
(Stilt / Stack / Other) Space

SURVEY NO. OLD	SURVEY NO. NEW	HISSA NO.	TOTAL AREA UNDER THE SURVEY / HISSA NO. AS PER 7/12.
42	45	1	3,500.00
42	45	2	5,370.00
42	45	3	2,500.00
45	48	2	6,650.00
49	52	2	4,920.00
49	52	3	4,210.00
49	52	4	2,020.00
50	53	1	4,050.00
50	53	2	1,210.00
50	53	3	2,100.00
50	53	4	1,210.00
50	53	6	2,480.00
52	56	1	900.00
52	56	2	6,500.00
52	56	3	4,750.00
52	56	4	6,390.00
53	57	1	2,500.00
53	57	2	1,900.00
53	57	4	1,820.00
53	57	5	3,420.00
53	57	6	2,930.00
53	57	7	600.00
54	58	4	1,470.00
54	58	6	5,390.00



Handwritten mark resembling a stylized 'G' or '5'.

Handwritten text 'Sloosani' at the bottom of the page.

THIRD SCHEDULE

"SAID PREMISES"

वसई-३
दस्त. २४५२०२४
९३१९९९

Flat number 1911 on 19th Residential floor, admeasuring 26.36 Sq. Mtr. RERA Carpet area in Wing No. (Not Applicable) in the Building Number 20 , Sector Number: IV-B being constructed on all that piece and parcel of land described in Schedule 2 in the project known as " **SURAKSHA SMART CITY PHASE- I** " alongwith **NIL** Car-parking (Stilt / Stack / Other) Space/s.

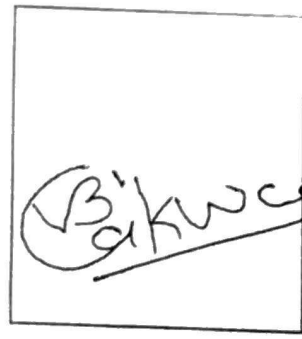
वसई-३
दस्ता क्र. २४५/१२०२४
६/११/२०२४

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "DEVELOPER"
M/S. CONCEPTUAL ADVISORY SERVICES LLP.
THROUGH ITS AUTHORIZED SIGNATORY:

MR. VIVEK BALKRISHNA GAIKWAD



Sign



Photo

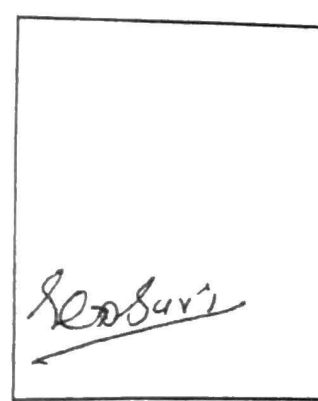


Thumb

SIGNED/ SEALED & DELIVERED

BY THE WITHIN NAMED "ALLOTTEE"

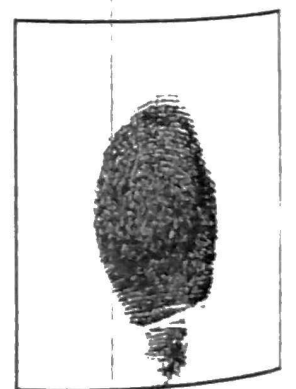
MS. SUNITA SURESH GOSAVI



Sign



Photo



Thumb

वसई-२
दस्त क्र. 20/01/2024
५६१९९९

RECEIPT

Received with thanks from Allottee MS. SUNITA SURESH GOSAVI an Adult, Indian Inhabitant, residing at FLAT NO .205, GIRDHAR NAGAR, SHIVSENA LANE, NEAR AMBAJI STREET, BHAYANDER WEST has paid a sum of Rs. 2,27,250,- with GST. (Two Lakh Twenty Seven Thousand Two Hundred Fifty only). as part payment on execution hereof as per terms & conditions of this Agreement for Sale of Flat No.1911, on 19th residential floor in wing (Not Applicable) Building No 20. Sector Number IV-B. in project known as " Suraksha Smart City Phase - I" to be constructed on all that piece and parcel of land more particularly described in FIRST SCHEDULE to this Agreement for sale dated: 12/02/23 .

Date	Cheque No.	Bank Name	Amount
29/07/2021	ONLINE / CHEQUE		5,000
20/01/2024	RTGS	HDFC BANK	2,22,250
Total : Two Lakh Twenty Seven Thousand Two Hundred Fifty only) (With GST.)			2,27,250

The receipt is subject to realization of Cheques and receipt of TDS Certificate.

Date: 12/02/23 (13) Suresh G

ANNEXURE A LOCATIONAL LAYOUT OF THE PROJECT

- BUILDING NO. 08
- BUILDING NO. 09
- BUILDING NO. 10
- BUILDING NO. 14
- BUILDING NO. 15
- BUILDING NO. 16
- BUILDING NO. 18
- BUILDING NO. 19
- BUILDING NO. 20
- BUILDING NO. 17



[Handwritten signature]

वसई-३
दस्त क्र. २८१६-१२०२४
९९१९९९

ANNEXURE - B
BUILDING COMMENCEMENT CERTIFICATE AS APPLICABLE

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



दूरध्वनी : ०२५० - २५२५२०२ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०३
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

WCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- To,
1. M/s. Conceptual Advisory Services LLP, (P.A.Holder)
3, Narayan Building, 23,
L.N.RoadDadar (East),
Mumbai - 400 014.
 2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoll Road, Borivali (W)
Mumbai-400 092.

Sub: Revised Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3,4, S.No.5, H.No.1,2,3/1,3/2, 3/3, 3/4,3/5, 3/6, 3/7, S.No.6, H.No.1,2,S.No.7, H.No.1,2,3,4, S.No.8, H.No.1, 2,3, S.No.9, H.No.1,2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1,2,3,4,5,6, S.No.15, H.No.1,2,3,4,5, S.No.16, H.No.1,2,3,4,5,6,7 S.No.17, H.No.1,2,3,4,5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2,3,4,5, S.No.19, H.No.1,2,3,4,5,6,7,8,9, S.No.20, H.No.1,2,3,4, S.No.21, H.No.1,2,3, S.No.22, H.No.1,2,3, 4, S.No.23, H.No.1,2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1,2,3,4,5, S.No.27, H.No.1, 2,3,4,5, S.No.28, H.No.1,3,4,5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No. 1,2,3,4,5,6, S.No.36, H.No.1,2,3,S.No.37, H.No.1,2, S.No.38, H.No. 1,2,3,4,5,6,7,8, S.No.39, H.No.1,2, S.No.40, H.No.1,2,3,4, S.No.42, S.No.44, S.No.45, H.No.1,2,3,4,5,6,7,S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4,5,6,S.No.48,H.No.1,2,3,S.No.49,H.No.1,2,3,S.No.50,H.No.1,2,3,4,5,6,7,8,S.No.51,H.No.1,2,3,4,5,6, S.No.52, H.No.1,2,3,4, S.No.53, H.No.1,2,3,4,5,6,7,8,9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No. 1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No. 61, H.No.1, 2/Pt.,2/Pt.,3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No. 1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1,2,3,4,5,6,7,8, S.No.75,H.No.1,2,S.No.76,H.No.1,2,S.No.77,S.No.78/Pt.,S.No.79,H.No.1,2,3,4/Pt., 5,S.No.80,S.No.81,H.No.1/1A,1/1B, 2, H.No.1,2,3,4,5,6,7,8,9, S.No.84, S.No.85, S.No.86, H.No.1,2, S.No.87, H.No.1,2,3,4,5,6,7,8,9,10, S.No.88, S.No.89, S.No.91, H.No.1,2, S.No.92, H.No.1,2,3,4,5,6,7,8,9, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3,4,5,6,7,8,9, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3,4,5,6,7,8,9, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3, S.No.99, H.No.1,2,3,4,5,6,7,8,9, S.No.100, H.No.1,2,3,4,5,6,7,8,9,10,11,12, of VIII: Rajawall, Taluka:Vasai, Dist:MCZ Palghar.



- Ref:
- 1) Govt. of Maharashtra Notification dt. 11/01/2018.
 - 2) Govt. of Maharashtra order dt.26/02/2018 u/s 154 of M.C.A. Act, 1961.
 - 3) Minutes dt.12/12/2018 of 40th meeting of Central Sanctioning & Monitoring Committee (CSMC) for PradhanMantriAwasYojana (Urban).
 - 4) TILR M.R. No. 7539/2018 dt. 07/09/2018.
 - 5) Environment Clearance no. SEAC-2016/CR.176/TC-1 dt.03/12/2016.
 - 6) Revised Environment Clearance No.SIA/MH/NCP/51464/2020 Dated.23/08/2021.
 - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016 & Minutes of 144th Meeting Date 11/06/2020.

Date: 07/10/2021

WVCMC/TP/RDP/VP-PMAY-1/491/2021-22

- 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Estdt. 12/09/2018.
- 9) N.A.Order No. REV/K-1/T-1/Land/KV/SR-120/2019 Dt. 16/02/2019 & others
- 10) Class-I certificate No.Rev/K-1/T-1/Class-1/SR-1/2015 Dt.02-02-2015 & others, N.A. Conversion Tax Receipt No. MH008552753 dt.22/11/2018 & others.
- 11) Commencement Certificate No. WVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019.
- 12) Revised Development Permission No. WVCMC/TP/RDP/VP-PMAY-1/102/2021-22 dt.30/04/2021
- 13) Your Licensed Engineer letter dated.06/10/2021.

Sir / Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 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, ArnalaKilla, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khalpada, Vasalal, Rangao, Doltv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala&Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UP-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 RTI Act 1966..

Revised Development Permission is hereby granted for the proposed development under PMAY Scheme under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to M/s. Conceptual Advisory Services LLP, (P.A.Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. WVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019. The details of the layout is given below:-

	Name of assessee owner/ P.A.Holder	M/s. Conceptual Advisory Services LLP, (P.A.Holder)
2	Location	Vili: Rajawali
3	Land Use (Predominant)	Residential with shipline
4	GROSS PLOT AREA	14,67,400.00
5	Less D.P. Reservations	
A.		
1	HS-High School	37,520.84
2	CL-College	19,104.95
3	PG-Play Ground	53,896.50
4	PS-Primary School	30,997.77
	G-Garden	36,963.96
	BT&BD-Bus Terminus & Depot	13,880.28
	ADM Offices	18,899.34
	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33



Handwritten signature or mark.

वसई-३
दफ.क्र. 224/2021
09/11/21

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०९
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : य.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

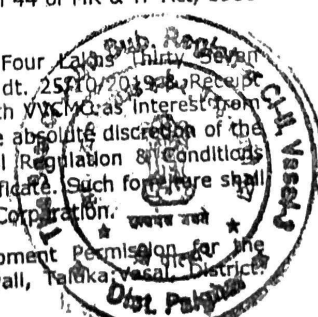
		Date: 07/10/2021
11	H-Hospital	17,614.28
12	CC-Community Centre	10,243.69
13	M&SC-Market & Shopping Centre	6,948.81
14	D.TH-Drama Theatre	1,315.04
SUB TOTAL---- A		2,57,936.65
B.		
1	40 M. DP ROAD	26,483.66
2	30 M. DP ROAD	33,937.72
3	20 M. DP ROAD	1,21,278.82
4	Dumping Ground	1,250.95
5	CHANNEL	33,146.70
SUB TOTAL-----B		2,16,097.85
C.1	DFCC AREA	20226.04
2	MAHSR	12822.90
SUB TOTAL-----C		33048.94
6	Less D.P. Reservations TOTAL (A + B+C)	5,07,083.44
7	NET PLOT AREA (1-2)	9,60,316.56
8	R. G.	1,92,063.31
9	C. F. C	48,015.83
10	BUILDABLE PLOT AREA	8,16,269.08
11	PERMISSIBLE F.S.I	2.50
12	PERMISSIBLE B.U.A (BASIC)	20,40,672.69
13	PERMISSIBLE B.U.A (LAND POOLING)	77,545.56
14	TOTAL PERMISSIBLE B.U.A	21,18,218.25
15	TOTAL PROPOSED B.U.A	6,24,663.55

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

The amount of Rs.1,94,37,600/= (Rupees One Crore Ninety Four Lakhs Thirty Seven Thousand Six Hundred only) deposited vide Receipt No. 835823 dt. 25/10/2019 as interest on No. 683 dt. 27/04/2021 and Receipt No. 25321 dt. 06/10/2021 with VVCMC as interest on security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed development under PMAY Scheme on Village: Rajawall, Taluka: Vasal District: Palgharas per the following details:-

Sr. No	Predominant Building	Sector No.	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built up Area (In Sq. Mt.)	Status
1	Residential with shopline	III	1	St.+Gr+23	697	24	19,958.48	Newly Added
2	Residential with shopline		2	St.+Gr+23	812	14	22,884.68	Newly Added
3	Residential with shopline		3	St.+Gr+23	632	7	17,741.39	Newly Added
SUB TOTAL (A)					2141	45	60,584.55	
4	Residential	IVA	5	Stilt+23	632	Nil	17,599.25	Newly Added
5	Residential		6	Stilt+23	812	Nil	22,602.65	Newly Added
6	Residential with shopline		7	St.+Gr+23	632	18	18,006.50	Newly Added



दस्तावेज क्र. 224/2020
03/10/2021

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



दूरध्वनी : ०२५० - २५२५१०१ / ०३/०३/०६/०५/०९
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasaiVirarCorporation@virar.mn.gov.in

जाबक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- 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.
- 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 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.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.
- 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 condition.
- 11) You shall provide drainage, sewerage, water storage system 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 DCR as applicable.
- 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 Covells 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.
- 16) You shall submit subsoil investigation report for structural stability of 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. You shall do structural Audit for the buildings under reference after 30 years of construction as per Government of Maharashtra Act No.6 of 2009. 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.



13

वसई-३
दस्तावेज क्र. 224/2024
07/199e

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

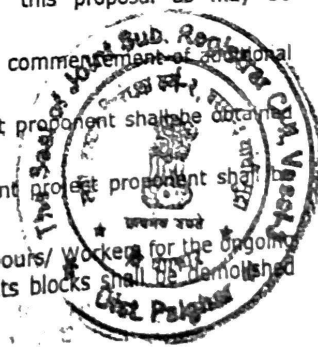


दूरध्वनी : ०२५० - २५२५०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२३३
ई-मेल : vasaivirarcorporation@yahoo.com

सावक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

- Date: 07/10/2021
- 33) You shall submit necessary clearance from Competent Authority regarding shifting of High Tension Line prior to commencement of work and you shall commence the work of the buildings underneath of existing high tension line only after shifting of respective high tension line with prior permission of competent authority.
 - 34) You shall not commence the work of proposed buildings abutting DFCC & MAHSR unless all necessary NOC's are obtained from Competent Authority.
 - 35) You shall submit Registered Right of Access as may be applicable prior to commencement of work of buildings deriving such access.
 - 36) You shall appoint Structural Engineer and Structural Proof Checking Consultant from the panel of VVCMC.
 - 37) You shall submit proof checking certificate for structure above 24 mt. height before approaching this office for grant of Occupancy Certificate.
 - 38) The Architectural features provided as per Structural design requirements as certified by Structural Engineer shall not be enclosed in usable room & not used as usable area.
 - 39) You shall not commence work on tribal lands/Class-II and suit property land prior to obtaining necessary clearance from all Competent Authorities.
 - 40) As this approval is considered for 2.50 FSI as per Government Notification dt. 11/01/2018 and directives u/s 154 of MRTP Act dt. 26/02/2018, all terms and conditions mentioned in the said Notifications and said directives including size of tenements etc. shall be binding upon the Applicant and any change in PMAY Notification & Directives shall be forthwith applicable to this project.
 - 41) You shall obtain necessary permissions from MHADA/State/Central Govt. or any appropriate Authority regarding PMAY approval for this proposal as may be applicable.
 - 42) Revised Consent to Establish to be submitted prior to commencement of additional work.
 - 43) Revised Wetland letter in the name of present project proponent shall be obtained within 3 months.
 - 44) All additional clearances if any in the name of present project proponent shall be submitted within 3 months.
 - 45) 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.



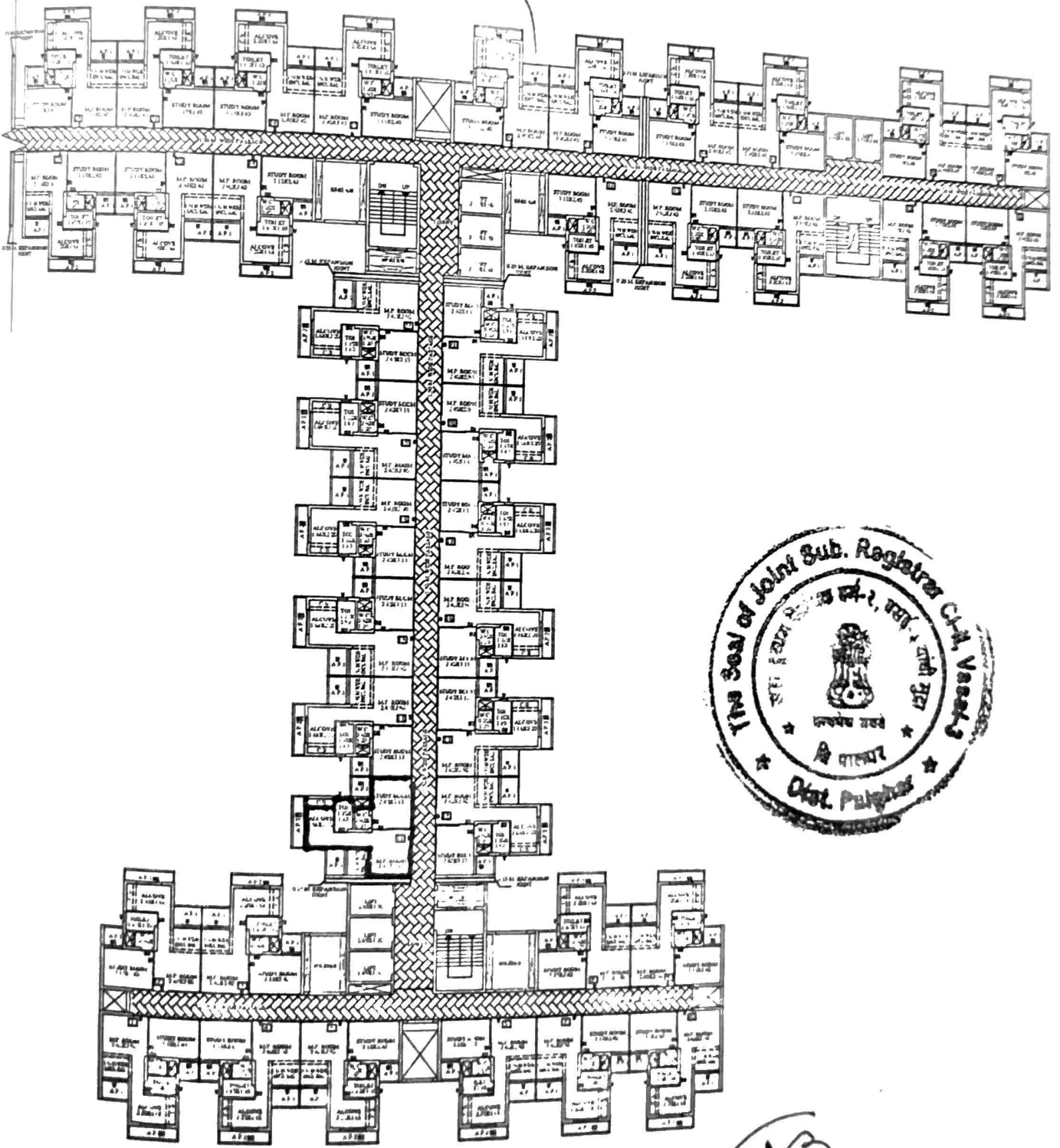
C.c. to:

1. Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation
Ward office

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

दस्तावेज क्र. 22/42028
00139e

ANNEXURE - C
BUILDING NO -20 FLAT NO. 1911 ON 19TH FLOOR



2ND TO 7TH, 9TH TO 11TH, 13TH TO 15TH, 17TH TO 19TH & 21ST TO 23RD FLOOR PLAN

ANNEXURE - D



वसई-३
दस्त क्र. 24/2024
वे.जे.

Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Suraksha Smart City - Phase I, Plot Bearing / CTS / Survey / Final Plot No.: S. NO. 45 H.NO. 1P,2P,3P, S.NO. 48 HN. 2P, SN. 52 HN. 2P, 3P, 4P, SNO. 53 H.NO. 1,2P,3P,4P,6, S.NO. 56, H.NO. 1, 2P, 3P, 4P, S.NO. 57 H.NO. 1P,2P,4P,5P,6,7, S.NO. 58 H.NO.4P,6P at Vasai-Virar City (M Corp), Vasai, Palghar, 401208* registered with the regulatory authority vide project registration certificate bearing No P99000023396 of

1. **Conceptual Advisory Services Llp** having its registered office / principal place of business at *Tehsil: Vasai, District: Palghar, Pin: 401208.*

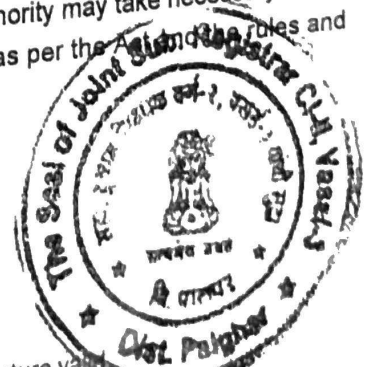
2. This renewal of registration is granted subject to the following conditions, namely:-

- ◊ 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- ◊ 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
- ◊ If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature of
Digitally Signed By
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
2024 12 44:08

मुख्य कार्यालय, विरार
विरार (पूर्व),
रा. बस स्ट. पानघर - ४०१ ३०५.



दूरधनी : ०२२० - २५१५०२१, ०२२० - २५०९
फॅक्स : ०२५० - २५१५२०१९
ई-मेल : pmaymha@corporation.gov.in

जावक क्र. : व.वि.र.च./अ-आयुता/८९/२३
दिनांक : ०५/१०/२०२३

श्री.
म. सुरक्षा स्मार्ट सिटी /
कन्सल्टिंग अन्ड डेव्हलपर्स सर्विस एल.एल.पी.

विषय:- प्रधानमंत्री आवास योजनेअंतर्गत AHP-PPP तत्वावरील प्रकल्पांमधील प्राप्त ९२ आर्थिकदृष्ट्या दुर्बल घटक - (EWS) लाभार्थ्यांची (अकरावा टप्पा) यादी प्रमाणित करणेबाबत.

- संदर्भ:- १) महानगरपालिका नगररचना विभाग, पत्र जा.क्र. VVMC/TP/CC/VP-PMAY-२/ २४६/२०१९-२०, दि.२५/११/२०१९ रोजीची बांधकाम परवानगी.
२) महानगरपालिका नगररचना विभाग पत्र जा.क्र. VVMC/TP/RDP/VP-PMAY-४/ ४९१/२०२१-२२, दि.०७/१०/२०२१ अन्वये स्थापित बांधकाम परवानगी.
३) गृहनिर्माण विभाग, महाराष्ट्र शासन यांचेकडून क्र. प्र.आ.यां.२०१९/प्र.क्र.७५ गृनिधां-२, दि. २६/०८/२०१९ रोजीचे पत्र.
४) शासन निर्णय क्र. प्र.आ.यां/२०१५/प्र.क्र.११०/गृनिधां-२(सेल), दि.०९/१२/२०१५.
५) महाराष्ट्र शासन, महारूल व चन विभाग, राजपत्र असाधारण भाग चार-ब क्र.३१०, दि. ०१/१२/२०१६.
६) आपले दि. २९/०८/२०२३ रोजीचे पत्र.
७) मा. आपूत यांची दि. २५/०८/२०२३ रोजीची मान्यता.

वरील विषयान्वये संदर्भिय क्र. ४ चे शासन निर्णयानुसार दि. २५/०८/२०२३ रोजी
www.pmaymha.gov.in या मिस पोर्टलवरील अगलांड केलेल्या एकूण ९२ लाभार्थ्यांची यादी विहित कागदपत्रांसह
आपले कार्यालय मालेली आहे. प्रधानमंत्री आवास योजना (PMAY) अंतर्गत AHP-PPP तत्वावरील म. सुरक्षा स्मार्ट सिटी
कन्सल्टिंग अन्ड डेव्हलपर्स सर्विस एल.एल.पी. यांचे सदर गृह प्रकल्पास CSMC च्या ५२ व्या (दि. २०-०१-२०२१) व
६० व्या (दि. १३-०४-२०२२) बैठकांमध्ये शासन मान्यता मिळाली आहे. सदर गृह प्रकल्प एकूण ४४००० मदनिकांचा असून
कम संदर्भ क्र. ७ अन्वये ९२ (आर्थिकदृष्ट्या दुर्बल घटक-EWS) लाभार्थ्यांची विहित कागदपत्रांसह सोबतचा योजनेअंतर्गत
पत्रात निविदात करणंसाठी महानगरपालिकेकडे प्राप्ता झालेली आहे.
सोबत आपले अधिकृत प्रकल्प सल्लागार यं. लोका एस. आय. टी. यांनी सदरच्या ९२ (आर्थिकदृष्ट्या दुर्बल घटक -
EWS) लाभार्थ्यांची छाननी व घडताळणी केलेली असून त्याबाबतचे प्रमाणपत्र या कायदाबाबत सादर केलेले आहे. सदर

क्र.	मती
1	12100
2	12100
3	12100
4	12100
5	12100
6	12100
7	12100
8	12100
9	12100
10	12100
11	12100
12	12100
13	12100
14	12100
15	12100
16	12100
17	12200
18	12200
19	12200
20	12200
21	12200
22	12200
23	12200
24	12200

UB

तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय
(महसूल शाखा)

किल्लाचंदर रोड, मालोडे-वसई गाव, ता.वसई, जि.पालघर, पिन ४०१२०१.
दुरध्वनी क्र. (०२५०) २३२२००७

क्र.महसूल/क १/टे १/जमिनबाब/कायि - /एसआर ११८./२०१९

दिनांक १०/२०१९
१६/०२/२०१८

प्रति,
मॅगसॉईन विल्डर्स अॅण्ड डेव्हलपर्स
प्रा.नि.तर्फे कुळमुखत्यारधारक
मॅ.साई रिदम रियलटर्स प्रा.नि.
तर्फे डायरेक्टर
श्री.अनिल रामचंद्र गुप्ता
स.मालासोपारा पुर्व ता.वसई जि.पालघर

विषय :- जमिनीचे विनशेती व रूपांतरण कर भरून घेणेबाबत.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (हे.आर)	पोट खराबा	एकुण क्षेत्र (हे.आर)	पफी आकारणी करावयाचे क्षेत्र
राजावली	५१/५	०.१९.८	०.०२.८	०.२२.६	०.०८.९
	८६/२	२.६४.०	०.००.०	२.६४.०	२.६४.०
	२३८/१/अ	०.७६.०	०.७०.०	१.४६.०	१.०९.५
	२३८/५	०.०६.०	०.००.०	०.०६.०	०.०४.५
	४५/२	०.४४.९	०.०८.८	०.५३.७	०.०८.८
	५०/७	०.१५.७	०.०४.८	०.२०.५	०.२०.५
	५२/२	०.४२.१	०.०७.१	०.४९.२	०.४९.२
	५३/७	०.०६.३	०.००.०	०.०६.३	०.०६.३
	५७/५	०.३१.०	०.०३.२	०.३४.२	०.३४.२ ०-११-६
	५९/२	१.२७.२	०.११.६	१.३८.८	०.४६.० ०-१६-३५
	६१/२	०.७८.१	०.०४.२	०.८२.३	०.४४.५
	६२/१	०.५२.६	०.०५.३	०.५७.९	०.५५.३
	६३/४	०.१२.७	०.०५.१	०.१७.८	०.१७.८
	६६/१	०.४९.७	०.०२.०	०.५१.७	०.५१.७
	६९/२	०.५६.२	०.०७.३	०.६३.५	०.६३.५
	७३/१	०.०१.३	०.००.०	०.०१.३	०.०१.३
	७८	०.१३.०	०.०४.०	०.१७.०	०.१३.० ०-०५-२६
	७९/२	०.०७.३	०.००.०	०.०७.३	०.०५.९
	७९/४	०.३२.८	०.००.८	०.३३.६	०.५०.५
	८३/१/अ	०.२५.५	०.१५.०	०.४०.५	०.०४.०
	१८५/४	०.०४.०	०.००.०	०.०४.०	०.११.०
	१८५/८	०.२०.०	०.०३.०	०.२३.०	०.१५.९ ०-१६-३५
	१८५/९/१	२.८३.०	१.७०.०	४.५३.०	०.७८.७
	२३७	०.७२.१	०.०४.८	०.७६.९	०.१४.५४
	२३५	१.१२.१	०.१३.३	१.२५.४	१.३१.५१
			एकुण	१७.९७.५	

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

मधील अध्यादेश क्रमांक ०२/२०१७

२. मा. जिल्हाधिकारी यांचे कार्यालय यांचे कार्यालय पत्र क्र.

म.स.सि.स.स.स.
०१/२०१९



D:\NA New\NA New Format\Rajavli 2015.doc

महाराष्ट्र फोस्टल झान मॅनेजमेंट ऑथोरिटी, पर्यावरण विभाग, मंत्रालय
 मुंबई यांचेकडे दाखल केलेला प्रस्ताव
 ध. घराई पिरार शहर महानगरपालिकेकडील मंजूर विकास आराखडा
 VVCMC/TP/२१५४/२०१५-१६ Date 01/12/2015

महाशय,

आपण या कार्यालयात अर्ज दाखल करून विषयात नमुद जमिनीस रहिपास व पाणिज्य फारणासाठी प्रिनगेंत
 व रुपांतरण कर भरून मिळणेबाबत विनंती केली आहे.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये
 महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व मध्ये विषय केलेल्या तरतुदीनुसार मंजूर व प्रारूप आराखड्यात
 समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे.
 त्यानुसार सध्यात नमुद केलेप्रमाणे विविध प्राधिकरणाच्या पत्रातील अटी व शर्तीना अधिन राहून उक्त जमिन
 मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व विनशेती आकारणीची रक्कम शासनजमा करावयाची
 आहे

तसेच आपली विनंती अर्जांनुसार आपणाकडून महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व
 मधील तरतुदीनुसार केवळ रुपांतरण कर व विनशेती आकारणीची रक्कम घसून करणेत आली आहे. त्यामुळे प्राणगणन
 जागेवर नियोजित अकृषिक घापर करावयाच्या असल्यास त्यापुढी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या
 प्राधिकरणांची पुरवपरवानगी घेणे बंधनकारक राहिल.

गावाचे नाव	स.नं/ दि.नं	एकूण क्षेत्र (चौ.मी)	गावचा विनशेती दर रु.६	विनशेती आकारणीचे स्वरूप (३ घट)	विनशेती आकारणी र.रु	कलम ४७ अ अन्वये रुपांतरण कर आकारणी स्वरूप (५ घट)	रुपांतरण कर र.रु
राजापली	विषयात नमुद स.नं/दि.नं	१११३५६.००	X ०.१०	X	३ = ४०००६/-	X ५	= २०००३५/-

सादरची विनशेती आकारणी व रुपांतरण कर शासनजमा केलेली चलने तलाठी गोळिघरे यांचेकडे सादर करणेत

घापी.

सदरचे कार्यवाही

तहसिलदार घरा

प्रत:- तलाठी गोळिघरे

२/- दर नमुद केलेल्या जमिन मिळकतीबाबत मंजूर केलेली चलने तपासून महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमुद केलेल्या तरतुदीनुसार अधिका
 अधिनेत्यात कार्यवाही करावी.



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय (महसूल शाखा)

किल्लाबंदर रोड, मालोडे-वसई गाव, ता.वसई, जि.पालघर, पिन ४०१२०१.
दुरध्वनी क्र. (०२५०) २३२२००७

म.स.सू.क/१/टे १/जमिनबाब/कावि /एसआर /२०१८

दिनांक ११/२०१८

मे.किरदार प्रॉपर्टीज प्रा.लि.तर्फे कुळमुखत्यारधारक
मे.साई रिटम रिजल्टर्स प्रा.लि.तर्फे श्री.अनिल
रमचंद्र गुप्ता स.नालासोपारा पुर्व ता.वसई जि.पालघर

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	स.नं/टि.नं	क्षेत्र (हे.आर)	पोट खराबा	एकूण क्षेत्र (हे.आर)	पैकी परधानगी मागितलेले क्षेत्र एकूण क्षेत्र
यजावली	५३/१	०.२०.२	०.००.०	०.२०.२	०.२०.२
	५३/२	०.१०.२	०.००.०	०.१०.२	०.१०.२
	५३/३	०.४०.५	०.००.०	०.४०.५	०.४०.५
	५३/७	०.१०.०	०.००.०	०.१०.०	०.१०.०
	७/३	०.२४.२	०.००.०	०.२४.२	०.२४.२
	९/२	०.१४.२	०.०२.३	०.१६.५	०.१६.५
	१३/२	०.१०.०	०.००.०	०.१०.०	०.१०.०
	१४/२	०.५१.०	०.००.०	०.५१.०	०.५१.०
	१५/४	०.६५.८	०.००.०	०.६५.८	०.६५.८
	१६/६	०.५३.६	०.००.०	०.५३.६	०.५३.६
	१७/३	०.१५.०	०.००.०	०.१५.०	०.१५.०
	१७/४	०.११.१	०.००.०	०.११.१	०.११.१
	१७/७	०.१४.२	०.००.०	०.१४.२	०.१४.२
	१७/८	०.१४.१	०.००.०	०.१४.१	०.१४.१
	१८/२	०.२६.०	०.००.०	०.२६.०	०.२६.०
	१८/५	०.२६.५	०.१४.९	०.५१.४	०.५१.४
	१९/२	०.३२.३	०.००.०	०.३२.३	०.३२.३
	१९/५	०.१२.१	०.००.०	०.१२.१	०.१२.१
	२०/२	०.३०.३	०.००.०	०.३०.३	०.३०.३
	२२/३	०.५१.१	०.००.०	०.५१.१	०.५१.१
	२३/३	०.६५.८	०.००.०	०.६५.८	०.६५.८
	२४/१	०.२३.३	०.१३.४	०.३६.७	०.३६.७
	२४/३	०.४२.५	०.१३.२	०.५५.७	०.५५.७
	२५/३	०.४४.८	०.००.०	०.४४.८	०.४४.८
	२६/१	०.८४.२	०.००.०	०.८४.२	०.८४.२
	२७/५	०.१३.१	०.००.०	०.१३.१	०.१३.१
	२८/१	०.४३.३	०.२३.०	०.६६.३	०.६६.३
	३०/४	०.३९.२	०.००.०	०.३९.२	०.३९.२
	३०/५	०.०६.४	०.१७.४	०.२३.८	०.२३.८
	३१/२	०.१३.४	०.००.०	०.१३.४	०.१३.४
	३२/२	०.१६.२	०.००.०	०.१६.२	०.१६.२
	३२/४	०.१६.०	०.००.०	०.१६.०	०.१६.०
	३४/४	०.१३.१	०.००.०	०.१३.१	०.१३.१
	३५/१	०.२०.५	०.००.०	०.२०.५	०.२०.५
	३६/३	०.५५.१	०.०४.३	०.६०.४	०.६०.४
	३८/३	०.४६.३	०.००.०	०.४६.३	०.४६.३
	३८/८	०.१३.१	०.००.०	०.१३.१	०.१३.१
	४९	०.७४.८	०.०२.८	०.७७.६	०.७७.६



D:\NA New\NA New Format\ Rajavi S 3 1.docx

दिवाळी
 मसुदा
 मसुदा

8/8	0.25.0	0.00.0	0.25.0	0.25.0
8/9	0.00.1	0.00.0	0.00.1	0.00.1
8/10	0.00.1	0.00.0	0.00.1	0.00.1
8/11	0.00.1	0.00.0	0.00.1	0.00.1
8/12	0.00.1	0.00.0	0.00.1	0.00.1
8/13	0.00.1	0.00.0	0.00.1	0.00.1
8/14	0.00.1	0.00.0	0.00.1	0.00.1
8/15	0.00.1	0.00.0	0.00.1	0.00.1
8/16	0.00.1	0.00.0	0.00.1	0.00.1
8/17	0.00.1	0.00.0	0.00.1	0.00.1
8/18	0.00.1	0.00.0	0.00.1	0.00.1
8/19	0.00.1	0.00.0	0.00.1	0.00.1
8/20	0.00.1	0.00.0	0.00.1	0.00.1
8/21	0.00.1	0.00.0	0.00.1	0.00.1
8/22	0.00.1	0.00.0	0.00.1	0.00.1
8/23	0.00.1	0.00.0	0.00.1	0.00.1
8/24	0.00.1	0.00.0	0.00.1	0.00.1
8/25	0.00.1	0.00.0	0.00.1	0.00.1
8/26	0.00.1	0.00.0	0.00.1	0.00.1
8/27	0.00.1	0.00.0	0.00.1	0.00.1
8/28	0.00.1	0.00.0	0.00.1	0.00.1
8/29	0.00.1	0.00.0	0.00.1	0.00.1
8/30	0.00.1	0.00.0	0.00.1	0.00.1
8/31	0.00.1	0.00.0	0.00.1	0.00.1
9/1	0.00.1	0.00.0	0.00.1	0.00.1
9/2	0.00.1	0.00.0	0.00.1	0.00.1
9/3	0.00.1	0.00.0	0.00.1	0.00.1
9/4	0.00.1	0.00.0	0.00.1	0.00.1
9/5	0.00.1	0.00.0	0.00.1	0.00.1
9/6	0.00.1	0.00.0	0.00.1	0.00.1
9/7	0.00.1	0.00.0	0.00.1	0.00.1
9/8	0.00.1	0.00.0	0.00.1	0.00.1
9/9	0.00.1	0.00.0	0.00.1	0.00.1
9/10	0.00.1	0.00.0	0.00.1	0.00.1
9/11	0.00.1	0.00.0	0.00.1	0.00.1
9/12	0.00.1	0.00.0	0.00.1	0.00.1
9/13	0.00.1	0.00.0	0.00.1	0.00.1
9/14	0.00.1	0.00.0	0.00.1	0.00.1
9/15	0.00.1	0.00.0	0.00.1	0.00.1
9/16	0.00.1	0.00.0	0.00.1	0.00.1
9/17	0.00.1	0.00.0	0.00.1	0.00.1
9/18	0.00.1	0.00.0	0.00.1	0.00.1
9/19	0.00.1	0.00.0	0.00.1	0.00.1
9/20	0.00.1	0.00.0	0.00.1	0.00.1
9/21	0.00.1	0.00.0	0.00.1	0.00.1
9/22	0.00.1	0.00.0	0.00.1	0.00.1
9/23	0.00.1	0.00.0	0.00.1	0.00.1
9/24	0.00.1	0.00.0	0.00.1	0.00.1
9/25	0.00.1	0.00.0	0.00.1	0.00.1
9/26	0.00.1	0.00.0	0.00.1	0.00.1
9/27	0.00.1	0.00.0	0.00.1	0.00.1
9/28	0.00.1	0.00.0	0.00.1	0.00.1
9/29	0.00.1	0.00.0	0.00.1	0.00.1
9/30	0.00.1	0.00.0	0.00.1	0.00.1
10/1	0.00.1	0.00.0	0.00.1	0.00.1
10/2	0.00.1	0.00.0	0.00.1	0.00.1
10/3	0.00.1	0.00.0	0.00.1	0.00.1
10/4	0.00.1	0.00.0	0.00.1	0.00.1
10/5	0.00.1	0.00.0	0.00.1	0.00.1
10/6	0.00.1	0.00.0	0.00.1	0.00.1
10/7	0.00.1	0.00.0	0.00.1	0.00.1
10/8	0.00.1	0.00.0	0.00.1	0.00.1
10/9	0.00.1	0.00.0	0.00.1	0.00.1
10/10	0.00.1	0.00.0	0.00.1	0.00.1
10/11	0.00.1	0.00.0	0.00.1	0.00.1
10/12	0.00.1	0.00.0	0.00.1	0.00.1
10/13	0.00.1	0.00.0	0.00.1	0.00.1
10/14	0.00.1	0.00.0	0.00.1	0.00.1
10/15	0.00.1	0.00.0	0.00.1	0.00.1
10/16	0.00.1	0.00.0	0.00.1	0.00.1
10/17	0.00.1	0.00.0	0.00.1	0.00.1
10/18	0.00.1	0.00.0	0.00.1	0.00.1
10/19	0.00.1	0.00.0	0.00.1	0.00.1
10/20	0.00.1	0.00.0	0.00.1	0.00.1
10/21	0.00.1	0.00.0	0.00.1	0.00.1
10/22	0.00.1	0.00.0	0.00.1	0.00.1
10/23	0.00.1	0.00.0	0.00.1	0.00.1
10/24	0.00.1	0.00.0	0.00.1	0.00.1
10/25	0.00.1	0.00.0	0.00.1	0.00.1
10/26	0.00.1	0.00.0	0.00.1	0.00.1
10/27	0.00.1	0.00.0	0.00.1	0.00.1
10/28	0.00.1	0.00.0	0.00.1	0.00.1
10/29	0.00.1	0.00.0	0.00.1	0.00.1
10/30	0.00.1	0.00.0	0.00.1	0.00.1
10/31	0.00.1	0.00.0	0.00.1	0.00.1
11/1	0.00.1	0.00.0	0.00.1	0.00.1
11/2	0.00.1	0.00.0	0.00.1	0.00.1
11/3	0.00.1	0.00.0	0.00.1	0.00.1
11/4	0.00.1	0.00.0	0.00.1	0.00.1
11/5	0.00.1	0.00.0	0.00.1	0.00.1
11/6	0.00.1	0.00.0	0.00.1	0.00.1
11/7	0.00.1	0.00.0	0.00.1	0.00.1
11/8	0.00.1	0.00.0	0.00.1	0.00.1
11/9	0.00.1	0.00.0	0.00.1	0.00.1
11/10	0.00.1	0.00.0	0.00.1	0.00.1
11/11	0.00.1	0.00.0	0.00.1	0.00.1
11/12	0.00.1	0.00.0	0.00.1	0.00.1
11/13	0.00.1	0.00.0	0.00.1	0.00.1
11/14	0.00.1	0.00.0	0.00.1	0.00.1
11/15	0.00.1	0.00.0	0.00.1	0.00.1
11/16	0.00.1	0.00.0	0.00.1	0.00.1
11/17	0.00.1	0.00.0	0.00.1	0.00.1
11/18	0.00.1	0.00.0	0.00.1	0.00.1
11/19	0.00.1	0.00.0	0.00.1	0.00.1
11/20	0.00.1	0.00.0	0.00.1	0.00.1
11/21	0.00.1	0.00.0	0.00.1	0.00.1
11/22	0.00.1	0.00.0	0.00.1	0.00.1
11/23	0.00.1	0.00.0	0.00.1	0.00.1
11/24	0.00.1	0.00.0	0.00.1	0.00.1
11/25	0.00.1	0.00.0	0.00.1	0.00.1
11/26	0.00.1	0.00.0	0.00.1	0.00.1
11/27	0.00.1	0.00.0	0.00.1	0.00.1
11/28	0.00.1	0.00.0	0.00.1	0.00.1
11/29	0.00.1	0.00.0	0.00.1	0.00.1
11/30	0.00.1	0.00.0	0.00.1	0.00.1
12/1	0.00.1	0.00.0	0.00.1	0.00.1
12/2	0.00.1	0.00.0	0.00.1	0.00.1
12/3	0.00.1	0.00.0	0.00.1	0.00.1
12/4	0.00.1	0.00.0	0.00.1	0.00.1
12/5	0.00.1	0.00.0	0.00.1	0.00.1
12/6	0.00.1	0.00.0	0.00.1	0.00.1
12/7	0.00.1	0.00.0	0.00.1	0.00.1
12/8	0.00.1	0.00.0	0.00.1	0.00.1
12/9	0.00.1	0.00.0	0.00.1	0.00.1
12/10	0.00.1	0.00.0	0.00.1	0.00.1
12/11	0.00.1	0.00.0	0.00.1	0.00.1
12/12	0.00.1	0.00.0	0.00.1	0.00.1
12/13	0.00.1	0.00.0	0.00.1	0.00.1
12/14	0.00.1	0.00.0	0.00.1	0.00.1
12/15	0.00.1	0.00.0	0.00.1	0.00.1
12/16	0.00.1	0.00.0	0.00.1	0.00.1
12/17	0.00.1	0.00.0	0.00.1	0.00.1
12/18	0.00.1	0.00.0	0.00.1	0.00.1
12/19	0.00.1	0.00.0	0.00.1	0.00.1
12/20	0.00.1	0.00.0	0.00.1	0.00.1
12/21	0.00.1	0.00.0	0.00.1	0.00.1
12/22	0.00.1	0.00.0	0.00.1	0.00.1
12/23	0.00.1	0.00.0	0.00.1	0.00.1
12/24	0.00.1	0.00.0	0.00.1	0.00.1
12/25	0.00.1	0.00.0	0.00.1	0.00.1
12/26	0.00.1	0.00.0	0.00.1	0.00.1
12/27	0.00.1	0.00.0	0.00.1	0.00.1
12/28	0.00.1	0.00.0	0.00.1	0.00.1
12/29	0.00.1	0.00.0	0.00.1	0.00.1
12/30	0.00.1	0.00.0	0.00.1	0.00.1
12/31	0.00.1	0.00.0	0.00.1	0.00.1
कुल			20.02.50	20.02.50

- संदर्भ :- 1. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक 3 दिनांक 04/01/2016
 मधील अध्यादेश क्रमांक 02/2016
 2. मा. जिल्हाधिकारी पालघर यांचेकडील पत्र क्र. महसुल/क. 1/2.1/एनएपी/कायि-434/2016 दिनांक 21/01/2016
 3. यसाई विरार शहर महानगरपालिका यांनी त्यांचेकडील पत्र जा.क्र. वधिशाम/नर/शा. 263/2014-15 दिनांक 21/01/2014 नुसार महाराष्ट्र कोस्टल झोन मॅनेजमेंट ऑथरिटी, पर्यावरण विभाग, मंत्रालय मुंबई यांचेकडे दाखल केलेला प्रस्ताव
 4. यसाई विरार शहर महानगरपालिकेकडील विनमोती नाहरफत दाखला जा.क्र. व. धि. श. म/नर/ 264/2014-15 दि. 01/12/2014
 5. यसाई विरार शहर महानगरपालिकेकडील मंजूर विकास आराखडा VVCMC/TP/264/2014-15 Date 01/12/2015
 6. महाराष्ट्र कोस्टल झोन मॅनेजमेंट ऑथरिटी यांनी मे साई रिटन पियलर्स प्रा. लि. यांचे मागे दिलेली CRZ Clearance NOC NO. CRZ. 2015/CR 60/TC 4 Date 13/01/2016

महाराष्ट्र,
 आचरण या बाबतूनचात अर्ज दाखल करून विषयात नमुद जमिनीस विनमोती व रुपांतरण कर भरून घ्याव्यात कितीही केला आहे.



D:\N.A New\NA New Format\Rajavil 5.3.1.docx

र्यालय

०१२०१.

दनांक ११/२०१८

त.

की परधानगी
मागितलेले क्षेत्र
एकूण क्षेत्र
०.२०.२
०.१०.२
०.४०.५
०.१०.०
०.२४.२
०.१६.५
०.१०.०
०.५१.०
०.६५.८
०.५३.६
०.१५.०
०.११.१
०.१४.२
०.१४.१
०.३६.०
०.५१.४
०.३३.३
०.१३.१
०.१०.३
०.५३.१
०.६५.८
०.३६.७
०.५५.७
०.४४.८
०.८४.२
०.१३.१
०.६५.३
०.३१.३
०.१३.८
०.१३.४
०.१६.२
०.११.०
०.१३.१
०.२०.५
०.६०.३
०.४८.३
०.१६.१
०.७७.६

४५/३	०.२५.०	०.००.०	०.२५.०	०.२५.०
४५/७	०.०८.१	०.००.०	०.०८.१	०.०८.१
४६/३	०.०४.३	०.०२.७	०.०७.०	०.०७.०
४७/५	०.०५.६	०.००.०	०.०५.६	०.०५.६
४८/३	०.७८.२	०.०३.३	०.८१.५	०.८१.५
४९/३	०.३५.४	०.००.०	०.३५.४	०.३५.४
५०/१	०.४३.५	०.००.०	०.४३.५	०.४३.५
५०/४	०.१३.१	०.००.०	०.१३.१	०.१३.१
५०/६	०.१५.०	०.००.०	०.१५.०	०.१५.०
५०/८	०.१३.०	०.००.०	०.१३.०	०.१३.०
५१/१	०.११.०	०.००.०	०.११.०	०.११.०
५२/१	०.६०.७	०.००.०	०.६०.७	०.६०.७
५२/४	०.२०.२	०.००.०	०.२०.२	०.२०.२
५२/२	०.१२.१	०.००.०	०.१२.१	०.१२.१
५२/४	०.१३.१	०.००.०	०.१३.१	०.१३.१
५६/५	०.०४.०	०.००.०	०.०४.०	०.०४.०
५७/१	०.२५.०	०.००.०	०.२५.०	०.२५.०
५७/६	०.२६.३	०.००.०	०.२६.३	०.२६.३
६३/२	०.०८.८	०.००.०	०.०८.८	०.०८.८
६३/३	०.३०.३	०.००.०	०.३०.३	०.३०.३
७५/१	०.३१.४	०.०१.०	०.३२.४	०.३२.४
७६/३	०.३१.८	०.०४.१	०.३६.७	०.३६.७
९२/३	०.१४.८	०.००.०	०.१४.८	०.१४.८
९५/५	०.०५.१	०.००.०	०.०५.१	०.०५.१
९५/३	०.२७.३	०.००.०	०.२७.३	०.२७.३
९६/३	०.२०.३	०.००.०	०.२०.३	०.२०.३
९६/३	०.०८.३	०.००.०	०.०८.३	०.०८.३
९७/३	०.४०.५	०.००.०	०.४०.५	०.४०.५
९७/३	०.३०.४	०.००.०	०.३०.४	०.३०.४
९८/३	०.१५.८	०.००.०	०.१५.८	०.१५.८
१११/१	०.२४.०	०.०१.०	०.२५.०	०.२५.०
	एकूण	३०.०२.६०		३०.०३.६०

D:\N.A New
रजिस्ट्रार
महाराष्ट्र

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७
मधील अध्यादेश क्रमांक ०२/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र क्र. महसुल/क.१/टे.१/एनएपी/कायि-४३५/२०१७ दिनांक २१/०६/२०१७

३. पसरई विहार शहर महानगरपालिका यांनी यांचेकडील पत्र जा.क्र.वधियाम/न/शा.३६३/२०१४-१५ दिनांक ३१/०१/२०१५ नुसार महाराष्ट्र कोस्टल ड्रोन मॅनेजमेंट ऑथोरिटी, पंचवल्ग विभाग, मंत्रालय मुंबई यांचेकडे दाखल केलेला प्रस्ताव

४. पसरई विहार शहर महानगरपालिकेकडील विनशेती नाहरकत दारवाजा जा.क्र.व.वि.श.म/न/२६५४/२०१५-१६ दि. ०१/१२/२०१५

५. पसरई विहार शहर महानगरपालिकेकडील मंजूर विकास आराखडा VVCMC/TP/२६५४/२०१५-१६ Date 01/12/2015

६. महाराष्ट्र कोस्टल ड्रोन मॅनेजमेंट ऑथोरिटी यांनी मे वारई दिवस विस्तृत प्रा.वि. यांचे नाचे दिलेली CRZ Clearance NOC NO.CRZ.2015/CR 60/TC 4 Date 13/01/2016

महाराष्ट्र,
आपण या कार्यालयात अर्ज दाखल करून विचारात नमुद जमिनीस विनशेती प कार्यालया का प्रकल
मिळणेबाबत विनंती केले आहे.

Benobert

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.वसई 3


दस्त क्रमांक : 2858/2024

नोंदणी :

Regn:63m

गावाचे नाव : राजावली

प्रकार	करारनामा
	2250000
भाडेपट्ट्याच्या	2186000
आकारणी देतो की पट्टेदार	
पोटहिस्सा व	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: मदनिका क्र. 1911,एकोणीमावा मजला,सुरक्षा स्मार्ट
सल्यास)	सिटी फेज-1,बिल्डींग नं. 20,सेक्टर नं. 4-वी,सदनिकेचे क्षेत्र 26.36 चौ. मी. कारपेट आणि बाल्कनी क्षेत्र
	2.55 चौ. मी.,कपवोर्ड क्षेत्र 0.75 चौ. मी.,एएफ1 क्षेत्र 3.19 चौ. मी. आणि एएफ2 क्षेत्र 1.95 चौ. मी. ही
	मिळकत. गाव मौजे राजावली,विभाग क्र. 8.((Survey Number : 45, 48, 52, 53, 56, 57, 58 ;))
	1) 38.28 चौ.मीटर
किंवा जुडी देण्यात असेल तेव्हा.	
वज करून देणा-या/लिहून ठेवणा-या	1): नाव:-मे. कन्सेप्युअल अॅडवायजरी सर्विसेस एलएलपी तर्फे ऑथोराईज्ड सिग्रेटरी विवेक बाळकृष्ण
नाव किंवा दिवाणी न्यायालयाचा	गायकवाड तर्फे कु. सु. आशिष व्ही. मराठे - वय:-49; पत्ता:-प्लॉट नं: ऑफिस नं. 3, माळा नं: -, इमारतीचे नाव:
किंवा आदेश असल्यास,प्रतिवादिचे	नारायण बिल्डींग, 23, ब्लॉक नं: -, रोड नं: एल. एन. रोड, दादर पूर्व, मुंबई., महाराष्ट्र, मुंबई. पिन
	कोड:-400014 पॅन नं:-AANFC1396C
	1): नाव:-सुनिता सुरेश गोसावी - - वय:-38; पत्ता:-प्लॉट नं: फ्लॅट न. 205, माळा नं: -, इमारतीचे नाव:
	गिरधार नगर, ब्लॉक नं: -, रोड नं: शिवसेना लेन, अंबाजी स्ट्रीट जवळ, भाईदर प., महाराष्ट्र, ठाणे. पिन
	कोड:-401105 पॅन नं:-BAOPG9195D
वज करून दिल्याचा दिनांक	12/02/2024
नोंदणी केल्याचा दिनांक	12/02/2024
क्रमांक,खंड व पृष्ठ	2858/2024
अर्भावाप्रमाणे मुद्रांक शुल्क	46000
अर्भावाप्रमाणे नोंदणी शुल्क	22500


सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

गावाची विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

शुल्क आकारताना निवडलेला अनुच्छेद