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(७७७७)

350/9935

पावती

Original/Duplicate

Thursday, July 04, 2019

नोंदणी क्र. :39म

2:42 PM

Regn.:39M

पावती क्र.: 10725 दिनांक: 04/07/2019

गावाचे नाव: सोपारा

दस्तऐवजाचा अनुक्रमांक: वसई3-9935-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मनीष नारायण परब - -

नोंदणी फी

रु. 18000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 18840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:02 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3  
प्रसह. दुय्यम निकायक वसई-३

बाजार मुल्य: रु.1800000 /-

मोबदला रु.1800000/-

भरलेले मुद्रांक शुल्क : रु. 108000/-

वसई क्र. ३

1) देयकाचा प्रकार: eChallan रक्कम: रु.18000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003614090201920E दिनांक: 04/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0407201900442 दिनांक: 04/07/2019

बँकेचे नाव व पत्ता:

M.P.



CHALLAN  
MTR Form Number-6



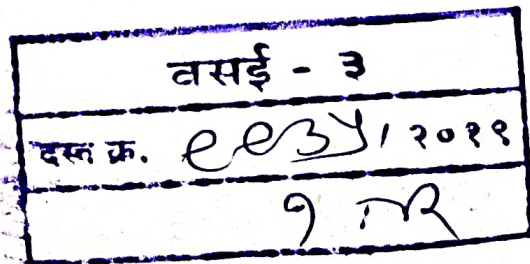
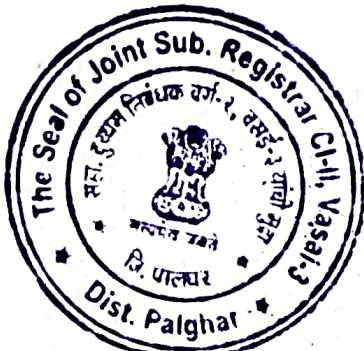
RN	MH003614090201920E	BARCODE					Date	04/07/2019-10:01:14		Form ID	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)							
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BMJPP6901R						
Location	PALGHAR			Full Name	MANISH NARAYAN PARAB						
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 104 D WING JAY HERITAGE						
Account Head Details		Amount In Rs.		Premises/Building							
30046401	Stamp Duty	108000.00		Road/Street	SOPARA						
30063301	Registration Fee	18000.00		Area/Locality	NALLASOPARA						
				Town/City/District							
				PIN		4	0	1	2	0	3
				Remarks (If Any)	PAN2=GNHPS1099R~SecondPartyName=JAY BUILDERS AND DEVELOPERS~						
				Amount In Words	One Lakh Twenty Six Thousand Rupees Only						
Total		1,26,000.00									
Payment Details				FOR USE IN RECEIVING BANK							
IDBI BANK				Bank CIN	Ref. No.	69103332019070410631		221787304			
Cheque-DD Details				Bank Date	RBI Date	04/07/2019-10:02:57		Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

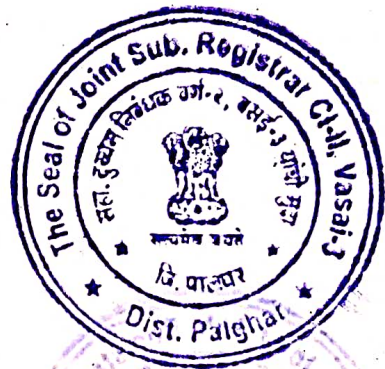
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9970446380

हेतु चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू होई.







## AGREEMENT

THIS ARTICLE OF AGREEMENT FOR SALE is made and entered to at VIRAR on this 4<sup>th</sup> day of July, in the Christian year two Thousand Nineteen BETWEEN M/S. JAY BUILDERS & DEVELOPERS, a Proprietor firm, through its Proprietor Shri. AJENDRA SATYANARAYAN SAHU having its office at:- Shop No. 9, Jay Heritage, Opp. Priyanka C.H.S., Patankar Park, Nallasopara, Taluka Vasai, District Palghar, hereinafter called "THE BUILDER", (which expression shall unless it be repugnant to the text or meaning thereof be deemed to include the partner or partners for the title being of the said firm, their heirs, survivor or survivors) of the **FIRST PART**;





पि. किरी. सा. ५२१

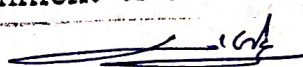




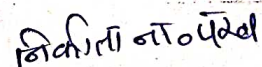
- d) By Development Agreement dated 21/12/2016 and registered in the office of Sub-Registrar Vasai No. V (Virar), at Serial No.6527/2016, dated 21/12/2016, Mr. Suresh Poonamchand Jain (therein called "The Owners") of the First Part and M/s. Jay Builders & Developers of the Second Part, the said Suresh Poonamchand Jain have granted the development rights in respect of the said land to M/S. Jay Builders & Developers Through Its Proprietor MR. RAJENDRA SATYANARAYAN SAHU, on the terms and conditions mentioned, in the said agreement.
- e) The aforesaid Owners had given peaceful vacate possession of the said land to the Builders herein to construct the building thereon.
- f) The builders have engaged the service to M/S. EN-CON registered with the council of Architect and as a Structural Engine for preparation of the structural drawing of the building/s and the building/s and the builder accepts the professional supervision of the Architect and Structural Engineer till the completion of the building/s.
- g) The flat purchaser/s demanded inspection of documents from the Builders have given the same to the flat Purchaser/s of all the documents of tile relating to the said land, the Developers agreement and the plans, designs and specifications prepared by the builders, Architect M/S. EN-CON and of such other document as specified under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred as :The Said Act) and the rules made there under such specification has been duly given to and taken by the Purchaser/s, the Purchaser/s has/have also satisfied himself/herself/themselves about the same.
- h) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in the Rule 4 of Maharashtra Ownership Flats, Rules 1964 as demanded by the Purchaser/s.

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-**

- 1) The Builders shall construct the said plot of land more particularly described in the Schedule 'A' herein under written in accordance with the concerned local authority and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as concerned local authority/s / Government to be made in them or any of them.







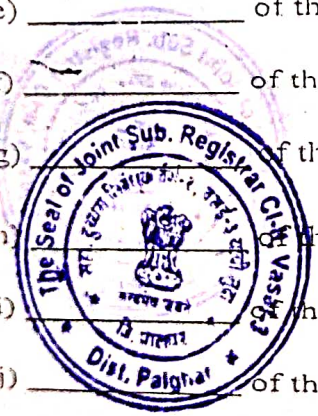
वसई - २  
 दस्त क्र. ee3y/2019  
LM3

2) The flat purchaser/s hereby agrees to purchase from the builder and Builder hereby agrees to sell to the flat Purchaser/s one flat bearing no. 104 of Built Up/saleable admeasuring 46.22 square feet i.e. 46.22 square meters Built Up/saleable area, (which is inclusive of the area of balconies), on floor in D Wing as shown in the floor plan in the complex known as "JAY HERITAGE" (hereinafter referred to as "The Said Flat") for the price of Rs. 18,00,000/- (RUPEES Sixteen Lakh only.....) including the price of the common area and facilities appurtenant to the premises, the nature, the extent and description of the common facilities which are more particularly described in the Schedule 'B' hereunder.

3) The said consideration of Rs. 18,00,000/- (Rupees Sixteen Lakh only.....) shall payable in the following manner:-

- a) 50,000/- of the agreed price on booking of the flat/shop.
- b) \_\_\_\_\_ of the agreed price on the completion of plinth.
- c) \_\_\_\_\_ of the agreed price on the completion of 1<sup>st</sup> slab.
- d) \_\_\_\_\_ of the agreed price on the completion of 2<sup>nd</sup> slab.
- e) \_\_\_\_\_ of the agreed price on the completion of 3<sup>rd</sup> slab.
- f) \_\_\_\_\_ of the agreed price on the completion of 4<sup>th</sup> slab.
- g) \_\_\_\_\_ of the agreed price on the completion of 5<sup>th</sup> slab.
- h) \_\_\_\_\_ of the agreed price on the completion of 6<sup>th</sup> slab.
- i) \_\_\_\_\_ of the agreed price on the completion of 7<sup>th</sup> slab.
- j) \_\_\_\_\_ of the agreed price on the completion of 8<sup>th</sup> slab.
- k) \_\_\_\_\_ of the agreed price on the completion of bricks work.
- l) \_\_\_\_\_ of the agreed price on the completion of plaster.
- m) \_\_\_\_\_ of the agreed price on the completion of flooring.
- n) 17,50,000/- of the agreed price on the completion of said flat.

4) The Builder hereby agrees to observe perform and comply with all the terms, conditions and stipulation and restriction, if any, which may have been imposed by the concerned local authority at the time of



[Signature] [Signature] [Signature]





वसई - ३  
दस्ता क्र. ९८३१/२०१९  
१८२ (१४)

IN WITNESSES WHEREOF THE PARTIES HERETO  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS THE DAY AND THE YEAR FIRST HEREIN  
WRITTEN.

SIGNED AND DELIVERED by the  
Within named "THE BUILDER"  
M/S. JAY BUILDERS & DEVELOPERS  
A Proprietorship Firm,  
Mr. RAJENDRA SATYANARAYAN SAHU  
In the presence of \_\_\_\_\_



*[Handwritten signature]*

1. *Nhubs*

2. *बलदी (११/१०/१०)*

SIGNED AND DELIVERED by the  
Within named "THE PURCHASER/S"

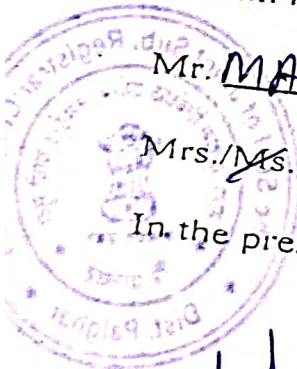
Mr. MANISH NARAYAN PARAB  
Mrs./Ms. NIKITA NARAYAN PARAB  
In the presence of \_\_\_\_\_



*निकिता नारायण*

1. *Nhubs*

2. *बलदी (११/१०/१०)*













मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसाई, जि. ठाणे, पिन ४०१ २०५.



दूरध्वनी : ०२५०-२५२५१०१/०३/०३/०४/०१/०२  
फॅक्स : ०२५०-२५२५१०४  
ई-मेल : vasalvirarcorporation@yahoo.com

क्र.सं. : प.वि.र.म./र.र./  
दिनांक :

वंसई - ३  
दस्ता क्र. *eeb* / २०१९  
२३/०३/२०१४  
*337R*

VCMC/TP/CCMP-3128/0367/2013=14

To,  
Shri. Rajendra S. Sahu  
Shop No. 04, Jay Apartment,  
Patankar Park, Nallasopara (W),  
Tal- Vasai,  
**DIST-PALGHAR**

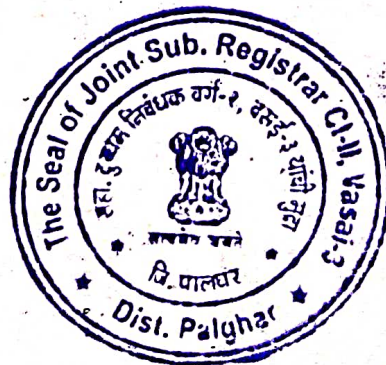
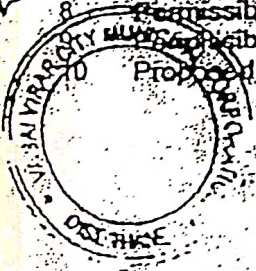
Sub: Commencement Certificate for proposed Residential With Shopline Building on land bearing S. No: 37, Plot No. 16/17, Villaga : Sopara, Taluka: Vasai, Dist: Palghar.

- Ref:- 1) NOC for N.A. Permission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP/SR-264/87 dtd. 28/11/1988.  
2) N.A Order No.  
3) TLR M.R.No.170/98 dtd. 19/11/1998 for measurement.  
4) Your Architect's letter dated 24/12/2013.

Sir / Madam,  
Development Permission is hereby granted for the proposed Residential With Shopline Type Building in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Rajendra S. Sahu

The conditions mentioned in the letter No. VCMC/TP/CCMP-3128/0367..... dated 23/03/2014 are binding on you. The details of the layout is given below:-

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 1) Name of assess owner/P.A.Holder | : Shri. Rajendra S. Sahu             |
| 2) Location                        | : Sopara                             |
| 3) Land Use (predominant)          | : Residential With Shopline Building |
| 4) Total Plot Area                 | : 6258.03 sq.mt                      |
| 5) Deduction                       | : -                                  |
| 6) Net Plot Area                   | : 6258.03 sq.mt                      |
| 7) R.G. 10%                        | : 625.80 sq.mt                       |
| 8) Permissible FSI                 | : 1.00                               |
| Permissible B.U.A.                 | : 6258.03 sq.mt                      |
| Proposed B.U.A.                    | : 6258.03 sq.mt                      |



29051  
C - 1055

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasalvirarcorporation

जा.क्र. : व.वि.रा.म./न.र./  
दिनांक :



2-8/03/2014

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. 253000/- (Rupees Two Lakhs Fifty Three Thousand Only) deposited vide Challan No. 474252 dated 12/02/2014 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 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 Corporation.

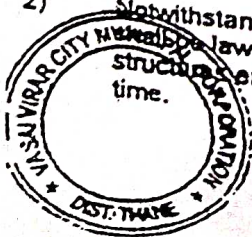
Please find enclosed herewith the approved Development Permission of layout for the proposed Industrial Gala Type Building on land bearing S No:37, Plot No. 16/17 Village: Taluka: Vasai Dist: Palghar.

as per following details:-

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Gallas	Built Up (in sq)
1.	Residential with Shopline	1	Grd + 5 pt.	152	12	6258

1) The Occupancy Certificate for the building will be issued only after provision of potable water is made available to each occupant.

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





वसई - ३

दस्ता क्र. ६६३ / २०१५

३५१२

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
सा. वसई, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०५/०५/०१,  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.सा.प./न.र./  
दिनांक :

WCMC/TP/CCNP-3128/0367/2013-14

28/03/2014

- 3) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartment of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of non-bio degradable & bio-degradable waste respectively.
- 4) The Municipal Corporation reserves the rights to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit details 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 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.
- 7) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 8) You are responsible for the disputes that may arise due to title/ access matter. WCMC is not responsible for any such disputes.

Yours faithfully,

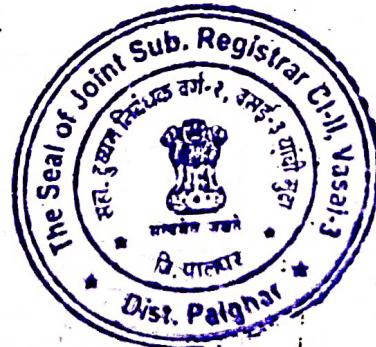
Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

Encl.: a/a

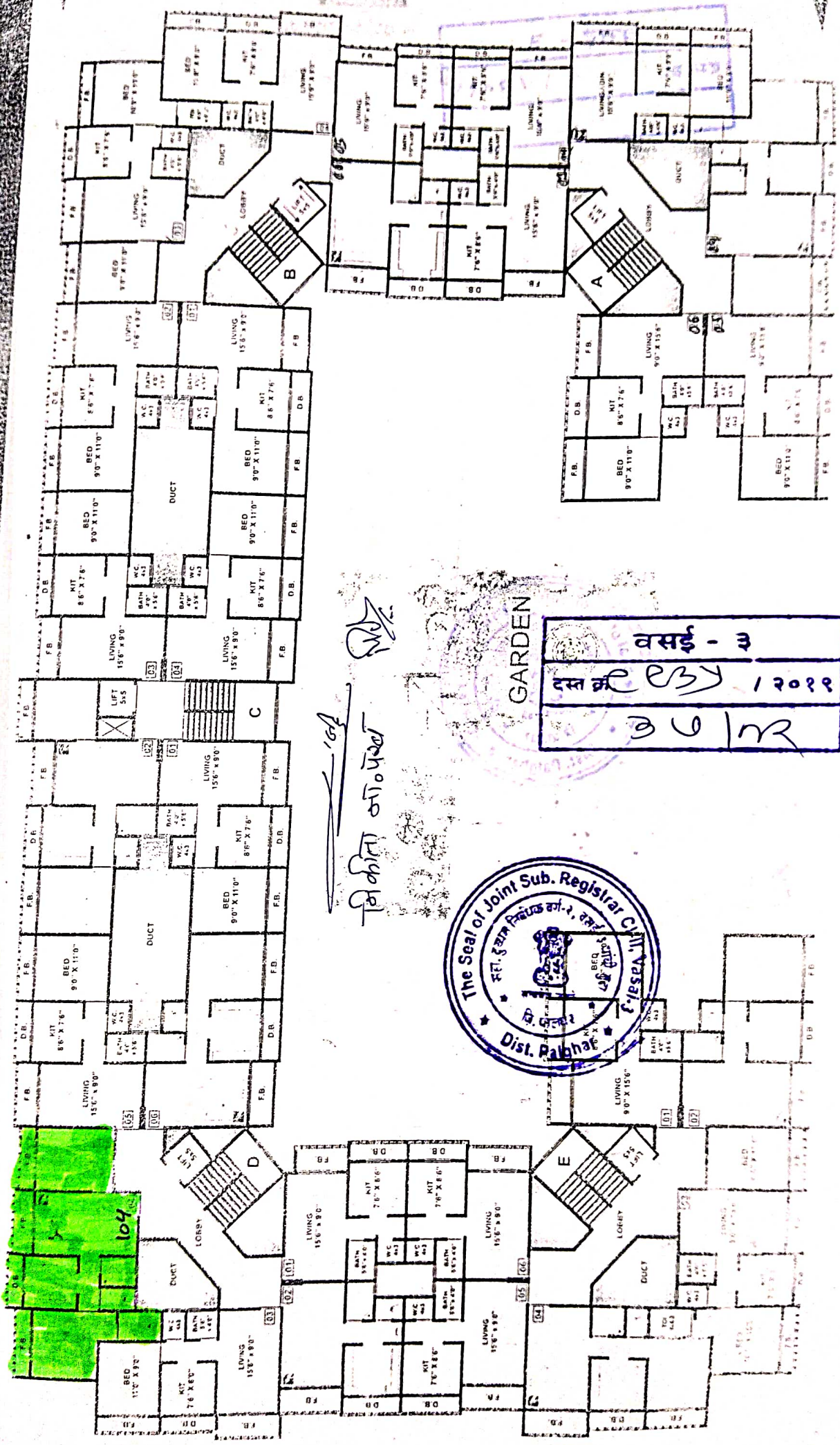


c.c. to:

1. The Collector,  
Office of the Collector, Palghar.
2. The Tahasildar  
Office of the Tahasildar, Vasai.
3. Dy. Municipal Commissioner  
Vasai-Virar City Municipal Corporation.
4. Asst. Commissioner, UCD,  
Vasai-Virar City Municipal Corporation.  
Ward office.....
5. M/s. EN-CON  
G.7,3, "D" Wing, Sethi Palace,  
Ambadi Road, Vasai Road (W),  
Tal: Vasai, Dist : Palghar



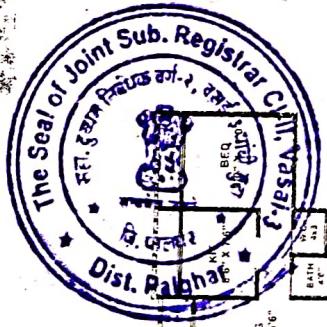




विहीनता का.पत्र  
 104

GARDEN

वसई - ३  
 दस्त नं. १३५ / २०१९  
 ३०/१२











04/07/2019

सूची क्र.2

दुय्यम निर्बंधक : मह दु नि वसई 3

वसने क्रमांक : 9935/2019

नोंदणी :

Page 83m

शाखाचे नाव : सोपारा

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	1800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1800000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पानिकेचे नाव: ठाणे इतर वर्णन :मदनिका नं: 104, डी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: जय हेरिटेज, रोड नं: सोपारा, इतर माहिती: विभाग क्र 3( ( Survey Number : 37 ; HISSA NUMBER : 1. PLOT NO. 16, 17 ; ) )
(5) क्षेत्रफळ	1) 46.27 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मो. जय बिल्डर्स एन्ड डेव्हलपर्स तर्फे प्रोप्रायटर राजेंद्र मल्लनारायण साठु -- वय:-34; पत्ता:-प्लॉट नं: दुकान नं. 9, माळा नं:-, इमारतीचे नाव: जय हेरिटेज, प्रियंका को- ऑप. ही. सो. संमोर, ब्लॉक नं:-, रोड नं: पाटणकर पार्क, नालासोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-GNHPS1099R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीष नारायण परब -- वय:-26; पत्ता:-प्लॉट नं: 001, माळा नं:-, इमारतीचे नाव: मधुकर मास्तर चाळ, फॅन्टसी लॅण्ड जवळ, शिव टेकडी, ब्लॉक नं:-, रोड नं: जोगेश्वरी पू, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-BMJPP6901R 2): नाव:-निकीता नारायण परब -- वय:-51; पत्ता:-प्लॉट नं: 001, माळा नं:-, इमारतीचे नाव: मधुकर मास्तर चाळ, फॅन्टसी लॅण्ड जवळ, शिव टेकडी, ब्लॉक नं:-, रोड नं: जोगेश्वरी पू, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AHPPP7476H
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	04/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	9935/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14) शेर	

प्र.सह. दुय्यम निर्बंधक वसई क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





04/07/2019

### सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि.वसई 3

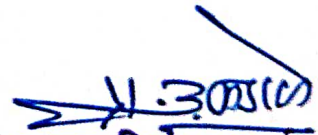
दस्त क्रमांक : 9935/2019

नोंदणी :

Regn:63m

### गावाचे नाव : सोपारा

(1)बिनेखाचा प्रकार	करारनामा
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1800000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 104,डी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: जय हेरिटेज, रोड नं: सोपारा, इतर माहिती: विभाग क्र 3 ( ( Survey Number : 37 ; HISSA NUMBER : 1. PLOT NO. 16, 17 ; ) )
(5) क्षेत्रफळ	1) 46.27 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जय बिल्डर्स ऍन्ड डेव्हलपर्स तर्फे प्रोप्रायटर राजेंद्र सत्यनारायण साहु -- वय:-34; पत्ता:-प्लॉट नं: दुकान नं. 9, माळा नं: -, इमारतीचे नाव: जय हेरिटेज, प्रियंका को- ऑप. ही. सो. समोर, ब्लॉक नं: -, रोड नं: पाटणकर पार्क, नालासोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-GNHPS1099R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीष नारायण परब -- वय:-26; पत्ता:-प्लॉट नं: 001, माळा नं: -, इमारतीचे नाव: मधुकर मास्तर चाळ, फॅन्टसी लॅण्ड जवळ, शिव टेकडी, ब्लॉक नं: -, रोड नं: जोगेश्वरी पू, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-BMJPP6901R 2): नाव:-निकीता नारायण परब -- वय:-51; पत्ता:-प्लॉट नं: 001, माळा नं: -, इमारतीचे नाव: मधुकर मास्तर चाळ, फॅन्टसी लॅण्ड जवळ, शिव टेकडी, ब्लॉक नं: -, रोड नं: जोगेश्वरी पू, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AHPPP7476H
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	04/07/2019
(11)अनुक्रमांक,खंड व पृष्ठ	9935/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14)शेरा	

  
 सह. दुय्यम निर्बंधक वर्ग-२  
 वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
 मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही  
 (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.