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Types of Document : Agreement for Sale

Name of the Seller/ Licensor VUB Lifespace

Name of the Purchaser / Licencee Saroj A. Karkhan

Details of Property Flat - 304, 3<sup>rd</sup> F, Bvela 1C,  
vatsal perbe, vamsi panel,

Consideration : ₹ 18,28,400/-

Market Value : ₹ 17,068,79/-

Stampduty Paid : ₹ 1,09,800/- Date 7/3/2018

Registration Paid : ₹ 18,300/- Date: 11/3/2018

Date of Agreement : 1/3/2018

Document No. PV-4/2944/2018 Date: 7/3/2018



**M O M A I**  
**E S T A T E**  
**S E R V I C E S**

106, Yash Plaza, Near Adarsh Lodge,  
Panvel - 410 206, Dist. - Raigad (M.S.)

Ph. No. 022 - 27451844

Ramesh Majithia - 9821350608



पावती

Original/Duplicate

Wednesday, March 07, 2018

नोंदणी क्र.: 39M

4:39 PM

Regn.: 39M

पावती क्र.: 4162 दिनांक: 07/03/2018

गावाचे नाव: वावंजे

दस्तऐवजाचा अनुक्रमांक: पवल4-2944-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सरोज आकाराम कदम - -

नोंदणी फी

₹. 18300.00

दस्त हाताळणी फी

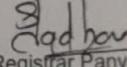
₹. 1980.00

पृष्ठांची संख्या: 99

एकूण:

₹. 20280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:38 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Panvel 4

बाजार मूल्य: ₹. 1706874 /-

मोबदला ₹. 1828400/-

भरलेले मुद्रांक शुल्क : ₹. 109800/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 18300/-

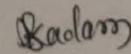
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011272336201718E दिनांक: 07/03/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 1980/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



मूल्यांकन पत्रक ( बांण क्षेत्र - बांधीव )						
Valuation ID	201803073525			07 March 2018/03:22:43 PM		
मूल्यांकनाचे वर्ष	2017					
जिल्हा	रायगड					
तालुक्याचे नांव	पनवेल					
गांवाचे नांव	वावंजे					
क्षेत्राचे नांव	Rural			सर्व्हे नंबर / न. भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सौज्यमापनाचे एकक चौ. मीटर
4100						
<b>बांधीव क्षेत्राची माहिती</b>						
मिळकतीचे क्षेत्र	43.212 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव	
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर	Rs.4100/-	
उद्भववाहन सुविधा	आहे	मजला	1st To 4th Floor			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर ) * मजला निहाय घट/वाढ = (39500 * (100 / 100 )) * 1 = Rs.39500/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 39500 * 43.212 = Rs.1706874/-						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लग्नतळा गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य = A + B + C + D + E + F + G + H = 1706874 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1706874/-						

Home Print

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१	१००

सह. मुख्य निबंधक वर्ग-२,  
पनवेल-४.





CHALLAN  
MTR Form Number-6

GRN	MH011272336201718E	BARCODE			Date	01/03/2018-16:43:32	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL1_PANVEL NO 1 SUB REGISTRAR				
Location				RAIGAD				
Year				2017-2018 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				109800.00				
0030063301 Registration Fee				18300.00				
Total				1,28,100.00				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank C/N Ref. No. 6910333201803				
Name of Bank				Bank Date RBI Date 01/03/2018-16:43:32				
Name of Branch				Bank-Branch IDBI BANK				
				Scroll No., Date Not Verified with Scri				

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दर २०१८  
२०/१००



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुयम निबधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9702898989



CHALLAN  
MTR Form Number-6

GRN	MH011272336201718E	BARCODE	Date		01/03/2018-16:43:32	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	AORPK2193K			
Location	RAIGAD		Full Name	SAROJ A KADAM AND OTHER ONE			
Year	2017-2018 One Time		Flat/Block No.	FLAT NO 304 3 RD FLOOR BLD 01 C WING			
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	109800.00	Road/Street	VATSAL PARADISE				
0030063301 Registration Fee	18300.00	Area/Locality	WAVANJE PANVEL				
		Town/City/District					
		PIN	4 1 0 2 0 6				
		Remarks (If Any)	SecondPartyName=MS V U B LIFESPACE-				
		Amount In	One Lakh Twenty Eight Thousand One Hundred Rupees				
		Words	Only				
Payment Details	FOR USE IN RECEIVING BANK						
Cheque/DD No.	Bank CIN	Ref. No.	69103332018030114959 156161825				
Name of Bank	Bank Date	RBI Date	01/03/2018-16:43:51 03/03/2018				
Name of Branch	Bank-Branch	IDBI BANK					
	Scroll No. , Date	100 , 03/03/2018					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9702898989  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown

Challan Defaced By: Digitally signed by DS VIRTUAL TREASURY MUMBAI 01 Date: 2018.03.07 16:27:44 +05'30' Reason: Signature Do Not Remove Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-528-2944	0006280021201718	07/03/2018-16:27:08	IGR547	18300.00
2	(IS)-528-2944	0006280021201718	07/03/2018-16:27:08	IGR547	109800.00
Total Defacement Amount					1,28,100.00

सह. दुय्यम निबंधक वर्ग-२,  
पनवेल-४.

Print Date 07-03-2018 04:27:47

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#### AGREEMENT

ARTICLES OF AGREEMENT made at Navi Mumbai this 1<sup>st</sup> day of March, 2018 BETWEEN,

**M/S. VUB LIFESPACE** (having PAN No. **AAKFV-1195R**), a Partnership Firm, registered under the Indian Partnership Act, 1932 having its PAN No. AAKFV1195R and having its registered office at 103, Business Park, Junction of Derasar Lane, Tilak Road, Ghatkopar (E), Mumbai 400 077, through its Authorized Partner **MR. CHINTAN PRADEEP THAKKAR/DATTANI** hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**

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AND

1. MR. SAROJ KADAM, having a Pan Card No. AORPK2193K & Adhar Card No. 865747656008) adult/s, Indian inhabitant/s residing at 302, Shri Nirmal Ganesh Apartment, Gaondevi wadi, Ghansoli goan, Ghansoli - 400 701, Maharashtra.

MRS. SWARA SAROJ KADAM, having a (Pan Card No BENPP3562A & Adhar Card No. 615925357750 ) Adult/s, Indian inhabitant/s residing at 302, House No. 0326, Shri Nirmal Ganesh Apartment, Gaondevi wadi, Ghansoli goan, Ghansoli - 400 701, Maharashtra, hereinafter called as the "PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the **OTHER PART**.

**WHEREAS:-**

1. By virtue of Deed of Conveyance dated 17<sup>th</sup> October, 2013, executed between 1) Shri. Suresh Deoram Chaudhari, 2) Shri. Yogesh Popatlal Thakkar, 3) Shri. Sunny Rajendra Jeswani, 4) Shri. Rajendra S. Jeswani (HUF) through its Karta Shri. Rajendra S. Jeswani, all adults, Indian Inhabitants, Partners of M/S NISARG SAI DEVELOPERS, having their common address at Chaudhari House, Plot No. 9, Road No. 6, Sector - 1, New Panvel, Taluka Panvel, District Raigad 410 206 (as a Vendors therein) and the Promoters herein (as a Purchasers therein), the said Shri. Suresh Deoram Chaudhari & 3 others have sold, transferred and conveyed in favour of the Promoters herein all the piece and parcel of land situate, lying and being at Village Wavanje, Taluka Panvel, District Raigad for such consideration and upon such terms and conditions as mentioned therein. The details regarding the Survey Number, Hissa Number, Area is more particularly given hereinbelow:

SURVEY NO.	HISSA NO.	AREA (H - R - P)	ASSESEMENT (RS - PS)
1	1	0 - 42 - 3	7 - 44

The above mentioned property is hereinafter referred to as the said Property and which is more particularly described in the First Schedule hereunder written. The said Deed of Conveyance is registered with Sub Registrar of Assurances under Serial No. PVL2-6764-2013 dated 10-2-2013.

2. The 7/12 Extract in respect of the said Property stands in the name of Promoters. The 7/12 Extract in respect of the said property is annexed hereto and marked as **Annexure "A"**.

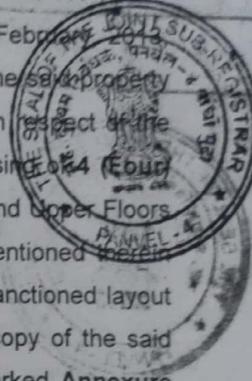
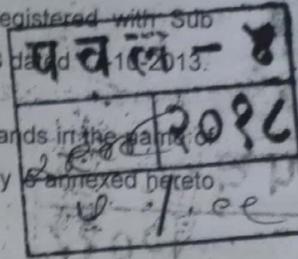
3. The Collector, Raigad had, vide its Order dated 16<sup>th</sup> February 2013 granted the Non-Agricultural permission/Order in respect of the said property had sanctioned and approved the building plans submitted in respect of the said property for constructing a Residential Complex comprising 4 (Four) Buildings/ Wings, each Wing/ Building consisting of Ground and Upper Floors on the said property upon such terms and conditions as mentioned herein (herein after referred to as the said Layout), a copy of the sanctioned layout plan is annexed hereto and marked as **Annexure "B"**. A copy of the said Order dated 16<sup>th</sup> February, 2013 is annexed hereto and marked **Annexure "C"**.

4. The Promoters have appointed "VASTUKALP" as the Project Architects and the necessary agreements were executed as prescribed by the Council of Architects. The Promoters have appointed VASTUKALP as the RCC Consultant / Structural Engineer for the preparation of the structural designs and drawings of the Buildings.

5. The said Property is situated within 200 meters of existing Gaathan and hence Residential utilization as per the Mumbai Metropolitan Regional Plan/Development Plan is possible.

6. In the above circumstances, the Promoters are entitled to develop the said property by constructing Building/s as per the building plans sanctioned by the concerned authority.

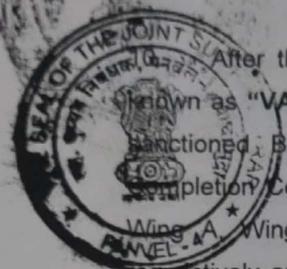
7. The Promoters had proposed to construct a Residential Building / s of Ground and upper floors on the said Property as per the sanctioned Building plans. The copy of the sanctioned layout plan is annexed hereto and marked as **Annexure "C"**.



8. The said property has been earmarked for the purpose of building a Residential Complex / Project comprising of 4 Buildings/ Wings, each Building/ Wing consisting of Ground + 4 upper Floors (DETAILS OF THE STRUCTURE AND AMENITIES IN THE PROJECT) and the said Complex /Project shall be known as "VATSAL PARADISE" (hereinafter referred to as the said Building/ Project).

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The Promoters have completed with the construction of Wing A, Wing B & Wing C of Building no. 1 and the entire Building no.2 in the said Residential Complex known as "VATSAL PARADISE" on the said property in accordance with the Building plans sanctioned by Collector, Raigad by permitting construction of such premises in accordance with GDCR of Navi Mumbai.



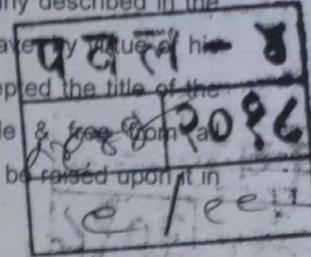
After the completion of construction of the said Residential Complex known as "VATSAL PARADISE" on the said property in accordance with the sanctioned Building plans, the Promoters have obtained Two separate Completion Certificates first one from the said Project Architect in respect of Wing A, Wing B & Wing C of Building no. 1 and entire Building no. 2 respectively and second one Building Completion Certificate dated 28<sup>th</sup> July, 2017 from the Group Grampanchayat, Wavanje in respect of Wing A, Wing B & Wing C of Building no. 1 and entire Building no. 2 in the said Complex on the said Property, the copies whereof are annexed hereto and marked as Annexure "D (Colly)".

11. The Promoters are desirous of selling premises in the said Complex "VATSAL PARADISE".

12. The Purchaser/s has/ have seen the approved plans as prepared by the Architect and floor plan and have understood the nature and quality of construction. The Purchaser/s has/ have also inspected the said premises and is/ are satisfied with the area of the said premises and all the fittings, fixtures, facilities and amenities provided in the said premises as per the general specifications.

13. The Report on Title issued by M/s. Himanshu Bheda & Associates, Advocates, has been seen and inspected by the Purchaser/s and a copy thereof has been annexed hereto and marked as Annexure "E". The Purchaser/s has/ have also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Promoters to the said property,

the right of the Promoters to develop the said property and to construct the said Complex/Building on the said property more particularly described in the First Schedule hereunder written. The Purchaser/ has / have by virtue of his/ her/ their having executed this Agreement, is deemed to have accepted the title of the Promoters to the said property as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.



14a. The Purchaser/s has demanded and the Promoters have given to the Purchaser/s inspection of the following documents:-

- i. Deed of Conveyance dated 17<sup>th</sup> October, 2013.
  - ii. 7/12 Extract.
  - iii. N A Order and Building permission dated 16<sup>th</sup> February, 2013.
  - iv. Report on Title issued by M/s. Himanshu Bheda & Associates.
  - v. All other relevant documents, letters, papers and writings referred to herein.
- b. All plans sanctioned by the Collector, Raigad and other authorities, the designs, specifications etc., submitted to Collector, Raigad and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under.
  - c. Completion Certificates from the said Project Architect dated 27<sup>th</sup> July, 2017 and Building Completion Certificate dated 28<sup>th</sup> July, 2017 from the Group Grampanchayat in respect of Wing A, Wing B & Wing C of Building no. 1 and entire Building no. 2 in the said Complex.
  - d. The Purchaser/s has / has examined the foregoing Agreements and relevant documents, letters, papers and writings inspection of which, the Promoters have given to him/her / them and get him/her / them satisfied.



15. On satisfying himself/herself/ themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself as regards the other terms and conditions including the Title of the Promoters to the said property, the Purchaser/s has/ have applied to the Promoters for allotment of and hereby agree/s to purchase Flat

No. 304, on 3<sup>rd</sup> Floor, building No. 1, "C" wing, admeasuring about 387.50 "Square feet equivalent to 36.01 Square meters or thereabouts (Carpet Area) in the Building known as "VATSAL PARADISE" which is constructed on the said property (hereinafter referred to as "the said premises" and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs. 18,28,400/- (Rupees Eighteen lacs Twenty-Eight Thousand Four Hundred only). The Typical Floor plan of the said Premises is annexed hereto & marked as Annexure "F".



The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.



Both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

18. Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

**NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

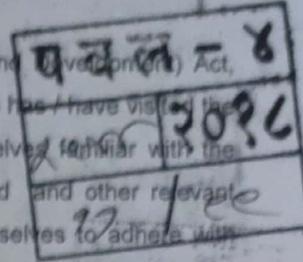
**1. ACT AND RULES GOVERNING THE AGREEMENT:**

This Agreement shall always be subject to the provisions contained in the Real Estate (Regulation and Development) Act, 2016 (RERA) or any amendment therein or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time and the rules framed there under. Under the provisions contained in the Real Estate (Regulation and Development) Act, 2016, the Promoters are the Promoters and all references herein shall be read and construed accordingly. The said Real Estate (Regulation and Development) Act, 2016 shall be hereinafter referred to as the "Act" and the Rules framed there under shall be referred to as the "Rules".

**2. INSPECTION OF DOCUMENTS AND SITE VISIT:**

The Purchaser/s has / have taken inspection of the Agreements, Sanctioned Plans, and other relevant documents required to be given by the Promoters/s

under the provisions of the Real Estate (Regulation and Development) Act, 2016 in respect of the said property and the Purchaser/s has / have visited the site of construction and made himself /herself /themselves familiar with the terms and conditions imposed by the Collector, Raigad and other relevant authorities. The Purchaser/s binds himself/herself/themselves to adhere with terms and conditions of all documents / correspondence with Collector, Raigad / other concerned authorities. All the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the Collector, Raigad / other concerned authorities or the Promoters.



### 3. ADDITIONS AND ALTERATION:

The Promoters have constructed a Residential Complex known as "VATSAL PARADISE" on the said property in accordance with the sanctioned building plans and specifications. The said sanctioned plans and specifications have been kept at the Office of the Promoters for inspection of the Purchaser/s. The Promoters have informed the Purchaser/s and the Purchaser/s is/ are aware and the Purchaser/s hereby agree/s, declare/s, confirm/s and undertake/s with the Promoters that the Purchaser/s shall not carry out any changes, additions, alterations or extensions in the said premises in any manner whatsoever, which is contrary to the sanctioned plans in any manner whatsoever. The Purchaser/s is/ are further aware that in case if Collector, Raigad / concerned Authority adopts any action, proceeding against or issues any notice against any such changes, additions, alterations or extensions that the Purchaser/s may have carried out or imposes any penalty, then the Purchaser/s alone shall be liable and responsible for all the actions that the Collector, Raigad / concerned Authority may adopt and the penalty that may be charged by Collector, Raigad / concerned Authority and the promoters shall not be held responsible or liable for any such illegal act that the Purchaser/s shall carry out in this regard.

### 4. SALE OF PREMISES AND PAYMENT CONDITIONS:

4 (a) The Purchaser/s hereby agree/s to purchase Flat No. 304 on 3<sup>rd</sup> Floor, Building No. 1, "C" wing admeasuring about 387.50 Square feet equivalent to 36.01 Square meters or thereabouts (Carpet Area) in the Building/ Project known as "VATSAL PARADISE" which is constructed on the said property and *pro rata* share in the common areas [("Common Areas") as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total

consideration of Rs. 18,28,400/- (Rupees Eighteen lacs Twenty-Eight Thousand Four Hundred only) as mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters in the following manner: (Time being the essence of the contract)

i) Rs. 18,000/- (Rupees Eighteen Thousand Only), being 1 % of the total consideration, shall be paid by the Purchaser/s to the Promoters herein on or before execution of this Agreement.

Rs. 18,10,400/- (Rupees Eighteen Lacs Ten Thousand Four Hundred Only), being 99% of the total consideration, shall be paid by the Purchaser/s to the Promoters herein on or before, 25.03.2018 and upon receiving the said payment, the Promoters shall hand over to the Purchaser/s the vacant possession of the said premises.

The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of Value Added Tax, LBT, Service Tax, and Cess, GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time upto the date of handing over the possession of the said premises. The Input Rebate for GST as shall be permissible shall be calculated and the same shall be credited to the Purchaser's Account. Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Purchaser(s) / Allottee(s) to the Promoters shall be increased/reduced based on such change / modification.

4 (c) The Promoters shall periodically intimate to the Purchaser(s) / Allottee(s), the amount payable as stated in Clause 4(a) above and the Purchaser(s) / Allottee(s) shall make payment within 15 (fifteen) days from the date of such written intimation. In addition, the Promoters shall provide to the Purchaser(s) / Allottee(s) the details of the taxes paid or demanded along with

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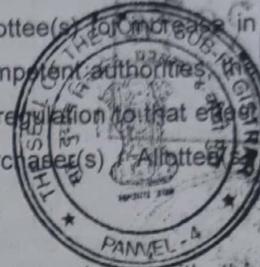
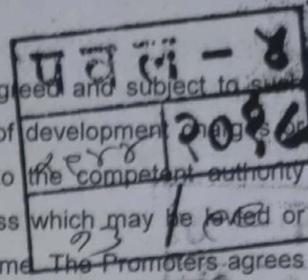
the acts / rules / notifications together with dates from which such taxes / levies etc. have been imposed or become effective.

4 (d) The said total consideration is mutually agreed and subject to such increases which are due to increase on account of development charges or any other charges, deposits, fees, etc. payable to the competent authority and/or any other increase in Taxes, Charges, Cess which may be levied or imposed by the competent authority from time to time. The Promoters agree that while raising a demand on the Purchaser(s) / Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, Promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser(s) / Allottee(s) which shall only be applicable on subsequent payments.

4 (e) The Carpet area of the said premises is in accordance with the definition of the Carpet area as per the Real Estate (Regulation and Development) Act, 2016. Further, the Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the carpet area mentioned in this Agreement is on the basis of unfinished internal wall surface, area under RCC Column and shear wall and other such structural members of the premises. Therefore, the Promoters have informed the Purchaser/s and the Purchaser/s is aware that there is likelihood that there can be some discrepancy in the Carpet area mentioned in this Agreement and the carpet area of the said premises. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties. The Purchaser/s hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said carpet area.

4 (f) The Promoters have also informed the Purchaser/s categorically and the Purchaser/s has/ have agreed/ understood that all the Rules and Regulations governing the sale of Flats by the Promoters and / or development of the said property by the Promoters and this Agreement shall be governed by Rules and Regulations under Real Estate (Regulation and Development) Act, 2016.

4 (g) The Purchaser/s hereby agree/s, declare/s and confirm/s with the Promoters that at the time of execution of this Agreement, the Purchaser/s shall deposit with the concerned authorities under Income Tax Department, the entire TDS presently applicable at 1% of the total consideration or such amount of TDS



as shall be applicable from time to time and the Purchaser/s shall file the necessary return of such TDS with the Income Tax authorities within the stipulated period under the Income Tax Act, 1961 and shall also issue the TDS Certificate to the Promoters within the stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Purchaser/s that the Purchaser/s shall be entitled to get the credit of the TDS deducted by him / her / them only if the Promoters are entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchaser/s. In case, if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser/s shall deduct the same as and when required under law and the conditions mentioned above in this Clause shall be applicable for the additional TDS so deducted.

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**MODE OF PAYMENT:**



The payment of all the above installments /payment will be accepted by Cheque, Demand Draft / Pay Order / NEFT / RTGS Only and as per the Payment Schedule mentioned in clause 4(a) hereof. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of: **M/S VUB LIFESPACE** Account no. **042005002074**, with **ICICI BANK GHATKOPAR (WEST BRANCH**" and shall be sent to Office of Promoters at 103-104, Business Park, Junction of Derasar Lane, Tilak Road, Ghatkopar (E), Mumbai – 400 077, either by Hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries). In case if the Purchaser/s has / have made the payment by NEFT or by RTGS, then immediately upon the Purchaser/s making such payment to the Promoter's designated account, the Purchaser/s shall intimate to the Promoters the UTR Number, Bank details and such other details as shall be required by the Promoters to identify and acknowledge the receipt of the payment by the Promoters. In case, if the Promoters desires to receive further payments of balance installments, favouring certain other Bank Account of the Promoters, then and in that event, the Promoters shall specifically mention the new Bank Account in the Installment Demand Letter that shall be addressed to the Purchaser/s. Thereafter, the Purchaser/s shall himself / herself/ themselves or cause his/her/ their Financial Institute to draw the Cheque/s or Demand Draft or Pay Order favoring the said new Bank Account.

**6. TIMELY PAYMENT OF THE INSTALLMENTS:**

6 (a) The Promoters shall give a Notice to the Purchaser/s intimating the Purchaser/s the amount of the installment or the balance amount payable by

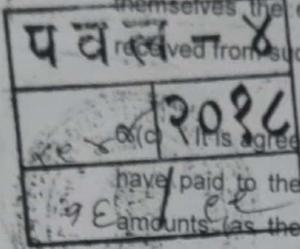
the Purchaser/s to the Promoters in accordance with the payment schedule mentioned in clause 4 (a) hereof (Time being essence of the contract) and within 15 days from the date of letter, the Purchaser/s shall pay the amount of the said installment or the balance amount to the Promoters. The Purchaser/s will not hold the Promoters responsible for delay in postal service or delay in receipt or non-receipt of the said Notice.

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6 (b) Both the parties hereby agree with each other that timely payment of all the above installments and every other amount payable by the Purchaser/s under these presents to the Promoters shall be the essence of this contract. Both the Promoters and the Purchaser/s has / have mutually agreed that the Purchaser/s shall be liable and responsible to pay all the installments payable for the purchase of the said premises and other charges payable under this Agreement on their respective due dates without committing any delay defaulter demur. In case if the Purchaser/s has/ have obtained / shall obtain from any Bank/ NBFC or Money Lenders finance/ Loan on the said premises then it shall be the sole and absolute responsibility of Purchaser/s herein to ensure that the disbursement of all the installments by the Bank/ Financial Institution/ Money Lender is done within the time frame mentioned in this Agreement. Both the Promoters and Purchaser/s has/ have further agreed that in the event of the Purchaser/s committing any delay, default or demur in paying any three installments then and in that event, the Promoters shall give 15 days Notice to the Purchaser/s to pay all the outstanding amounts together with fresh installments (if the same becomes due and payable). If the Purchaser/s fail/s to pay the entire outstanding amounts to the Promoters within the time prescribed under the Act and the Rules, then the Promoters shall be entitled to terminate and cancel this Agreement and all legal consequences as per the Act and the Rules shall follow. Subsequent to such termination, the Promoters shall deduct 10% of the said total consideration of the said premises, the interest accrued on the defaulted payments and refund the balance amount (if any) to the Purchaser/s. The refund by the Promoters shall be subject to the repayment of the loan amounts and interest and other charges payable under the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution in case of the mortgage of the said premises. In case of such termination, the Stamp Duty, Registration charges and all taxes paid by the Purchaser/s shall not be refunded by the Promoters. It is further agreed by the parties hereto that part payment of any installment shall be construed to be the default in the payment of the said installment. The Purchaser/s hereby agree/s and confirm/s to the



aforsaid arrangement and agrees not to dispute or raise any objection against the Promoter/s or any Order or judgment that shall be passed against the Purchaser/s in law. In the event of such termination, the Promoters shall be entitled to resell the said premise to such third person / party, as the Promoters may deem fit, necessary and proper and recover and appropriate to themselves the entire sales consideration and other amounts that shall be received from such resale.



(c) It is agreed by the Purchaser/s that till such time as he / she / they has / have paid to the Promoters the entire consideration with or without interest amounts (as the case may be), as are stipulated hereinafter and all other outstanding amounts payable in respect of the said Premises, he / she they shall not claim any right, title, interest or possession in, of, over and upon the said Premises.



It is made clear by the Promoters and the Purchaser(s) / Allottee(s) that the said premises shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said property and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Purchaser(s) / Allottee(s). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Purchaser(s) / Allottee(s) of the Project.

**8. CANCELLATION BY PURCHASER(S) / ALLOTTEE(S):**

The Purchaser(s) / Allottee(s) shall has / have the right to cancel / withdraw his/her/their allotment in the Project as provided in the Act. Provided that where the Purchaser(s) / Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoters, the Promoters herein are entitled to forfeit 10% of the total consideration for the allotment. Subject to the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution, in case of the mortgage of the said premises, the balance amount of money paid by the Purchaser(s) / Allottee(s) shall be returned by the Promoters to the Purchaser(s) / Allottee(s) within 45 days of such cancellation without any interest. In this case, the Purchaser/s will not be entitled to any claim / demand Registration charges, Stamp Duty or interest paid by them. In the event of such Cancellation, the Promoters shall be entitled

to resell the said premise to such third person / party, as the Promoters may deem fit, necessary and proper.

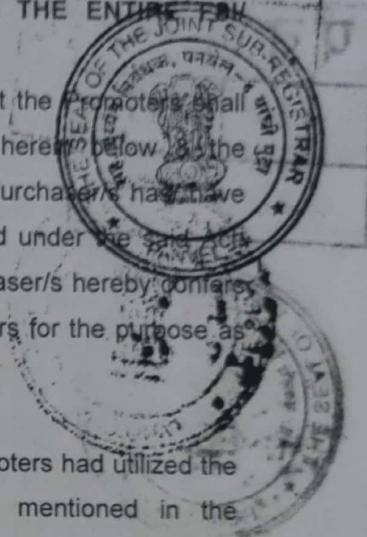
9. The Promoters shall provide the amenities and facilities as per the List of Amenities annexed hereto and marked ANNEXURE "G"

10. RIGHTS OF THE PROMOTERS TO UTILIZE THE ENTIRE FSI / ADDITIONAL FSI/ TDR OR ANY INCREMENTAL FSI:

The Purchaser/s hereby agree, declare and confirm that the Promoters shall have irrevocable rights for the purpose as set out herein below & the Promoters shall be entitled to exercise the same as if Purchaser/s had given prior written consent to the Promoters as required under the said Act. However, with the view to remove any doubt, the Purchaser/s hereby confer upon the Promoters such right /authority to the Promoters for the purpose as set out herein below:-

- (a) The Promoters hereby declare that the Promoters had utilized the entire FSI available on the said property as mentioned in the Development Control Regulation which is applicable to the said Project.
- (b) Save as mentioned in Clause 10 (a) hereof, the Promoters hereby declare that no part of the said Floor Space Index for the said property has been utilized by the Promoters elsewhere in any other plot for any purpose whatsoever.
- (c) The Purchaser/s or the Society of the Purchasers of all premises holders shall not raise any objections on any ground as to Promoters rights reserved hereunder and as shall be available to the Promoters under the Act and the Rule.
- (d) The Promoters hereby reserve full right and absolute authorities to sell / dispose of the premises so constructed in accordance with Act and Rules of said Real Estate (Regulation and Development) Act, 2016, even after the Co-operative Housing Society is formed or Deed of Conveyance for any particular Building is executed by the Promoters. The Promoters shall, after consuming the balance and/or additional FSI TDR or any incremental FSI / building potential by constructing such permissible tenements on the said property, be entitled to sell such tenements for such permissible uses, to such persons and for such

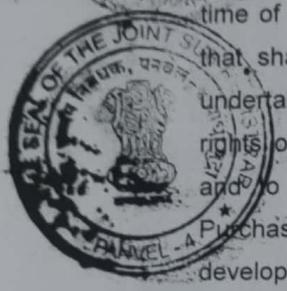
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consideration as they may in their absolute discretion deem fit and proper.

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(e) - Irrespective of possession of the said premises being given to the Purchaser/s or not, the rights under this clause and/or under this Agreement reserved for the Promoters to exploit the potentiality of the said property, shall be valid, subsisting and binding on the Purchaser/s & shall continue to vest in the Promoters even after the execution of the Deed of Conveyance in favour of the Society that shall be formed. All the aforesaid rights of the Promoters to exploit the said potentiality shall remain unchanged, unhindered and the Promoters shall execute the Deed of Conveyance reserving with themselves all such rights, title, interest in the said property in their favour as may be outstanding at the time of execution of such Deed of Conveyance in favour of the Society that shall be formed. The Purchaser/s hereby agree/s declare/s and undertake/s not to obstruct, create hindrances, challenge or dispute the rights of the Promoters to carry out the construction and development and to utilize and exploit full potentiality of the said property. The Purchaser/s further agree/s not to challenge, dispute or hamper such development that the Promoters may carry out either on the grounds of nuisance, inconvenience or health grounds or any other grounds or reasons whatsoever.

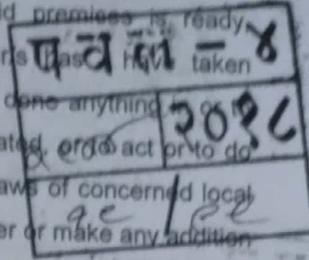
11. The Promoters have informed the Purchaser/s and the Purchaser/s is / are aware that he/she/they shall use the said premises only for the Residential purposes and he/she/they shall not change the user of the premises.

**12. PURCHASER/S COVENANTS:**

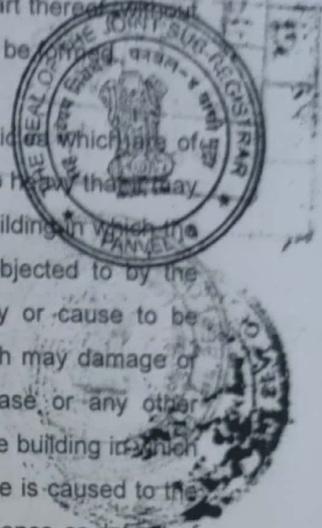
The Purchaser/s for himself/ herself/ themselves do hereby covenant with the Promoters as follows:

- (a) To pay to the Promoters such amounts as shall be required to pay to Collector, Raigad / other concerned authority for obtaining its NOC / permission for the sale of the said premises by the Promoters to Purchaser/s and to do such deeds, documents and to comply with all such terms and conditions as may be stipulated by Collector, Raigad / other concerned authority in this regard.
- (b) To maintain the said premises at his / her their own costs, charges & expenses in good tenable repair & conditions from the date receipt

of intimation from the Promoters that the said premises is ready, irrespective of the fact whether the Purchaser/s has/have taken possession or not & shall not do or suffer to be done anything or to the Building/s in which the said premises is situated, or to act or to do anything against the rules, regulations and bye-laws of concerned local authorities or Co-operative Society or change /alter or make any addition and / or alteration in or to the said premises or any part thereof without obtaining prior written consent of the Society that shall be



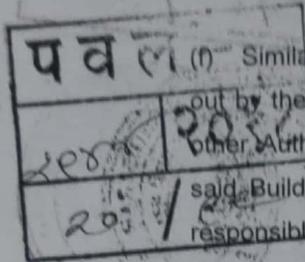
(c) Not to store in the said premises any goods /articles which are of hazardous, combustible or dangerous nature or are so heavy that they may damage the construction / structural stability of the building in which the said premises are situated or storing of which is objected to by the concerned local or other authority & shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Purchaser/s in this behalf, then Purchaser/s shall alone be liable for the consequences of such breach / default.



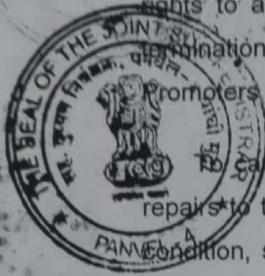
(d) During the course of the Purchaser/s carrying out the said interior work, if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC members of the said building or is not in accordance with law or the permission given by the Promoters or is in contravention of the rules and regulations of the Collector, Raigad or other Concerned authorities, then the Promoters shall have full right and absolute authority to remove /demolish such work as may be in contravention as mentioned hereinabove and to restore the said premises / building / open spaces in their original form at the entire cost, risk and expense of the Purchaser/s.

(e) The Purchaser/s is /are aware that the Promoters are required to attend to all complaints regarding leakages and other defects, as per the Act and the Rules. Thus, as a result of any work, addition, alteration, amendment and changes made by the Purchaser/s, if there is any damage to any adjoining premises or any premises above or below the

said premises or abutting the said premises or to any portion of the said Building, then the Purchaser/s shall be liable and responsible to carry out the necessary repairs to all such premises or any part of the Building as may be required under the Act and the Rules and the Promoters shall be absolved of the obligation and the responsibility under the Act and Rules.



(f) Similarly, if as a result of any addition, alteration or changes carried out by the Purchaser/s to his/ her/ premises, if Collector, Raigad or any other Authority adopts any action either against the Promoters or the said Building/ Project, then the Purchaser/s alone shall be liable and responsible for all such actions in law. The Promoters shall have further rights to adopt such action against the Purchaser/s including that of termination of this Agreement and /or recovery of compensation as the Promoters may be entitled under the Act and Rules.



carry out at their own cost, charges and expenses, all internal repairs to the said premises & maintain the said premises in the same condition, set and order in which it was delivered by the Promoters to the Purchaser/s & shall not do or suffered to be done anything in / to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society nor cause any alterations in elevation or outside colour scheme of the said building/s in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereto in good and tenantable conditions so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Promoters or the Society.

(h) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property or building in which the said premises are situated or any part thereof, whereby any increase in premium shall become payable in respect thereof.

(i) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound

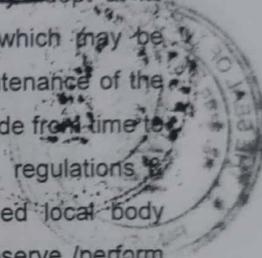
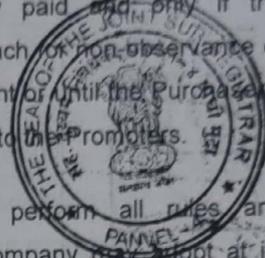
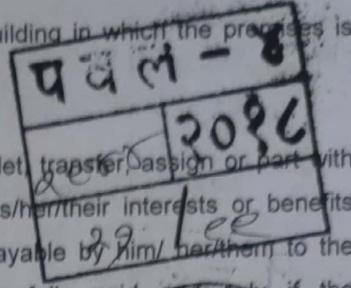
or any part of the said property and building in which the premises is situated.

(j) The Purchaser/s shall not let, sub-let, transfer, assign or part with possession of the said premises or his/her/their interests or benefits under this Agreement until all dues, payable by him/ her/them to the Promoters under this Agreement are fully paid and only if the Purchaser/s has / have not been guilty of breach or non-observance of any of the terms & conditions of this Agreement or until the Purchaser/s has / have intimated about the same in writing to the Promoters.

(k) That Purchaser/s shall observe and perform all rules and regulations which the society or a limited company may adopt at its inception & the additions, alterations or amendments which may be made therein from time to time for the protection & maintenance of the said building or the said premises therein that may be made from time to time for observance and performance of building rules, regulations & bye-laws for the time being in force, of the concerned local body /authority or Government. The Purchaser/s shall also observe /perform all stipulations / conditions as laid down by the said society regarding the use /occupation of the said premises in the building & shall contribute punctually towards taxes and other dues /outgoings in accordance with the terms of this Agreement.

(l) Till the Deed of Conveyance of the said property along with the said building is executed in favour of the Society and subsequent thereto till the Promoters have completely utilized the FSI / Development potential of the said property, the Purchaser/s shall permit the Promoters, their servants and agents, with or without workmen, at all reasonable times, to enter into and upon the said property & building or any part thereof to view the state and conditions thereof.

(m) Prior to receiving the vacant possession of the said premises, if the Purchaser/s is/are desirous of visiting the said property, the Purchaser/s shall obtain a written permission from the Promoters. During such visits to the Site, in case if there is any accident / mishap or casualty, then the Promoters will not be held responsible or liable in any manner whatsoever.



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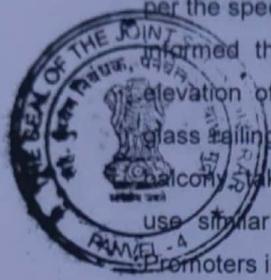
(f) In the event of Purchaser/s committing any breach or act in contravention of the above provision, the Purchaser/s shall be liable or responsible for the consequence in respect thereof to the Promoters or to the concerned local authority or other public authority in that behalf.

**14. RESTRICTIONS ON THE PURCHASER/S:**

The Purchaser/s has / have agreed declared & confirmed with the Promoters that the Purchaser/s shall:-

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Having regard to the elevation of the buildings in the said Project, the Purchaser/s shall fix identical grills/ railings and the Air Conditioner in the places that are predetermined by the Promoters / that shall be approved by the Promoters. The Purchaser/s shall affix the external grill /railings of such common design as shall be finalized by the Promoters in the manner and as per the specifications given by the Promoters. Accordingly, the Promoters have



informed the Purchaser/s that with a view to maintain the esthetics and elevation of the said Building, the Purchaser/s shall, prior to extending the glass railings provided to the said premises/ fixing the grills to the windows/ balconies, take written permission from the Promoters inter-alia undertaking to use similar material and similar design to those already provided by the Promoters in the said premises.

b. Similarly the Purchaser/s shall install the Dish Antenna for the Set Top Box on the common Terrace on the Top Floor only in the area specifically earmarked for the said purpose. Similarly, for any other new/ additional facility/ service/s, should the Purchaser/s require to install any Instrument/Receiver/Dish either outside the said premises or on the Top Terrace, then the Purchaser/s shall install such Instrument/Receiver/Dish, only after obtaining the written consent from the Promoters in the manner and at the location identified and approved by the Promoters.

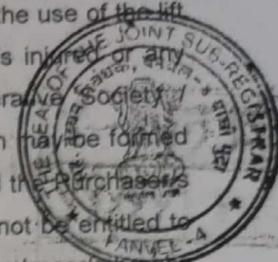
c. Not put or place flower pots, Vases or any plantations outside the Windows.

d. The Purchaser/s shall not store any of their materials, belongings, and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, mid landings etc.

e. The Lift facility in this Project shall be used as per rules of the Management Company/ Co-operative Society / Condominium of Apartments /

Private Limited Company which may be formed for the management of said Building/s / Complex. It is to be economically used. The Purchaser/s as well as his/her/their employees or heirs shall not misuse the said lift and will take care and co-operate about it. The quality of lift shall be good. But it is a machine and is not manufactured by the Promoters. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the Management Company/ Co-operative Society/ Condominium of Apartments / Private Limited Company which may be formed in future or Promoters shall not become responsible for it and the Purchaser/s or his/her/their employees/ heirs etc. shall not demand/shall not be entitled to demand such damages/ compensation from them and the Purchaser/s hereby give his / her/ their assurance and consent in it.

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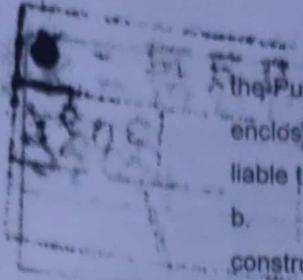
f. The Purchaser/s is/ are aware that the leakage of water from the toilets, bathrooms and Pantry is also likely to happen in said premises as well as from the neighboring and upper Premises. Leaked water/moisture is likely to appear on the walls of said Premises and that may deteriorate the painting and plaster on the walls. The Purchaser/s is/are aware that water is a substance which is likely to escape, resulting into its leakage. Even if all safety measures are taken to seal the joints of pipes, sometimes it cannot be avoided. Leakage may be due to various reasons not connected with construction. The Purchaser/s herein agree/s that the Promoters shall not be liable for any damage in the said premises due to leakage of water and its various other after effects.

g. The Purchaser/s shall not use lifts for transporting the furniture and other construction material to their respective premise. All such transportation shall be done using the staircase only.

h. The work shall be permitted only between 9 a.m. to 7 p.m. strictly.

15. The Promoters have provided the necessary parking space on the on the **Ground Floor** which has been approved by the Collector, Raigad and other authorities. In this regard, the Promoters have categorically informed the Purchaser/s & the Purchaser/s has/ have noted the following:

a. The Purchaser/s shall not enclose or encroach on the parking area that is being provided to the Society. This area being left as parking shall remain as approved by the authorities and as per plan and



the Purchaser/s hereby further undertake that parking area shall not be enclosed at any later state, failing which the concerned Authority is liable to take legal action against the Purchaser/s and the Society.

b. The Purchaser/s undertake/s that the abutting Terrace constructed as per approved Building plans shall not be enclosed.

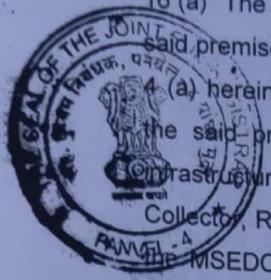
c. The Purchaser/s hereby further undertake/s that at the point of time when there is Deed of Conveyance being prepared, the Promoters shall add the above mentioned conditions in the Deed of Conveyance.

This clause shall be binding on the entire Society and its members.

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**16. HANDING OVER POSSESSION:**

16 (a) The Promoters shall, upon receiving the full and final payment of the said premises from the Purchaser/s as per the installment mentioned in clause (a) hereinabove and other payments mentioned herein, give possession of the said premises to the Purchaser/s. Since the water supply and other infrastructure such as Roads, Street Lights, etc. are to be provided by Collector, Raigad and the Electric connection and meter are to be provided by the MSEDCL, the Promoters shall not be held liable or responsible for any delay caused by Collector, Raigad in providing water supply or for providing other infrastructure such as Roads, etc. or by MSEDCL in providing Electricity.



**16 (b) PROCEDURE FOR TAKING POSSESSION:**

The Promoters shall, upon the Purchaser/s making the entire payment towards the cost of the said Premises and other charges payable by him/ her/ them under this Agreement and upon the Purchaser/s having complied with all the terms of this Agreement, offer in writing, the possession of the said premises to the Purchaser(s) / Allottee(s) in terms of this Agreement to be taken within 15 days from the date of issue of such notice/letter and the Promoters shall give possession of the said premises to the Purchaser(s) / Allottee(s).

16 (c) After handing over physical possession of the said premises to the Purchaser(s) / Allottee(s), it shall be the responsibility of the Promoters to hand over the necessary documents and plans, including common areas, to the Association of the Purchaser(s) / Allottee(s) or the competent Authority, as the case may be, as per the local laws.



give the Purchaser/s a written notice calling upon the Purchaser/s to rectify / perform any of such terms / obligations / compliances. If after the receipt of the said Notice, if the Purchaser/s fails to comply with such terms / obligations / compliances within a period of 15 days from the date of such Notice, then the Promoters shall in their sole and absolute discretion be entitled to terminate this Agreement and upon such termination all consequence of such termination as per the terms hereof shall follows.

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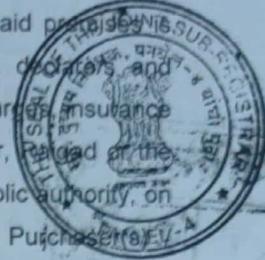
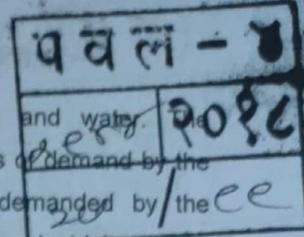


Time is of essence for the Promoters as well as the Purchaser(s) / Allottee(s). The Promoters shall, upon the Purchaser/s making the entire payment towards the cost of the said Premises as mentioned in clause 4 (a) hereof and other charges payable by him/ her/ them under this Agreement, hand over the said premises to the Purchaser(s) / Allottee(s) and the common areas to the Association of the Purchaser(s) / Allottee(s). Similarly, the Purchaser(s) / Allottee(s) shall make timely payments of the instalment as provided in the Payment Schedule mentioned in clause 4(a) hereof and other dues payable by him/her/ them and meeting the other obligations under the Agreement, subject to the compliance of the terms and conditions and specific obligation by the Promoters as mentioned herein.

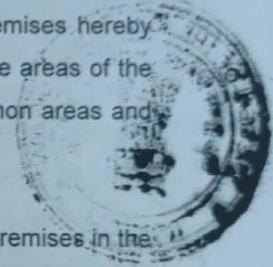
16 (f) Upon the possession of the said premises being delivered to the Purchaser/s, the Purchaser/s shall be entitled to the use and occupy the said premises and thereafter the Purchaser/s shall has / have no claim against the Promoters as to any defect in any item or work of construction of the said premises for any reason whatsoever.

16 (g) Upon the Purchaser/s making the entire payment towards the cost of the said Premises as mentioned in clause 4(a) hereof and other charges payable by him/ her/ them under this Agreement, the Promoters shall hand over possession of the said premises to the Purchaser/s even though permanent electricity and water connections are not connected by the concerned authorities. The Promoters shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the Collector, Raigad / Local authority concerned, causing delay in giving / supplying permanent water connection or such other service connections necessary for using/ occupying the Premises. On the Promoters offering possession of the said premises to the Purchaser/s, the Purchaser/s shall be liable to bear and pay their

proportionate share in the consumption of electricity and water. Purchaser/s shall pay to the Promoters, within fifteen days of demand by the Promoters, his/ her/ their share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said Building in which the said premises situate. The Purchaser/s/ Allottee/s herein further agree/s, declare/s and undertake/s to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by Collector, Magistrate or the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser/s/ Allottee(s) for any purposes other than for purpose for which it is sold.



16 (h) The percentage of undivided interest of the Purchaser/s in the common areas & facilities limited or otherwise pertaining to the said Premises hereby agreed to be sold to the Purchaser/s shall be in proportion to the areas of the said premises hereby agreed to be sold hereunder to the common areas and facilities limited or otherwise as disclosed by the Promoters.

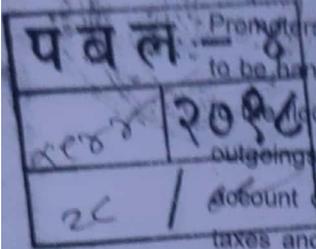


16 (i) The Purchaser/s herein and all other Purchaser/s of the premises in the said building shall not have any right, title, claim or interest in respect of the open spaces/areas, hoardings and common area of the building/s including the garden areas and that the rights of the Purchaser/s is / are confined to the said Premises so purchased by this agreement only & such areas shall belong to Promoters until execution of the said final Deed of Conveyance in respect of the said property in favour of such Society & thereafter the same shall belong to the said Society alone.

16 (j) The Purchaser/s hereby declare, confirm and undertake that the Purchaser/s shall not be entitled to sell and /or transfer his / her / their right, title, interest and benefits under this Agreement to any person without obtaining prior in writing "No Objection Certificate" from the Promoters. The Promoters will issue such No Objection Certificate to the Purchaser/s for transferring and assigning the benefits and rights of this Agreement for the said premises, only if the Promoters have received the entire consideration that has become due and payable by the Purchaser/s (including accrued interest along all amounts that are payable as the Agreement with the Purchasers, if any) and upon the Purchaser/s complying with such terms and conditions as may be stipulated under law or by the Promoters.

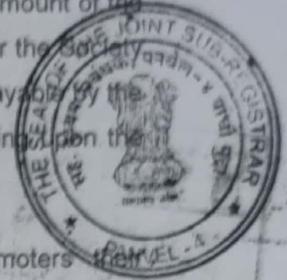
17. PAYMENT OF MAINTENANCE CHARGES AND TAXES:

17(a) Until the Society or Limited Company is not formed and the said Building is not transferred to the said the Society or Limited Company and until the Collector, Raigad / Concerned Authority taxes and water charges are not fixed and / or assessed separately, the Purchaser/s agree and bind himself/herself/themselves to pay in advance from the date of delivery of possession of the said Premises (the date means the date on which the Promoters shall give notice to the Purchaser/s that the said Premises is ready to be handed over to him/her/them) the proportionate share (i.e. in proportion to the floor area of the said premises) to be determined by the Promoters of outgoings in respect of the said property and the said Building towards and on account of the Collector, Raigad / Central Government /State Government taxes and all outgoings taxes and other taxes levies, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, sewage, sanitation, electric bills repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and the said Building/s and the Purchaser/s shall indemnify and keep indemnified the Promoters against the aforesaid charges in respect of the said Premises. The Purchaser(s) / Allottee(s) further agree/s that till the Purchaser(s) / Allottee(s)'s share is so determined, the Purchaser(s) / Allottee(s) shall pay to the Promoters AD hoc advance maintenance of Rs. 50,000/- (Rupees FIFTY THOUSAND Only) towards the aforesaid outgoings. PROVIDED HOWEVER that the Purchaser/s shall pay such further amounts or amount to the Promoters as required by them from time to time towards the aforesaid deposit or any other deposits in the event of the said deposit/s being insufficient to meet the expenses. The amounts so paid by the Purchaser(s) / Allottee(s) to the Promoters shall not carry any interest and remain with the Promoters until the Deed of Conveyance of the said building is executed in favour of the said Society or Limited Company that shall be formed. On such Deed of Conveyance being executed for the structure of the building, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the said Society or Limited Company. It is agreed that the non-payment or default in payment of outgoings on time by Purchaser(s) / Allottee(s) shall be considered as the default on the part of the Purchaser(s) / Allottee(s) and thereby the Promoters shall be entitled to terminate this Agreement in accordance with the terms and conditions contained herein.



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17 (b) The Purchaser/s of the said premises shall alone be liable to pay the additional Property Taxes, if any levied by the Collector, Raigad / any other Government authority, in respect of the said premises agreed to be purchased by the Purchaser/s. The Purchaser/s shall pay the proportionate amount of the said additional ground rent. The determination by the Promoters or the Society that shall be formed, as the case may be, of the Property Taxes payable by the Purchaser/s of the premises shall be accepted as final and binding on the Purchaser/s.



17(c) The Purchaser/s shall be liable to pay to the Promoters their proportionate outgoings, maintenance charges and all other charges / outgoing in respect of the said premises with effect from the date of receipt of the Completion Certificate, regardless of the fact that the Purchaser/s is / are not in possession of the said Premises. Under the circumstance, the Purchaser/s hereby agree and undertake to pay to the Promoters in respect of the said premises their proportionate outgoings, maintenance charges as the Promoters may demand from time to time without any delay or objection.

17 (d) The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser(s) / Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion / formation of the Co-operative Society or Association or Company that shall be formed or towards the outgoings, legal charges and shall utilize all such amounts only for the purposes for which they have been received. The Promoters agree to deposit all the aforesaid amounts in separate Bank Account specifically opened to collect the payments towards the advance maintenance and to incur various expenses for all outgoings relating to the said project. The amounts so collected by the Promoters shall be used for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project).

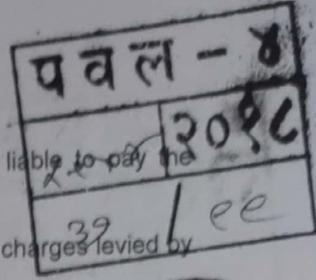
17 (e) The Purchaser(s) / Allottee(s) authorize the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Purchaser(s) / Allottee(s) undertake/s not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

18. OTHER CHARGES PAYABLE BY THE PURCHASER/S:

18 (a) Since the Promoters have already completed the construction of the said Building/s / Project, the Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of the said Building, proportionally, from the date of obtaining the sanction of the Building plans and shall be liable to pay service charges and outgoings from the execution hereof. The Purchaser/s hereby agree/s that in the event of any amount by way of premium or security deposit to the Collector, Raigad or the State Government or to any other competent authority or betterment charges or development tax or security deposits for the purpose of giving water connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be reimbursed by the Purchaser/s to the Promoters in proportion to the area of the said premises agreed to be purchased by the Purchaser/s and in determining such amount the decision of the Promoters shall be conclusive and binding upon the Purchaser/s.

In addition to the agreed consideration, the Purchaser/s shall pay and bear all the following Charges, Deposits and Expenses to the Promoters as and when demanded:

- a) Legal and document charges at the time of execution of this Agreement.
- b) Valuation report.
- c) Development Charges / Transfer Charges / Infrastructure Development Charges payable to Collector, Raigad.
- d) Stamp duty and registration charges for Deed of Conveyance.
- e) Water and Drainage connection deposit and meter charges or any other charges imposed by the Collector, Raigad or other Government authority.
- f) Electricity connection, meter deposit, BSES service charges or any other electricity service provider charges, cable charges and transformer.
- g) Co-operative Society/ Condominium of Apartments /Limited Company formation/ registration charges.
- h) Proportionate Property Tax from the date of obtaining the sanction of the Building plans.
- i) Stamp duty and registration charges on Premises. If any additional stamp duty is payable over and above the stamp duty



on Premises, then the Purchaser/s shall be liable to pay the same.

- j) Service Tax, VAT, Cess or any other taxes or charges levied by the state or Government authorities.
- k) Any other charges, taxes and expenses levied Government authorities.

18 (c) The Purchaser/s further agree/s, undertake/s and declare/s contribute and pay a proportionate share of the cost of transformer laying and all other required costs, if installed by the Promoters through Reliance Energy Ltd. or any other Electricity service provider before taking over the possession of the said Premises. The Purchaser/s hereby further declare/s that he/she/ they will not object to such payment that is the cost incurred or to be incurred for installation of transformer or payable to MSEDCL/ BSES, Reliance Energy or any other electricity service provider. The said deposits referred to hereinabove shall be paid by the Purchaser/s and he/she/they shall not raise any objection whatsoever in calculating the rate of such deposits and such deposits on execution of Deed of Conveyance in favour of Society or body corporate/ organization that shall be formed, shall be paid over by the Promoters to the said society or body corporate/ organization after deducting there from the amount if any payable by the Purchasers to the Promoters under and in accordance with the provisions of this Agreement. PROVIDED HOWEVER that the Purchaser/s shall pay such further amount/s to the Promoters as required by them from time to time towards the aforesaid deposit or any other deposits in the event of the said deposit being insufficient to meet the expenses.

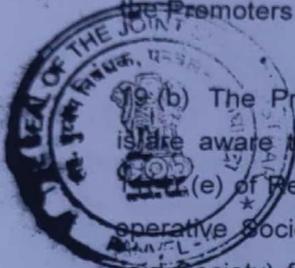
18 (d) That the Purchaser/s shall also pay his/her/their share of insurance premium to keep the building insured against loss or damage by fire and to get an Insurance Policy in a sum equivalent to the total sale price of all the Premises, in the said building with a company to be approved by the Promoters. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said damage for any reasons whatsoever, the Purchaser/s shall pay his/her/their proportionate share for reinstating or replacing the same and shall nevertheless continue to pay all the payments as no such destruction of damage has happened. The Purchaser/s shall pay his/her/their proportionate share of expenses for keeping the said building in good and substantial repairs and condition to the satisfaction.

18 (e) It is understood by the Purchaser/s that whatever payments are made by the Promoters to be further paid by the Purchaser/s in connection with or incidental to this Agreement or any other documents shall be reimbursed by the Purchaser/s to the Promoters on demand.

19. FORMATION OF CO-OPERATIVE SOCIETY OR COMPANY OR ASSOCIATION:

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(a) The Promoters, at their sole discretion, shall either form one Co-operative Society for the entire layout or several Societies for building/s, as the Promoters may deem fit, necessary and proper. In case, if the Promoters decide to form more than one Co-operative Society for the entire Project, then the Promoters shall also form an Apex / Federation of Co-operative Society.



(b) The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters shall, as per the provisions under Section 18(e) of Real Estate (Regulation and Development) Act, 2016, form a Co-operative Society or Company or Association (hereinafter referred to as the said Society) for the said Building/s. For the purpose of the formation of the said Society, the Promoters shall submit application to the Registrar for registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other Legal Entity, within a stipulated period by law. The Purchaser/s along with such other persons who shall have taken possession or acquire the Premises shall form themselves into a Co-operative Society under and in accordance with the Maharashtra Co-operative Societies Act, 1960 or any other body Corporate or other organization or Apex / Federation of Co-operative Society or any other body Corporate or other organization determined by the Promoters. The said Building shall always be known as "**VATSAL PARADISE**" and the said Society or any other body corporate or other organization determined by the Promoters on the said property shall always be known by such name as suggested by the Promoters and approved by the concerned Authorities. The Purchaser/s shall co-operate with the Promoters in forming, registering and incorporating the said Society and / or Apex / Federation of Co-operative Society and shall sign all necessary papers and documents and provide all other necessary papers and documents and do all other acts and things as the Promoters may require the Purchaser/s to do from time to time in that behalf or safe guarding or better protecting the interest of the said Society and of the Purchaser/s of the

Premises in the building. All costs and charges for above shall be borne and paid by the Purchaser/s.

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19 (c) The Purchaser/s, along with other Purchasers of Flats in the Building Complex, shall join in forming and registering the Society or Apex / Federation of Co-operative Society or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time shall execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Apex / Federation of Co-operative Society or Condominium of Apartment or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within 15 days of the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the organization of Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The required papers for formation of Co-operative Society or Apex / Federation of Co-operative Society shall be kept at suitable place as the Promoters may deem fit, necessary and proper and the Purchaser/s shall attend the said Office and sign the necessary documents and submit the required proofs and other details as required by the Collector, Raigad / concerned authorities within the stipulated period.

19 (d) The Promoters have further informed the Purchaser/s and the Purchaser/s is/are aware that after the formation of the Co-operative Society or Apex / Federation of Co-operative Society or Company or Association (the said Society), the Promoters shall enroll the Purchaser/s as the members of the said Society and issue Share Certificate to the said Purchaser/s in the name of the Purchaser/s. Upon the receipt of the name approval and NOC for the registration of the Society together with the list of the Purchaser/s certified by Collector, Raigad, the Promoters shall apply to Collector, Raigad for the grant of NOC / permission for enrolling the Purchaser/s in the records of Collector, Raigad / other revenue authorities as the Purchaser/s of the said premises. The necessary transfer charges payable to Collector, Raigad / concerned authorities shall be borne and paid by the Purchaser/s alone.

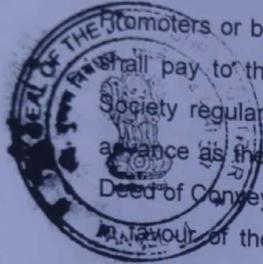
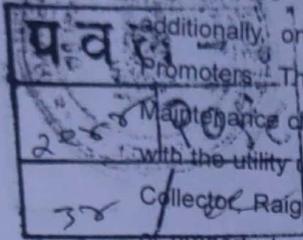
19 (e) The Purchaser/s, at the time of taking possession, agree and bind himself / herself / themselves to pay to the Promoters such amount in advance as the Promoters may demand being the lump sum amount towards the General maintenance charges for the said Premises pending the formation of Co-operative Society or Apex / Federation of Co-operative Society in addition to the proportionate Property tax, which shall be payable additionally upon receipt of the Assessment Bills from Collector, Raigad / concerned authorities.

The Service Tax, VAT, GST and other taxes applicable shall be paid additionally on the said advance maintenance charges payable to the Promoters. The Promoters have exclusive right to determine the said

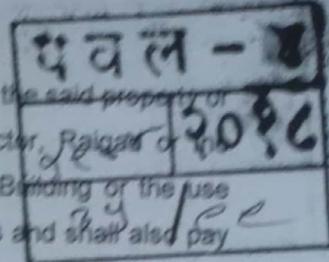
Maintenance charges payable by the Residential premises user in accordance with the utility used by them. On the receipt of the bill for property tax from the Collector, Raigad, the Purchaser/s shall pay his/her/their proportionate share of property tax for the said Premises immediately on demand either /by the

Promoters or by the Society as the case may be. Thereafter, the Purchaser/s shall pay to the Promoters / Society or Apex / Federation of Co-operative Society regularly by the fifth day of each and every month such amount in advance as the Promoters may demand being maintenance charges until the Deed of Conveyance of the said property with Building or Buildings is executed

in favour of the Co-operative Housing Society or Apex / Federation of Co-operative Society and/or other body corporate and/or other Organization (hereinafter referred to as "the said Society"). Upon the execution of Deed of Conveyance in favour of Society or Apex / Federation of Co-operative Society or body corporate/ organization that shall be formed, all such moneys collected towards the advance maintenance charges shall be paid over by the Promoters to the said Society or Apex / Federation of Co-operative Society or body corporate/ organization after deducting there from the amount if any payable by the Purchaser/s to the Promoters under and in accordance with the provisions of this Agreement. In case, if there is any deficit amount payable by the Purchaser/s due to increase in expenses or for any reason whatsoever, then such deficit shall be paid additionally by the Purchaser/s. After the formation of the Society or Apex / Federation of Co-operative Society and after the Promoters have handed over the charge of the said building to the society or Apex / Federation of Co-operative Society, the Purchaser/s shall pay to the said Society or Apex / Federation of Co-operative Society his /her /their proportionate share that may be decided by the said Society or Apex / Federation of Co-operative Society as the case may be, all rates taxes ground rent (including additional ground rent levied by the Collector, Raigad in respect of the premises) dues, duties, impositions, outgoings and burdens now or at



any time levied, assessed or imposed upon or in respect of the said property or the said new building or occupiers thereof by the Collector, Raigarh or the Government or Revenue authority in respect of the said Building or the use thereof and payable either by the Purchaser/s or occupiers and shall also pay his /her/their proportionate share of all outgoings in respect of the said premises viz. taxes, ground rent, additional ground rent, insurance, sanitation charges, water charges, charges in respect of common electricity consumed, Watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchaser/s shall indemnify and keep indemnified the Promoters in that behalf.

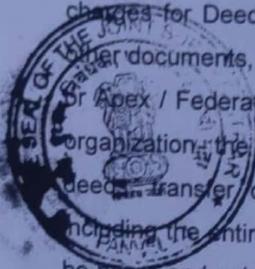
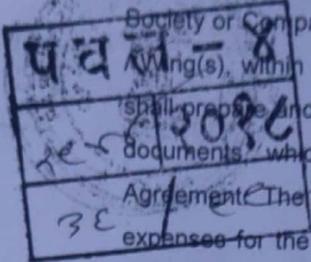


19 (f) The Purchaser/s has/have perused and is/are aware of all the terms and conditions contained in the said documents recited above. The Purchaser/s hereby agree/s and undertake/s that he/she/they shall be bound and liable to pay to the Promoters his/her/their proportionate shares in all respects taxes, outgoings and other charges in respect of the said premises from the period referred herein and in accordance with the provisions of this Agreement.

19 (g) The Promoters have also informed the Purchaser/s and the Purchaser/s is/ are aware that till such time as the Co-operative Society or Apex / Federation of Co-operative Society /Condominium of Apartments /Private Limited Company in respect of the said project is not formed, the maintenance, upkeep and all affairs relating to the day to day management of the said premises shall be looked after by the Promoters and/or any other specialized agency appointed by the Promoters. The Purchaser/s hereby agree/s, declare/s and confirm/s with the Promoters that all open spaces, Common Terrace, Common spaces of the said property, Basement / Podium, Security Cabin & equipment shall be in the exclusive and an interrupted management and authority of the Promoters alone and save and except the exclusive right to the said Premises, the Purchaser/s shall not claim any right, title, interest in the said spaces in any manner whatsoever. The Purchaser/s is / are also aware that upon the formation of Co-operative Society or Apex / Federation of Co-operative Society /Condominium of Apartments / Private Limited Company in respect of the said project and upon the execution of Deed of Conveyance in favour of such Co-operative Society or Apex / Federation of Co-operative Society /Condominium of Apartment /Private Limited Company all the above areas shall be handed over to the Managing Committee of the Co-operative Society that shall be formed or the same shall be

managed and administered by such specialized Agency as may be mutually decided between the Promoters and such Managing Committee.

19 (h) The Purchaser/s is / are further aware that ultimately the Promoters herein, in their sole and absolute discretion, shall, as per the provisions of Real Estate (Regulation and Development) Act, 2016, execute Deed of Conveyance in favour of such Co-operative Society or Apex / Federation of Co-operative Society or Company or Association that shall be formed for the said Building(s) Wing(s), within a stipulated period by Law. The Advocate for the Promoters shall prepare and engross and approve the Deed of Conveyance and all other documents, which are to be or may be executed in pursuance of this Agreement. The Purchaser/s shall bear all costs professional charges and expenses for the same and also all expenses of the stamp duty, registration charges for Deed of Conveyance or any other Deed / consent / writing and other documents, the costs in connection with the formation of the said Society or Apex / Federation of Co-operative Society and /or body corporate or other organization; the costs of the stamping and registering all the agreements, deed, transfer deeds or any other documents required to be executed including the entire professional costs of the Advocates of the Promoters shall be borne and paid by the said Society or proportionately by all the Purchasers of the premises in the said building alone.

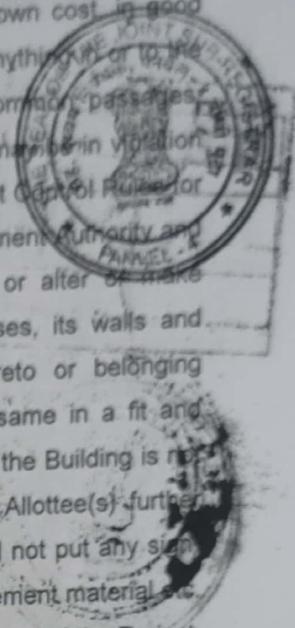


19 (i) The Promoters hereby agree that they shall, before handing over possession of the said premises to the Purchaser/s and in any event before execution of Deed of Conveyance of the said property in favour of a Co-operative Housing Society or Apex / Federation of Co-operative Society and / or other body corporate and / or other organization to be formed by the Purchaser/s of Flats in the Building/ Complex constructed on the said property (hereinafter referred to as "the Society") make full and true disclosure of the nature of their title to the said property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said property and shall, as far as practicable, ensure that the said property is free from all encumbrances and that the Promoters have absolute, clear and marketable title to the said property so as to enable them to assign to the said Society/Limited Company such absolute, clear and marketable title on the execution of a Deed of Conveyance of the said property by the Promoters in favour of the said Society/Limited Company.

20. GENERAL COMPLIANCE WITH RESPECT TO THE SAID PREMISES:

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20 (a) The Purchaser(s) / Allottee(s) shall, after taking possession, be solely responsible to maintain the said premises at his/her/their own cost in good repair and condition and shall not do or suffer to be done anything or to the Building, or the said premises, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or General Development Control Authority at the time being of the Collector, Raigad or any other Government Authority and /or public body or any other local authority, or change or alter or make additions to the said premises and keep the said premises, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Purchaser(s) / Allottee(s) further undertakes, assures and guarantees that he/she/they would not put any sign board / name-plate, neon light, publicity material or advertisement material on the face / facade of the Building or anywhere on the exterior of the Project, buildings or Common Areas. The Purchaser(s) / Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser(s) / Allottee(s) shall not store any hazardous or combustible goods in the said premises or place any heavy material in the common passages or staircase of the Building. The Purchaser(s) / Allottee(s) shall also not remove any wall, including the outer and load bearing wall of the said premises. The Purchaser(s) / Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoters and thereafter the Association of Purchaser(s) / Allottee(s) and/or maintenance agency appointed by Association of Purchaser(s) / Allottee(s) shall manage and upkeep the same. The Purchaser(s) / Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions. The Purchaser/s further covenants with the Promoters and through them with the Purchaser/s or the other premises in the said building that he/she/they at any time shall not demolish or caused to be demolished any structure in the said building or any part or portions of the same nor will he/she/they at any time make or caused to be made any new construction of whatsoever nature on or in the said building or any part thereof nor will make any additions or alterations in or to the said premises



or said building and balcony or gallery in the front without previous consent of the Collector, Raigad / Concerned Authority or the Promoters or the said Society, as the case may be. The Purchaser/s from the date of possession will maintain the lift, water pump, fire fighting equipment and other assets provided by the Promoters on their own cost and the Promoters will not be held responsible and liable for the same in any manner whatsoever.

20 (b) It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoters as per the Agreement for Sale relating to such development is brought to the notice of the Promoters within a period stipulated by Law by the Purchaser(s) / Allottee(s) from the date of issuing intimation to take possession of the said premises/ or from the date of handing over possession or from the date of receipt of Completion Certificate whichever is earlier, it shall be the duty

of the Promoters to rectify such defects without further charge, within 30 (thirty) days. The Promoters have further agreed to obtain suitable warranty from the Water proofing Agency and at the time of handing over the charge of the Project to the Co-operative Society, the Promoters shall assign the benefits of the said warranty in favour of the Co-operative Society to enable the Co-operative Society to get the necessary repairs carried out directly from the concerned Agency/s.

20 (c) The Promoters / maintenance Agency / Association of Purchaser(s) / Allottee(s) shall have rights of unrestricted access of all Common Areas, garages/closed parking/s and parking spaces for providing necessary maintenance services and the Purchaser(s) / Allottee(s) agree/s to permit the Promoters / Association of Purchaser(s) / Allottee(s) and/or maintenance agency to enter into the said premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

20 (d) The Purchaser(s) / Allottee(s) hereby agree/s to purchase the said premises on the specific understanding that his/her/their right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the Association of Purchaser(s) / Allottee(s) (or the maintenance agency appointed by it) and performance by the Purchaser(s) / Allottee(s) of all his/her/their obligations in respect of the terms and conditions specified by the

maintenance agency or the Association of Purchaser(s) / Allottee(s) from time to time.

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20 (e) The Basement(s), Podium(s) and service areas, if any, as located within the said Project "VATSAL PARADISE", shall be earmarked for purposes including but not limited to refuse areas, electric substation, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Purchaser(s) / Allottee(s) shall not be permitted to use such services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association of Purchaser(s) / Allottee(s) formed by the Purchaser(s) / Allottee(s) for rendering maintenance services.

20 (f) The Purchaser/s and the person to whom the said premises shall have been let, sublet, transferred, assign or given possession of and in accordance with the provisions hereof shall duly observe and perform all the rules and regulations of the said Society that may be in force from time to time relating to the protection and maintenance of the said building with premises thereof and for the observance and carrying out of the building rules and regulations and Development Control Rules for the time being of the Concerned Authority, the Government and or public body or any other local authority.

20 (g) It is expressly agreed and confirmed by and between the parties hereto that the Terrace which is attached to the said premises will be in the exclusive possession of the Purchaser/s herein and other Purchaser/s of the premises in the said Building/s will not, in any manner object thereto. The other Purchaser/s shall not, in any manner object to the Promoters selling to the Purchaser/s of the said premises with an attached terrace with exclusive rights of the Purchaser/s herein to use the said Terrace.

20 (h) The Promoters shall not be liable to pay any maintenance or common expenses in respect of the unsold Premises in the said Building. The Promoters shall however, bear and pay the Municipal taxes and dues of the Corporation for the same.

20 (i) The Promoters shall not be bound to carry out any extra work in the said premises agreed to be sold by the Promoters to the Purchaser/s under this Agreement.

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said property and Building or any part thereof. The Purchaser/s shall have / have no claims save and except in respect of the said premises hereby agreed to be acquired by the Purchaser/s. All open spaces, floor spaces, lobby, parking spaces, lobbies, staircases, terraces, recreation spaces, etc. will remain to be the Property of the Promoters until the whole plot together with the structures standing thereon is/are transferred to the said Society, but subject to the rights of the Promoters contained herein.

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#### RESTRICTIONS ON TRANSFER:

(a) The Purchaser/s of the said premises will not transfer or assign interest or benefit of this Agreement, until all the dues payable by the Purchaser/s to the Promoters under this Agreement are fully paid up and even after such payment, only if the Purchaser/s has/ have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has/ have obtained the Promoter's consent in writing to the same.

22 (b) So long as all or any of his /her /their dues herein stated remains unpaid and so long as the said Society shall not be registered, the Purchaser/s shall not, without the prior consent in writing of the Promoters, let, sublet, transfer, assign or part with the possession of the said premises or any part thereof.

#### 23. FOREIGN PURCHASER/S:

23 (a) The Purchaser(s) / Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoters with such permission, approvals which would enable the Promoters to fulfill its obligations under this Agreement shall be refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management

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Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Purchaser(s) / Allottee(s) understands and agrees that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.



23 (b) The Purchaser(s) / Allottee(s) shall keep the Promoters indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser(s) / Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser(s) / Allottee(s) to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser(s) / Allottee(s) and such third party shall not have any right in the application/allotment of the said premises applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Purchaser(s) / Allottee(s) only.

#### 24. REPRESENTATIONS OF THE PROMOTERS:

The Promoters hereby represent and warrant to the Purchaser(s) / Allottee(s) that save as specifically mentioned herein:

- (i) The Promoters have absolute, clear and marketable title in respect of the said property and have the requisite rights to carry out development upon the said property and the Promoters have the absolute, actual, physical and legal possession of the said property for the Project.
- (ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
- (iii) There are no encumbrances upon the said property or the Project;
- (iv) There are no litigations pending before any Court of law with respect to the said property, Project or the said premises.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said premises are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and said premises and common areas.

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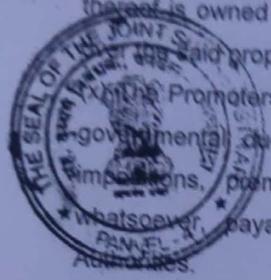
(v) The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser(s) / Allottee(s) created herein, may prejudicially be affected.

(vi) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said property, including the Project and the said premises which will, in any manner, affect the rights of Purchaser(s) / Allottee(s) under this Agreement.

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(vii) The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the said premises to the Purchaser(s) / Allottee(s) in the manner contemplated in this Agreement.

(ix) The said property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim in the said property.



(x) The Promoters have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, assessments, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities.

(xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoters in respect of the said property and/or the Project.

25. The Promoters have informed the Purchaser/s about its intention to sell the parapet walls of terrace, boundary walls on the external periphery of the said Building (hereinafter called "the said Display Space") and the same shall be utilized only for the purpose of the advertisement which includes hoarding any display of such sign-boards as well as neon light and the Purchaser/s of such Display space shall install separate electric meter for neon-light and shall also bear and pay the Government taxes directly or through the society. The Purchaser/s of the said Display space shall not contribute any other outgoings to the said Society. The Purchaser(s) / Allottee(s) herein shall not object in any manner and shall co-operate with the Purchaser/s of such Display space as admitting him/her/them as nominal member of the said Society etc. The Purchaser/Society will honor the agreement/understanding between the Promoters and holder of Display space. The Promoters can display their

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Company name/Logo and put neon Sign/Display at the suitable place of the said Building and the Purchaser/s/Society will not object it, without being liable to pay any compensation, consideration to the Society or its members. The Promoters shall install separate Electric Meter for neon-light and shall bear and pay the charges as per the Bills for the electricity consumed thereof directly to MSEB.

26. This Agreement shall always be subject to the provisions contained in the Real Estate (Regulation and Development) Act, 2016 or any amendment or enactment thereof for the time being in force or any other provisions of law applicable thereto.

**27. NOTICES AND CORRESPONDANCE:**

27(a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below:-

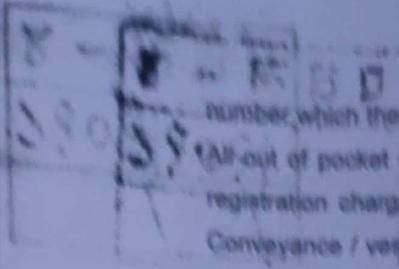
Address : **SAROJ AKARAM KADAM**

**302, House No. 0326, Shri Nirmal Ganesh Apartment, Gaondevi wadi, Ghansoli goan, Ghansoli – 400 701, Maharashtra.**

Email id : [sarokadam11@gmail.com](mailto:sarokadam11@gmail.com)

27 (b) In case if the Purchaser/s changes his/ her/ their address specified herein then and in that event, the Purchaser/s shall intimate by Registered AD Letter, the new address or Email address and shall cause the Promoters to rectify their records by recording the new addresses and Email address. In case, if the Purchaser/s fail/s to provide the Promoters his/ her/ their new address and Email address, then the Promoters shall not be liable or responsible for the non receipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.

28. The Purchaser/s and the Promoters shall, immediately after the execution of this Agreement as well as Deed of Conveyance / vesting documents in favour of said Society lodge the same for registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act and the Purchaser/s shall within two days after lodging the same intimate the Promoters of having done so with the date and serial



number, which the same has been so lodged for registration of the Agreement. All-out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement as well as Deed of Conveyance / vesting documents in favour of said Society shall be borne and paid by the Purchaser's alone and the Promoters will attend such office and admit execution thereof.

**29. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY**

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PURCHASER(S) / ALLOTTEE(S):
The Purchaser(s) / Allottee(s) is / are entering into this Agreement for the allotment of said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s) / Allottee(s) hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they have taken over for occupation and use the said premises, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the said premises/ at his/ her / their own cost.



**PURCHASER(S) / ALLOTTEE(S):**  
The Purchaser(s) / Allottee(s) is / are entering into this Agreement for the allotment of said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s) / Allottee(s) hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they have taken over for occupation and use the said premises, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the said premises/ at his/ her / their own cost.

**30. ENTIRE AGREEMENT:**

This Agreement, along with its schedules, Annexures, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises/plot/building, as the case may be.

**31. RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement / deeds / documents / writings mutually decided by the parties hereto.

**32. PROVISIONS OF THIS AGREEMENT APPLICABLE ON PURCHASER(S) / ALLOTTEE(S) / SUBSEQUENT ALLOTTEE(S):**

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser(s) / Allottee(s) of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

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by the Purchaser(s)	

**33. WAIVER NOT A LIMITATION TO ENFORCE:**

(a) The Promoters may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Purchaser(s) / Allottee(s) in not making payments as per the Payment Schedule including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Purchaser(s) / Allottee(s) that exercise of discretion by the Promoters in the case of one Purchaser(s) / Allottee(s) shall not be construed to be a precedent and /or binding on the Promoters to exercise such discretion in the case of other Purchaser(s) / Allottee(s).

(b) Any delay, indulgence and negligence on the part of the Promoters in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchasers shall not be construed as a waiver on the part of the Promoters of the breach of any of the terms and conditions of these presents nor shall waiver in any way of prejudice the rights of the Promoters.

**34. SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate (Regulation And Development) Act, 2016 or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Real Estate (Regulation And Development) Act, 2016 or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

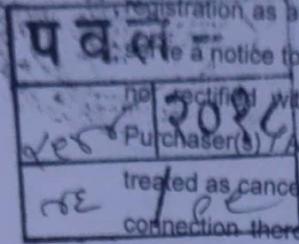
**35. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Purchaser(s) / Allottee(s) has to make any payment, in common with other Purchaser(s) / Allottee (s) in Project, the same shall be the proportion which the carpet area of the said premises bears to the total carpet area of all the Premises/ plots in the Project.

**36. BINDING EFFECT:**

Forwarding this Agreement to the Purchaser(s) / Allottee(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s) / Allottee(s) until, firstly, the Purchaser(s) / Allottee(s) signs and

delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule within 15 (Fifteen) days from the date of receipt by the Purchaser(s) / Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser(s) / Allottee(s) fails to execute and deliver to the Promoters this Agreement within 15 (Fifteen) days from the date of its receipt by the Purchaser(s) / Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall give a notice to the Purchaser(s) / Allottee(s) for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Purchaser(s) / Allottee(s), application of the Purchaser(s) / Allottee(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) / Allottee(s) in connection therewith including the booking amount shall be returned to the Purchaser(s) / Allottee(s) without any interest or compensation whatsoever.



### 37. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

### 38. JOINT ALLOTTEES:

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

### 39. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters himself / themselves or through his/ their/its authorized signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoters and the Purchaser(s) / Allottee(s). After the Agreement is duly executed by the Purchaser(s) / Allottee(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Navi Mumbai.

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**40. DISPUTE RESOLUTION:**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.



IN WITNESS WHEREOF, THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the said property)

ALL THAT piece and parcel of land situate, lying and being at Village Wavange, Taluka Panvel, District Raigad and the details regarding the Survey Number, Hissa Number, Area is more particularly given hereinbelow:

SURVEY NO.	HISSA NO.	AREA (H - R - P)	ASSESSMENT (RS - PS)
1	1	0 - 42 - 3	7 - 44

And bounded as follows: -

- On or towards the East : - Survey No.21 & Road  
 On or towards the North : - Survey No.02  
 On or towards the West : - Survey No.1/2  
 On or towards the South : - Survey No. / Road

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the said premises)

Flat No. 304 on the 3<sup>rd</sup> Floor, Building No 01, "C" wing, admeasuring 387.50 Square feet equivalent to 36.01 Square meters of Carpet area in the Project/ Building Known as "VATSAL PARADISE" constructed on the Property situate, lying and being at Village Wavange, Taluka Panvel, District Raigad and which is more particularly described in the First Schedule mentioned hereinabove.

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SIGNED, SEALED AND DELIVERED BY  
 M/S VUB LIFESPACE  
 THROUGH ITS AUTHORISED PARTNER/S

*(S) Jadhav*



MR. CHINTAN PRADEEP THAKKAR/ DATTANI



IN THE PRESENCE OF

1) *Mrs. K. Desai*  
*Step 2 shivani Ramesh ramani*  
 2) *Balraj D. Bhogle*  
*M.C.C.H. Society Ramani.*

SIGNED, SEALED AND DELIVERED  
 BY THE WITHIN NAMED "PURCHASER/S"  
 MR. SAROJ AKARAM KADAM

*Saroj*



MRS. SWARA SAROJ KADAM

*Swara*



IN THE PRESENCE OF.....

1) *Desai*

2) *Balraj*

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RECEIPT

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER/

MR. SAROJ AKARAM KADAM & MRS.SWARA SAROJ KADAM

RS 18,000/- (RUPEES EIGHTEEN THOUSAND ONLY) PAID BY

/ THEM TO US ON EXECUTION HEREOF AS PER TERMS &

OF THIS AGREEMENT AS FOLLOWS.



Details of above amount are provided below.

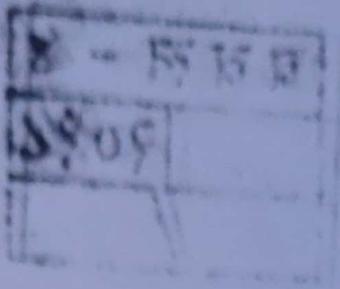
- a. Cheque No. 000036 dated 26.12.2018 for Rs. 18,000/- drawn on Bank of India, Ghatkopar (West) Branch, Mumbai.

WE SAY RECEIVED FOR M/S VUB LIFESPACE

A handwritten signature in black ink, appearing to read 'Chintan Pradeep Thakkar' with some initials and a flourish.

MR. CHINTAN PRADEEP THAKKAR/ DATTANI  
AUTHORISED PARTNER/S





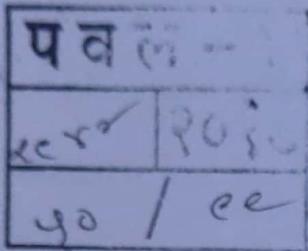
.....  
Dated This \_\_\_\_ Day of \_\_\_\_\_ 2018  
.....

M/S VUB LIFESPACE



*(Signature)*

MR. CHINTAN PRADEEP THAKKAR/ DATTANI  
... Promoters



AND

*(Signature)*



MR.SAROJ AKARAM KADAM  
...Purchasers

*(Signature)*

MRS. SWARA SAROJ KADAM  
...Purchasers

.....  
Agreement for Sale for Flat No. 304, Building No. 01,  
3<sup>rd</sup> floor "C" WING  
.....

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## LIST OF ANNEXURES:

- Annexure "A" -- 7/12 Extract
- Annexure "B" -- A Layout Plan of the said Property
- Annexure "C" -- N.A. Order & Building permission.
- Annexure "D (Colly)" -- Completion Certificates from Architect  
Completion Certificate from Grampanchayat
- Annexure "E" -- Report on Title.
- Annexure "F" -- Typical Floor plan of the said premises.
- Annexure "G" -- List of Amenities.



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(बॉटिंग ऑफिस, फॉर्मेट.)

**गावचा नमुना सात**

(अधिकार अविरोध पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अविरोध व नोंदवहा (संघार करणे व सुविधीत ठेवणे) नियम १९६७ च्या कलम १५ (१) अन्वयेत)

गाव दादर तालुका दादर

भूमापन क्रमांक/गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूमापना पत्रकी	भोगवट्यादाराचे नांव	खाली क्रमांक
३	३	३	२५५ ३१६२ ३२७९ ३७५७ ३८५२	
शेतीचे स्थानिक नांव <u>चिपरीती</u>		३	श्री. सु. जी. भांडारी	खंड क्र. पी.
लागवडी घोष क्षेत्र	प. गु. ठे/आर/प्रति	दाखल	डॉक्टर/दस्तावेज	३७ ३५६३ २८७१
पोटखराबा (लागवडी घोष नसलेले)	एकूण	०-२०-०		२८६४
वर्ग (अ)		०-०२-३		
वर्ग (ब)				
एकूण		०-०२-३		
आकारणी	रूपये	६		
पुढी किंवा विशेष आकारणी		५-२५		

चिपरीती  
२८६४  
श्री. सु. जी. भांडारी  
डॉक्टर/दस्तावेज  
३७ ३५६३  
२८७१  
खंड क्र. पी.  
३० एल. नं. ८००८  
एच. आर. ३५२/२०२  
हजर अधिकार -  
श्री. रघुवीरजी रमजण  
प्रा. का. ३००८  
दि. १६/०२/२०१३  
२८६४

सीमा आणि भूमापन चिन्हे

8-15 EU  
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प व ल - ४  
२०१८  
५३ / २२



(बाँहिया ऑफसेट, पनवेल.)

**गांवचा नमुना सात**

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६, ७)

गाव		तातुका	
पानवेल		पनवेल	
भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटादाराचे नांव
१	१	१	ए.प. ११६२ १२७८ २७५७ २८५२
शेतीचे स्थानिक नांव	विपरीती	२७५७	व्ही. यु. बी. साइफुल्ला ल. अ. विदार प्रदिय वस्मले
लागवडी योग्य क्षेत्र	र. गु. हे/आर/प्रति	लाथीलाल डबकर/नसरी	कच्चावे नांव
	०-४०-०	२८५२	४७ ३५६३
पोटखराबा (लागवडी योग्य नसलेले)	पकूण		ए.प.
वर्ग (अ)	०-०२-३		खिरीती ओढा
वर्ग (ब)	०-०२-३		४७ एम. एम. ए. जे. क
पकूण	०-०२-३		ए. आर. ३५२/२७२
आकारणी	रूपये ६		हजर अधिकार -
चुडी किंवा विशेष आकारणी	५-४५		वि. ए. आ. अधिकारी रा. अ. अ.
			प. नि. का. म. ल. म.
			दि. १६/०२/२०१९
			२८४४
			सीमा आणि भूमापन चिन्हे

पवल-४  
 २०१८  
 ५२/१००



(बाँडिया ऑफसेट, पनवेल.)

**गांवचा नमुना खात**

(अधिकार अपिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अधिलेखन नोंदवहा (तयार करणे व सुध्दित्वा देवणे) नियम १९७१ यातील नियम ३, ५, ६, ७)

गांव पानवेल तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	दाते क्रमांक
१	१	१	ए.यु. बी. साठ्ठफर्मादेश	२६५७ २६५२ १२७८
रोतीचे स्थानिक नांव <u>विपरीती</u>			ए.यु. बी. साठ्ठफर्मादेश	३७ ३५६१
लागवडी योग्य क्षेत्र			बायालाल डवकर/पुतान	२६७२
र. गु. हे/आर/प्रति				२६७२
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी				
जुडी किंवा विशेष आकारणी				

विपरीती  
 २६६४

विपरीती कीर्ना  
 ३७ ए.व. ए.व. ए.व.क  
 ए.व. आर. ३५१/२०२  
 हजर अधिकार -  
 प्रो.स्टा.धिकारी, वसुधा  
 धान्य कार्यालय  
 दि. ३६/०९/२०१३  
 २६६४

सोमा आणि भूमापन चिन्हे



प व ल - ४  
२०१८  
१६ / ००



(बाँडिया ऑफसेट, पनवेल.)

**गांवचा नमुना शीत**

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ च्या तरतुदीनुसार, १९६१)

गांव वांदजे तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१	१	ओ. व. १	२७५७ २८५२	११६१ १२७८
शेतीचे स्थानिक नांव <u>पिंपरी</u>			श्री. मु. वी. लाडकू म्पेश	कुळाचे नांव <u>३७ १५९९</u>
लागवडी योग्य क्षेत्र			साथालाल ठवळर / दनाडी	<u>२८०२</u>
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी				
जुडी किंवा विशेष आकारणी				

बिंबशेती  
२८४४

बिंबशेती आदेश क्र  
एन. एन. ए १(ब)  
एस. आर ३५२/२०१३  
जे. व्हा. येणारी संपत्ती  
व्यक्तिगत अधिकार  
दि. १६/०२/२०१३

२८४४

१२३४

सीमा आणि भूमापन बिन्दू

पबल - ४  
 ४ - २०१८  
 १९०५ ५० / ०८



गांववा जग्गुना बाया

विक्रामी आंदवणी  
 (समाप्त करणे व पुस्तिकीत ठेवणे) नियम १९७६ यादीव नियम २०१३

क्र. सं.	विक्रामी संख्या	पबल सिंचित	अजबत सिंचित	धरतक पिके व प्रत्येक खातीत क्षेत्र			निर्भळ पिकाखातीत क्षेत्र			सांगवडी साठी उपलब्ध नसावेती जमीन		पबल सिंचने साधन	टोप	
				पिकाणे नांव	वत सिंचित	अजबत सिंचित	पिकाणे नांव	पबल सिंचित	अजबत सिंचित	एकराज	क्षेत्र			
														५
		हे.आर.	हे.आर.	हे.आर.	हे.आर.				हे.आर.	हे.आर.			हे.आर.	

२०१३  
 २०१४

विक्रामी ०-४००

अससल बरहुकूम नवकल दिली.

तारीख : ४/११/२०१३

*(Signature)*

तलाठी सजा वावंचे  
 वा. फलकशीज. रायगड

फेरफारांची नोंदवही (फेरफार पत्रक)

प. नं. ८ म.  
R. V. 8 m.

[ महाराष्ट्र जमीन महसूल अधिकारी अधिलेख आणि नोंदवहा (समार करणे व सुविधीत ठेवणे) नियम, १९७१ यातील नियम १० ]

गाव : वावजे ता. वावजे जिल्हा : सांगली

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वल्प	परिणाम झालेले भूभाषण व उपविभाग क्रमांक	वाचणी अधिकाऱ्याची आदेशाची किंवा घेरा
2802	फेरफाराचा दिनांक १६/१०/२०१३ सुचना मिळाल्याचा दिनांक १६/१०/२०१३ खाते क्रमांक :- खान्हार - खेरीडेखण चावडीत प्रसिध्द केलेल्याचा दिनांक : १६/१०/२०१३ हितसंबंधीततांना एकदिवसाचा दिनांक १६/१०/२०१३ खेरीडेखण क्रमांक ६७६४ दिनांक १०/१०/२०१३	१११	नोंदणीकृत खेरीडे क्र. ६७६४/२०१३ प्रसिध्द, खेरीडे ॥ वृत्तन लयात जमिन खिलोनी आदि नोंदणीकृत नोंद मंजूर
	भा.प.५०० रु १५,००००००. बी. नं. ५ १०,६६००००. खेरीडेखण लि. ६७६४ दे. ११/११/२०१३	<b>पत्रक - ४</b> <b>२०१८</b>	१६/११/१३ मंडळ अधिकारी सा. प. नवल लि. ६७६४
	३००५५० तर्फे नारीपार खेरीडे देवराज चौधरी सं. चौधरी सडक शे. ६ दे. ११/११/२०१३		
	१) निसर्ग साई डेव्हलपर्स तर्फे नारीपार योगेश जोषकराळ वरु सं. चौधरी शे. ६ दे. ११/११/२०१३		
	२) निसर्ग साई डेव्हलपर्स तर्फे नारीपार राजेंद्र प्रजु जे सवाळी (स. पु. स. म.) तर्फे नारी शे. ६ दे. ११/११/२०१३		
	चौधरी सडक शे. ६ दे. ११/११/२०१३ १) निसर्ग साई डेव्हलपर्स तर्फे नारीपार पत्रक - खेरीडेखण लि. ६७६४ दे. ११/११/२०१३		
	२) निसर्ग साई डेव्हलपर्स तर्फे नारीपार जा. पा. ७३/१०४ वि. नवल पत्रक लि. ६७६४ घा. व. ६ दे. ११/११/२०१३		
	३) निसर्ग साई डेव्हलपर्स तर्फे नारीपार असल बरहुकूम नवल दिली.		तलाठी सजा वावजे ता. पनवल, जि. सांगली ११/११/१३

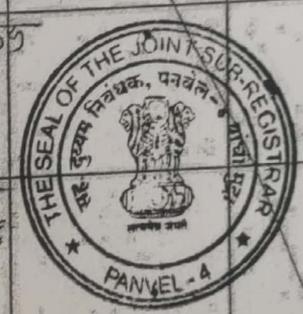




[ महाराष्ट्र जमीन महसूल अधिकारी अधिलेख आणि नोंदवह्या (संगार करणे व सुविधित्वा देवणे) नियम, १९७१ यातील नियम १० ]

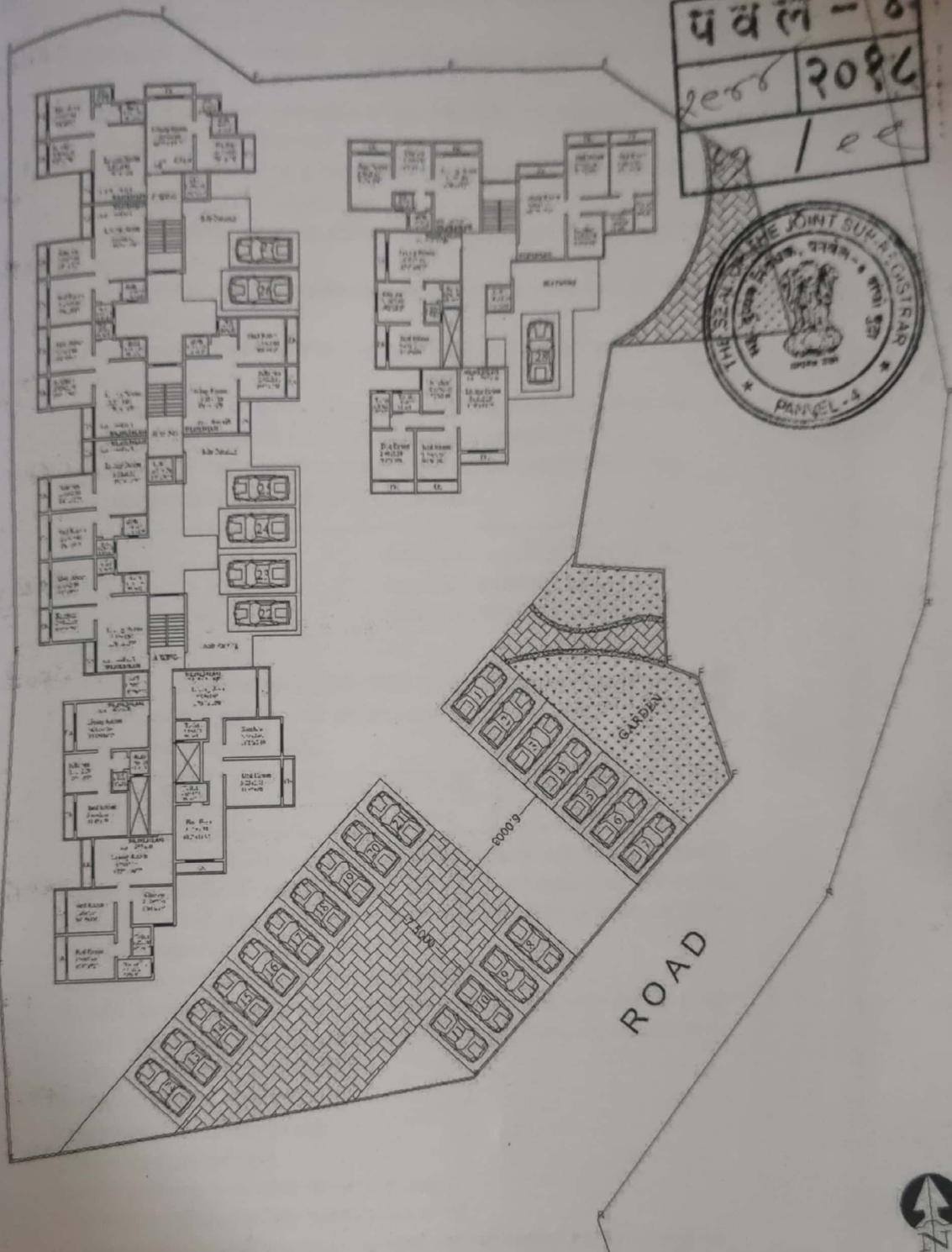
गाव : वावजे तासुका : पनवेल जिल्हा : सायगाड

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वरूप	परिणाम झालेले भूतापन व उपविभाग क्रमांक	शासकीय अधिकार्याची जाचवारी किंवा येरा
2902	फेरफाराचा दिनांक १६/१०/२०१३ सुचना मिळाल्याचा दिनांक १६/१०/२०१३ खाते क्रमांक :- खातदार : खेरेडीखण	१११ ५ सुफळ ०१३	नोंदीकृत खेरेडीखण ६. ६०६१/२०१३ प्रसिद्धी सनदी क्रमांक ३३ वरून लष्पारक वसिना किंवाती आहे नोंदीकृत नोंद मंजूर
	चावडीत प्रसिध्द केलेल्याचा दिनांक : १०/१०/२०१३ हितसंबंधीततांना मळविण्याचा दिनांक : १०/१०/२०१३ खेरेडीखण क्रमांक ६०६४ दिनांक १०/१०/२०१३		
	मा.प.६०) रु १५,००००००. वै.मा. रु १०,६८००००. खेरेडीखण लि.६७ दे.११-११ निसर्ग साई		पवल - ४ १०/११/१३ ३३३३३३३३ ३३३३३३३३
	डे.८००परत तर्फे जागीदार खेरेडी देवराज चौधरी स. चौधरी स.कुसु ३३३.६ सेक्टर-१ नवीन पनवेल ०१३४ १) निसर्ग साई डे.८००परत तर्फे जागीदार	१२००   २०१८ ६० / ६६	
	योगेश जे.पटवर्धन ठ.कर स.चौधरी स.कुसु ३३३.६ सेक्टर-१ नवीन पनवेल २) निसर्ग साई डे.८००परत तर्फे जागीदार सुनी राजेंद्र जे.सवाळी स. चौधरी		
	स.कुसु ३३३.६ सेक्टर-१ नवीन पनवेल ३) निसर्ग साई डे.८००परत तर्फे जागीदार तर्फे राजेंद्र प्रभा जे.सवाळी (स.पु.स.मा) तर्फे जागी स.कुसु ३३३.६ सेक्टर-१ नवीन पनवेल		
	चौधरी स.कुसु ३३३.६ सेक्टर-१ नवीन पनवेल खेरेडीखण लि.६७ दे.११-११ व्ही. सु.वी. कोडमस्येण तर्फे जागीदार प्रसिद्ध		
	ना.पा.०६७ ठ.कर / दलादी स. १०३.१०४ वि.संकेत पाकि लि.६०० ३३३ धा.संकेत स.कुसु.६ प्रि.६०००००० खेरेडीखण दे.११ स.कुसु ३३३		
	अस्सल बरहुकूम नक्कल दिली.	श्री. एस. एच. दरेकर तलाठी सजा वावजे ता. पनवेल, जि. सायगाड.	तलाठी सजा वावजे ता. पनवेल, जि. सायगाड ०१/११/१३



ANNEXURE - "B"

प व ल - ४
२००६ २०१८
१००



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GROUND FLOOR PLAN

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## बांधले:

- १) श्री.सागर सुरेश पाटील वगैरे ४,रा.००१,सैकवन, प्लॉट नं.११,सेक्टर-१,नविन पनवेल,त.पनवेल, जि.रायगड यांचा अर्ज दि.२८/०८/२०१३.
- २) महासालदार पनवेल यांचेकडील पत्र क्र.जमीनबाब/कात-१/१६४२१/एस.आर.३५२/२०१३ दि.१६/१२/२०१३.
- ३) सहाय्यक संचालक,नगर रचना,रायगड-अलिबाग यांचेकडील पत्र जा.क्र.संसंरु-गअ/विभा/बांध/मी.बांधजे/ता.पनवेल/स.नं.१/१/८४ दि.१५/०२/२०१३.
- ४) जिल्हा आरोग्य अधिकारी,रायगड जिल्हा परिषद,अलिबाग यांचेकडील पत्र जा.क्र.राजिप/आरोग्य/एनएसईपी/६२१५/१३ दि.०३/१२/२०१३.
- ५) कार्यकारी अभियंता, अलिबाग सा.बा.विभाग अलिबाग यांचेकडील पत्र जा.क्र.अधि/प्रशासन-१/१४९२९ दि.३०/१०/२०१३.
- ६) उप विभागीय अधिकारी पनवेल यांचेकडील आदेश क्र.टेनम्बी/वि.व./एस.आर.७३५/२०१३ दि.०९/०९/२०१३
- ७) शासन महसूल व घन विभागाकडील परिपत्रक्र.संकीर्ण ०२/२०११/प्र.क्र.३३/ई-१ दि.३१/०९/२०१३
- ८) या कार्यालयाकडील पत्र क्र.मशा/प्रशासन/अ-५/क्रमाचे घाटप/२०१३, दि.१३/०२/२०१३
- ९) महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियम.
- १०) महाराष्ट्र जमीन महसूल (जमीनीच्या घापरात बदल व अकृषिक आकारणी) नियम १९६९.
- ११) या कार्यालयाकडील मंजूर टिपणी दिनांक १६/०२/२०१३.

पत्र - ४  
२०१८  
२०/१८



क्र.मशा/एल.एन.ए.१(ब)/एस.आर.३५२/२०१३  
जिल्हाधिकारी रायगड यांचे कार्यालय  
अलिबाग, दिनांक:- १६/०२/२०१३.

## आदेश

मौजे बांधजे, तालुका पनवेल येथील खालील वर्णनाची जमीन १)निखिल शशिकांत पाटील, २)सागर सुरेश पाटील, ३)नरेंद्र शांतिलाल चपलोट, ४)राकेश पुखराज उर्फ पुष्पराज संचेती यांच्या नाथे हक्कनांदास दाखल आहे.

स. नं.	हि.नं.	क्षेत्र - हे.आर.	आकार - रु.पैसे
१	१	०-४२-३	७-४४

वरीलप्रमाणे ०-४२-३ हे.आर क्षेत्राची निवासी या कारणासाठी विनशेती व बांधकाम परवानगी मिळण्याकरिता श्री.सागर सुरेश पाटील वगैरे ४ यांनी अर्ज दिलेला आहे. अर्ज त्साविक नमुन्यात दिलेला आहे. अर्जासोबत जोडलेल्या सर्व हक्कनांदा उताऱ्यांवरून व तहसिलदार पनवेल यांच्या अडवालावरून असं दिसून येत आहे की,

- अ) जमीन अर्जदार यांचे मालकीची असल्याचे दिसून येत आहे.
- ब) जमीन नियंत्रित सत्ता प्रकारची असून उपविभागीय अधिकारी पनवेल यांचेकडील दि.०९/०९/२०११ रोजीच्या आदेशान्वये मुंबई कुळवहिवाट व शे.जमीन अधिनियम १९४८ व त्याखालील नियमानुसार परवानगी घेतलेली आहे.
- क) जमीनीवर तारणाचा बांजा नाही.
- ड) जमीन पूरनियंत्रण रेषेच्या बाहेर आहे.
- इ) जमीन भूसंपादनाखाली नाही.
- प) जमीन ग्रामपंचायत बांधजे यांच्या कार्यक्षेत्रात येत आहे.
- फ) जमीनीवरून अतिदाबाच्या विद्युत वाहक तारा जात नाहीत.
- भ) सहाय्यक संचालक, नगर रचना,रायगड-अलिबाग यांनी त्यांच्याकडील पत्र दि.१५/०२/२०१३ अन्वये निवासी या कारणासाठी विनशेती परवानगी,लेसाजट प्लॉन व बांधकाम प्लॉन मंजूरीकरिता शिफारस केली आहे.

१६/०२/१३

पचल - ४

२०१८  
१९०६ / २३



विद्यमान बांधकामाचे नियम व रस्ता नियोजित क्षेत्रे नियम पाळून नियोजित बांधकाम करण्यात येऊन आहे.  
(ब) महसूल जमीन महसूल अधिनियम १९६६ व त्याखालील बिनशेती नियमातील तरतुदीचे पालन करणेबाबत अर्जदार यांनी मान्य केले आहे.

प्रकारणी तहसिलदार पनवेल यांनी त्यांचेकडील पत्र दि.१७/१२/२०१२ अन्वये प्रस्तुत मिळवून फेरफार क्र.२७५७ अन्वये त्रिखल शिबिकांत पाटील,सागर सुरेश पाटील,नरेंद्र शांतीलाल चपलौत व राकेश पुखराज उर्फ पुणराज शंभरी यांच्या नावे ७/१२ ला कब्जदार सदरी दाखल आहे. सदर जमीनीमध्ये कुळ वगैरे नाहीत. जमीन ही अर्जदार यांना इनाम नष्ट कायद्याने मिळालेली नाही. सांप्रतच्या जमीनीवर कोणत्याही प्रकारचा बोजा दिसून येत नाही. जमीनीचे जवळपास तुंग अगार वीनिक छावणी नाही. प्रस्तुत जमीनीमधून कमी किंवा उच्च दावाची विद्युत वाहिनी जात नाही. प्रस्तुत जमीन वाचजे श्रमव्यवसायाच्या कार्यक्षेत्रात येत आहे. प्रस्तुत जमीनीत जाणे-येणे करिता पनवेल-हाजि मलंग-वाचजे रस्ता उपलब्ध आहे. प्रस्तुत जमीनीत कोणत्याही प्रकारचे बांधकाम केलेले नाही. प्रस्तुत जमीनीत बांधकाम करताना मराठ्ठा करवावा लागल्यास, त्यामुळे नैसर्गिक पाण्याच्या प्रवाहात अडथळा निर्माण होणार नाही व चतुःसिमेच्या शेतकऱ्यांच्या तक्रारी प्राप्त होणार नाहीत याबाबत संबंधितांनी दक्षता घेतली पाहिजे. प्रस्तुत जमीनीस सी.आर.झेड. तरतुदी लागू नाही. अर्जदार जमीनीचा उपयोग विटमट्टीसाठी, क्रीले उत्पादनासाठी, सिनेमा गृहासाठी, सर्व्हिस स्टेशनसाठी अगार स्कोटक पदार्थ साठविण्यासाठी करणार नाहीत. सदरची जमीन पुनर्वसनासाठी राखून ठेवल्याचे दिसून येत नाही. जमीन पाणीपुरवठा लाभ क्षेत्रात येत नाही. नियोजित बिनशेती जमीनीत जमीनीचा बिनशेतीकडे प्रत्यक्षात वापर सुरु करताना सांडपाणी वाहून जाणारे गटारे बांधणार असून अंतर्गत रस्ते नकाशाप्रमाणे तयार करणार आहेत. तसेच सनदेतील अटी शर्तीचे पालन करणार आहेत. अर्जदार नियमाप्रमाणे होणारा जमीन महसूल/अकूपीक जमीन महसूल वेळोवेळी भरणार आहेत. जमीनीचे संदर्भात आदिवासी यांना जमीनी प्रत्यापित करण्याचा कायदा जमीन धारणेची (कमाल मर्यादा) कायदांच्या तरतुदी लागू होत नाही. सदर गावास यु.एल.सी.लागू नाही. सांप्रतची जमीन ही डुको सेन्सिटिव्ह झोनमध्ये येत असल्याचे दिसून येत नाही. सदर जमीनीत कांदळवन किंवा कांदळवन सद्बंधन वनस्थती असल्याचे दिसून येते. प्रस्तुत जमीन भूसंपादनाखाली येत असल्याचे अभिलेखावरून दिसून येत नाही, असा अहवाल सादर केला आहे.

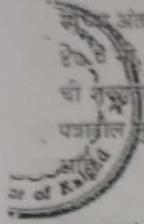
सहाय्यक संचालक,नगर रचना,रायगड-अलिबाग यांनी त्यांचेकडील पत्र दि.१५/०२/२०१३ अन्वये मी.वाचजे, ता.पनवेल येथील स.नं.१/१ क्षेत्र ४२३०.० चौ.मी या जमिनी मधील नियोजित निवासी कारणासाठी बिनशेती व त्यामधील नियोजित निवासी वापराच्या बांधकामास परवानगी देणेकामी या कार्यालयाचे अभिप्राय अपेक्षित आहेत. मंजूर सुधारीत मुंबई महानगर प्रादेशिक योजनेच्या प्रस्तानुसार सदरची जमिन हरित-२ भूवापर विभागामध्ये समाविष्ट आहे. तसेच ती विद्यमान गावठाणापासून २००.० मी. अंतराच्या आत स्थित आहे. त्यामुळे उक्त प्रादेशिक योजनेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार २००.०मी अंतराच्या आतील क्षेत्रावर नियम क्र.१५.८.१(अ) व गावठाण विस्तार योजनेअंतर्गत नियम क्र.१५.११ मधील तरतुदीनुसार १.० चटई क्षेत्राच्या मर्यादित निवासी वापर अनुज्ञेय होतो. या कार्यालयाचे दि.०८/११/२०१२ च्या पत्रान्वये सदर प्रकारणी उंची व मजल्यामध्ये शिथिलता मिळणेकामी मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे मार्गदर्शन अपेक्षितेले होते.त्यास अनुसरून मं.प्रमुख नियोजनकार,मुं.म.प्र.वि.प्रा. यांचे दि.२८/१२/२०१२ च्या पत्रान्वये भागशः तळ+४ व उंची १४.७० मी. पर्यंत मान्यता दिलेली आहे. उप विभागीय अधिकारी, सा. बां. उपविभाग पनवेल यांचे कार्यकारी, अभियंता, सा.बां.विभाग, अलिबाग यांना उद्देशून पाठविलेले पत्र क्र.१८१६, दि.२९.०९.२०१२ अन्वये सदर जागा पनवेल वाचजे रस्ता प्र.जि.मा. क्र.६ च्या कि.मी.११/९५० या भागात अनागरी क्षेत्रात रस्त्याच्या डाव्या बाजूस रस्त्यालगत आहे. त्या नुसार मध्यासून १५.० मी रुंदीकरण व ३०.० मी इमारत रेषा प्रस्तावित आहे. शासनाच्या नगर विकास विभागाकडील निर्देश क्र.टिपीएस/१८०८/१२५४/प्र.क्र.१२५७/नवि-१३ दि.१०/०२/२०१० अन्वये अर्जदार यांचेकडून रु.१८,०००/- चलन क्र.७८, दि.१२.०२.२०१३ अन्वये स्टेट बँक ऑफ इंडिया,अलिबाग शाखा येथे जमा करून चलनाची प्रत प्रकसासाठी सादर केली आहे. उक्त वस्तुस्थिती नुसार नियोजित बांधकाम नकाशाची छाननी केली असता बांधकाम नकाशे हे विकास नियंत्रण नियमावलीनुसार नसून त्यावर काही दोष आढळून आले आहेत. सदरचे दोष दुर करण्यासाठी

बांधकाम नकाशावर आवश्यक लेखे हिरवा रंगाने पुढील केली आहे. त्यानंतर विद्यार्थी बांधकाम नकाशा सर्वसाधारण विद्यमानासार होतो. तसेच विद्यार्थी जमिन निवासी कारणासाठी विनशेती व त्यानधील विद्यार्थी निवासी बांधकामास सादर हिरवा रंगाने पुढील प्रमाणे पुढील अटी/शर्ती अर्धीन राहून मंजुरीसाठी शिफारस करणेत येत आहे, असे कळविले आहे.

पत्र - ४  
२०१८

जिल्हा आरोग्य अधिकारी, रायगड जिल्हा परिषद, अलिबाग यांनी जमिन व पत्र दि.०३/१२/२०१२ अन्वये मौजे वार्डजे, ता.पनवेल, जि.रायगड येथील सर्व १/१ मी. २९८३ जागेची आरोग्य दृष्ट्या पाहणी केली असता सादरची जागा निवासी कारणासाठी विनशेती व साठी पुराविले अटीवर नाहरकत दाखला देणेत येत आहे, असे कळविले आहे.

कार्यकारी अभियंता, अलिबाग सा.बा.विभाग, अलिबाग यांनी त्यांचे पत्र दि.३०/१०/२०१२ अन्वये प्रस्तावातील जागेची पाहणी उप विभागीय अधिकारी, सा.बा.उपायुक्त पनवेल यांनी केलेली आहे. सादर जागा पनवेल वार्डजे रस्ता प्र.जि.मा.क्र.३ कि.मी. १४/१५० अमागरी क्षेत्रात रस्त्याचे डाव्या बाजू लगतच आहे. सादर रस्ता प्र.जि.मा.क्र.६ वार्डाचा अमागरी शासन निर्णय क्र.आर.बी.डी.१०८१/८७१, रस्ते-७ मंत्रालय मुंबई दि.९ मार्च २००१ अन्वये पत्रातील वती निधमात एकमुत्रता आणणेबाबत दिलेल्या सुचने नुसार व सादर जागा निवासी या कारणासाठी विनशेती करणात येत असल्याकारणाने इमारत रेषा रस्त्याचे मध्यापासून ३०.० मी. आहे. या इमारत अंतराच्या आत क्षेत्रातही बांधकाम करण्यात येऊ नये, तसेच नियंत्रण रेषा रस्त्याचे मध्यापासून ३०.० मी. अंतरावर आहे. सादर जमीनीची भाषी फाळत मार्ग विस्ताराकरीता आवश्यकता लागण्याची शक्यता नाकारता येत नाही. सादर जागा कोणत्याही रस्त्याचे आखणी मध्ये नमूद केली नाही. पत्रातील मुद्द्यांचे पूर्ततेचे अर्धीन राहून विनशेती करणेसाठी शिफारस करणेत येत आहे, असे कळविले आहे.



मुख्य व्यवस्थापक (वाहतूक व विमानतळ), शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) यांच्या (सिडको) यांचेकडील पत्र क्र.सिडको/टी.ॲंड.सी/सीजीएन(टी.ॲंड.ओ)/०५१/००३/२६३ दि.०१/०३/२०१२ अन्वये नवी मुंबई आंतरराष्ट्रीय विमानतळपासून २० कि.मी. त्रिज्येच्या प्रभावित क्षेत्रामध्ये (एरोड्रम रेकरन्स पॉइंट पासून) कोणतेही बांधकाम करण्यापूर्वी भारतीय विमान पत्तन प्राधिकरणाचा नाहरकत दाखला घेणे आवश्यक असल्याचे कळविले आहे. त्यानुषंगाने अर्जदार यांनी या कार्यालयाकडे दि.१३/०२/२०१३ रोजीचे तपशीलवार प्रतिज्ञापत्र सादर केलेले आहे. त्यामध्ये प्रस्तावात बांधकामाच्या अनुषंगाने विमान पत्तन अधिनियम (Aircraft Act) १९३४ व भारताचे राज पत्र (असाधारण), भाग-२ खंड ३(२) मधील भारत सरकार, नागरी उड्डान मंत्रालय, नवी दिल्ली यांचे कडील अधिसूचना क्र.एस.ओ.८४(इ) दि.१४/०१/२०१० मधील तरतूदीनुसार भारतीय विमान पत्तन प्राधिकरणाकडे (AAI) सादर बांधकामाचे उंचीबाबत नाहरकत प्रमाणपत्र (No Objection Certificate) प्राप्त करणेबाबत अर्ज दाखल केला आहे. त्याप्रमाणे भारतीय विमान पत्तन प्राधिकरणाकडे (AAI) करून सादर बांधकामाचे उंचीबाबत नाहरकत प्रमाणपत्र (No Objection Certificate) प्राप्त झाल्या नंतरच प्रत्यक्ष बांधकामास सुरुवात करणार असल्याचे व प्रस्तावात बांधकामाचे उंचीबाबत आणि रेखांकन व नकाशाबाबत भारतीय विमानपत्तन प्राधिकरणाने कोणताही बदल सुचविल्यास त्याप्रमाणे आवश्यक त्या फेरबदलास संबंधित नियोजन प्राधिकरणाकडून (Planning Authority) सुधारीत बांधकाम नकाशे मंजूर करून घेणार असल्याचे नमूद केले आहे.

दरील परिस्थिती विचारात घेता, अर्जदार यांना निवासी या कारणासाठी विनशेती व बांधकाम परवानगी देण्यास हरकत दिसत नाही. म्हणून महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियमानुसार जिल्हाधिकारी रायगड यांना प्रदान करणेत आलेल्या शक्ती नुसार व महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ मधील तरतूदीनुसार श्री.सागर सुरेश पाटील वगैरे ४ यांस खालील जमीनीची विनशेती व मंजूर नकाशाप्रमाणे बांधकाम परवानगी निवासी या कारणासाठी खालील शर्तीवर देण्यात येत आहे.

गावाचे नांव	स. नं.	हि. नं.	क्षेत्र - हे.आर.	आकार - क.पेस
मौजे वार्डजे, ता.पनवेल	१	१	०-४२-३	७-४४

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महाराष्ट्र जमीन मंडळ अধिनियम, १९६६ व त्याखालील नियमास अधिन राहून नियामी या कारणासाठी बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

ज्या कारणाकरीता बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे त्याच कारणासाठी प्रस्तुत जमीन व त्यावरील बांधकामाचा उपयोग केला पाहिजे. बिनशेती जमीनीचा भाग अगर त्यातील बांधकामाचा कोणताही भाग नियोजित बिनशेती उपयोगाखेरीज अन्य बिनशेती उपयोगाकडे जिल्हाधिकारी यांच्या पूर्व मंजूरीखेरीज वापरता कामा नये. या शर्तीसाठी बांधकामाच्या वापरावरून बिनशेती जमीनीचा उपयोग कोणता हे ठरविणेत येईल.

२. प्रस्तुत बिनशेती जमीनीची प्लॉटची अगर सब प्लॉटची विभागणी जिल्हाधिकारी यांच्या पूर्व मंजूरीशिवाय करता कामा नये.

४. अर्जासोबत जोडलेला ले आऊट व बांधकाम नकाशा खालील शर्तीवर मंजूर करणेत केत आहे. नकाशात दर्शविल्याप्रमाणे नियोजित बांधकाम करण्याचे अयून बाकीचे क्षेत्र खुले ठेवण्याचे आहे.

४(१) मुख्य व्यवस्थापक (वाहतूक व विमानतळ), सिडको यांचे पत्र क्र. सिडको/टिअॅन्डसि/मिजीएम (टिअॅन्डसि)/०५१/००३/२६३ दि. ०१/०३/२०१३ अन्वये नवी मुंबई आंतरराष्ट्रीय विमानतळ पासून २० कि.मी. त्रिज्येच्या प्रभावित क्षेत्रामध्ये (एरोड्रम अरिअरन्स पॉईंटपासून) कोणतेही बांधकाम करण्यापूर्वी भारतीय विमानपत्तन प्राधिकरणाचा (Airport Authority Of India) नाहरकत प्रमाणपत्र घेणे आवश्यक आहे. त्याप्रमाणे अर्जदार/जमीनमालकास/विकासकास AAI कडील प्रस्तावित बांधकामाचे उंचीबाबत नाहरकत प्रमाणपत्र (NOC) प्राप्त झाल्याशिवाय बांधकाम सुरु करता येणार नाही.

४(२) शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) सर्वा. (सिडको) यांचेकडील दि. ०१/०३/२०१३ रोजीच्या पत्रान्वये नवी मुंबई विमानतळापासून २० कि.मी. एरोड्रम स्पेसमध्ये भारतीय विमानपत्तन प्राधिकरणाच्या नाहरकत प्रमाणपत्राशिवाय (NOC) कोणत्याही प्रकारच्या बांधकामास प्रतिबंध करण्यात आलेला आहे.

४(३) विमानपत्तन अधिनियम (Aircraft Act) १९३४ व भारताचे राजपत्र (असाधारण), भाग-२ खंड ३(२) मधील भारत सरकार, नागरी उड्डान मंत्रालय, नवी दिल्ली यांचेकडील अधिसूचना क्र. एस.ओ.८४(डि) दि. १४/०१/२०१० मधील तरतूदीनुसार नमूद कार्यपध्दतीचा अवलंब करणे अर्जदारावर बंधनकारक आहे. उक्त कार्यपध्दतीचा अवलंब न करता आणि भारतीय विमानपत्तन प्राधिकरणाकडील (A.A.I) नाहरकत प्रमाणपत्राशिवाय (NOC) करण्यात आलेले बांधकाम अनधिकृत असल्याचे समजण्यात येईल आणि विमानपत्तन अधिनियम (Aircraft Act) १९३४ आणि उपरोक्त अधिसूचना दि. १४/०१/२०१० मधील तरतूदीनुसार सदरचे बांधकाम नियमोचित कार्यवाहीस पात्र राहील.

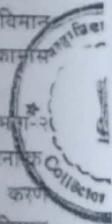
४(४) प्रस्तावित बांधकामाच्या अनुषंगाने उपरोक्त शर्त क्र. ४ (१) ते ४(३) मध्ये नमूद केल्याप्रमाणे भारतीय विमानपत्तन प्राधिकरणाकडून (AAI) बांधकामाचे उंचीबाबत नाहरकत प्रमाणपत्र (No Objection Certificate) प्राप्त करून घेतल्यानंतरच प्रत्यक्ष बांधकामास सुरुवात करण्यात यावी. भारतीय विमानपत्तन प्राधिकरणाने प्रस्तावित बांधकामाचे नकाशे आणि बांधकामाचे उंचीबाबत सूचविलेल्या बदलास संबंधित नियोजन प्राधिकरणाकडून (Planing Authority) सुधारित बांधकाम नकाशे मंजूर करून परवानगी घेण्याची जबाबदारी अर्जदार/विकासक/जमीन मालक यांची राहील.

४(५) तहसिलदार/मनवेल यांनी उपरोक्त शर्त क्र. ४(१) ते ४(४) मधील बाबींच्या अनुपालनाबाबत क्षेत्रीय अधिकाऱ्यामार्फत तसेच स्वतः वेळोवेळी तपासणी करावी व त्याप्रमाणे वस्तुस्थितीदर्शक अहवाल नियोजन प्राधिकरणाकडे (Planing Authority) सादर करणे बंधनकारक आहे.

४(६) वरील जमिनीचा व नियोजित इमारतीचा वापर फक्त रहिवास कारणासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.

४(७) रस्ता रुंदीकरणखालील क्षेत्र संबंधित प्राधिकरणाकडे हस्तांतरित करणे आवश्यक राहील.

४(८) EWS/LIG व MIG घटकासाठी प्रस्तावित केलेल्या सदनिकांचे भविष्यात एकत्रिकरण करता येणार नाही. तसेच सदरच्या सदनिका या घटकातील लोकांसाठी विक्री करणेत येतील याची दुरुता अर्जदार यांनी घेणे आवश्यक आहे.



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४(९) स्थलदर्शक नकाशावर दाखविल्याप्रमाणे रस्त्यापासून नियोजित बांधकामाचे अर्जाचे निमित्त जित बांधकामापासून पुढील, मार्गील व बाजूची अंतरे प्रत्यक्षात जाणून घ्याव्यात असेली बांधकामाची त्वाखालील जागा कायम खुली ठेवावी.

४(१०) नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकामे वरून एकूण क्षेत्रावरील दर्शविल्याप्रमाणे व इमारतीची उंची प्राधिकरणाच्या मान्यतेप्रमाणे १२.०० मी. व माला भागशः तळ+४ व १.०० चटई क्षेत्र निर्देशांकानुसार मर्यादित प्रत्यक्ष जाणून घ्याव्यात असेली बांधकामाची पाहिजे.

४(११) नॅशनल ग्रिडिंग कोडनुसार नियोजित भूखंडामध्ये तसेच इमारतीमध्ये आवश्यक असलेल्या अग्निप्रतिबंधक व्यवस्था सदैव कार्यान्वित ठेवण्याची जबाबदारी अर्जदाराची राहिली.

४(१२) रेल बॉटर हावेंस्टिंगच्या अनुषंगाने इमारतीमध्ये आवश्यक ती तरतुद करण्यात यावी.

४(१३) पिण्याच्या पाण्याच्या source पासून सेप्टिक टॅन्कचे अंतर १२.० मी. राहणे आवश्यक.

४(१४) रेखांकनातील कोणत्याही रस्त्याची रुंदी मंजूर केलेल्या रुंदीप्रमाणे ठेवण्यात यावी व एकव्या स्वरूपात रहदारीला योग्य होतील अशा स्वरूपात तयार करण्यात यावेत.

४(१५) रेखांकनातील नियोजित केलेल्या रस्त्याच्या दुतर्फा झाडे लावण्याची तसेच याबाबतची जबाबदारी अर्जदाराने घेतली पाहिजे.

४(१६) रेखांकनातील रस्ते जर शेजारील जागांना मार्ग देत असतील तर अशा शेजारील जागांना संभाव्य रेखांकनातील रस्त्यांना ते जोडण्याची व वापरण्याची परवानगी घाबी लागेल.

४(१७) इमारतीसाठी आवश्यक असणाऱ्या पाण्याची सोय तसेच सांडपाण्याची सोय व मूला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष चापरापूर्वी अर्जदाराने केली पाहिजे.

४(१८) नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलाव्याचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.

४(१९) प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे त्या संबंधीत खोलीच्या क्षेत्राच्या १/६ पेक्षा कमी असू नये.

४(२०) नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्कांचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकाने परस्पर घेतली पाहिजे.

स्थलदर्शक नकाशावर दर्शविल्याप्रमाणे बाह्यतळासाठी आवश्यक तेवढे क्षेत्र खुले ठेवणे आवश्यक आहे व स्टिल्ट भविष्यात बांदित केले जाणार नाही याची दक्षता घेणे त यावी.

४(२२) महाराष्ट्र शासनाने प्रारूप प्रसिध्द केलेल्या अ, ब, व क वर्ग नगरपरिषदांच्या विकास नियंत्रण नियमावलीतील नियम क्र.६.८ मध्ये In Case of group housing scheme It shall be a responsibility of the owner/developer to construct all infra-structure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. These works shall be completed before completion of project अशी तरतुद नमूद असून त्याप्रमाणे सोयीसुविधांचा विकास होणे आवश्यक आहे.

४(२३) प्रस्तुत रेखांकनामधील भूखंडामध्ये बांधकाम करताना IS CODE-१९९०-१९९३ मूकेपरिषदक RCC डिझाइननुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त स्ट्रक्चरल इंजिनियर यांचे कडून करून घेणे, आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिले.

४(२४) अर्जदार यांनी सादर केलेली माहिती अथवा कागदपत्रे खोटी अथवा दिशाभूल करणारी असल्यास सादर परवानगी रद्द समजण्यात यावी.

५. वरील जमीनीच्या क्षेत्रातील बांधकामाचा नकाशा, महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व अकृषिक आकारणी)नियम १९६९ मधील परिशिष्ट दोन मधील तरतुदींस अनुसरून मंजूर करण्यात आला आहे व त्यामंजूर प्लॅननुसार संबंधित अधिकारी यांच्या मंजूरी शिवाय कोणतेही फेरबदल करता येणार नाहीत.

६. अर्जदार यांनी प्रस्तुत जमीनीचा बिनशेती उपयोग या आदेशाच्या तारखेपासून एक वर्षाचे आत सुरू केला पाहिजे. सादरची मुदत वेळोवेळी जिल्हाधिकारी यांच्याकडून वाढवून घेणे आलेली नसल्यास बिनशेती परवानगी रद्द झालेली आहे असे समजण्यात येईल.

पवेल - ४  
२०१८



४९

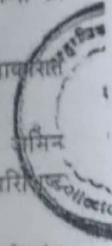
पत्र - ४  
२०१८  
१९/१०/१८



जमीन यांनी विनशेती उपयोग सुरु झाल्याबद्दलची समज संबंधित तहकिलदार यांना माघचे ३० दिवसांचे आत देण्याची आहे. तसे न देण्यास महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ मधील नियम ६ अन्वये अर्जदार हे जास्तीत जास्त ज्वकम रुपये पाचशेपर्यंतचे वंडाच्या कारवाईस पात्र राहतील.

जमीनीचा विनशेती वापर सुरु झाल्यापासून अर्जदार यांनी दर चौरस मिटरला ०-१० पैसे या प्रमाणे विनशेती आकार देण्याचा आहे. सुधारित दर अंमलात आल्यानंतर त्या सुधारित दराने विनशेती आकार भरावा लागेल. जर जमीनीचे नियोजित उपयोगात बदल करण्याचा झाला तर नियोजित विनशेती उपयोगाची मुदत जरी संपली नसली तरी असा बदलता उपयोग सुरु झाल्यापासून अर्जदार यांना बदलत्या दराने आकार द्यावा लागेल. या मुदती नंतर जो सुधारित दर लागू केला जाईल. त्याप्रमाणे विनशेती आकार देण्याचा आहे. तसेच निवर्तमान जिल्हा परिषद व पंचायत समिती कर व इतर कर अथवा टॅक्सची रक्कमही घावी लागेल.

९. विनशेती उपयोग सुरु केल्यापासून एक महिन्याचे आत अर्जदार यांनी जरुरती मोजणी जी भरली पाहिजे. विनशेती फ्लॉटला दिनांकेशन करून कुंपण घातले पाहिजे.
१०. जमीनीची सर्व खात्यामाफेत प्रत्यक्ष मोजणी झाल्यानंतर जर क्षेत्र व विनशेती आकारात बदल होत असेल तर त्याप्रमाणे जरुर ते बदल सनदत करण्यात येतील.
११. विनशेती उपयोग सुरु झाल्यापासून एक महिन्यांचे आत अर्जदार यांनी महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल आणि अकृषिक आकारणी) नियम १९६९ मधील परिशिष्ट चार/पाच/सहा मध्ये सनद पूर्ण करून दिली पाहिजे.
१२. सनदेच्या वाचण्यापासून तीन वर्षांचे आत नियोजित इमारतीचे बांधकाम पूर्ण केले पाहिजे. बांधकाम पूर्ण करण्याची मुदत जरुरती वंडाची कारवाई करून बाळगून देण्याचे स्वच्छादिन अधिका-र जिल्हाधिकारी यांना आहेत.
१३. जमीनीचा प्रत्यक्ष विनशेती वापर सुरु न करता प्रस्तुत जमीनीची चिन्नी केल्यास ती मुंबई कूल व्हिवाट व शेतजमिन अधिनियम १९४८ मधील तरतुदीनुसार जरुरत्या वंडाचे कारवाईस पात्र राहिल.
१४. घरील शर्तीचा मंगळरुन केलेला विनशेतीचा उपयोग नवीन बांधकाम अगर मंजूर बांधकामात केलेला पेरबदल अगर केलेली दुरुस्ती राखून जमीन पूर्ववत करण्याबद्दल जिल्हाधिकारी यांच्याकडून आदेश देण्यात येतील. त्या आदेशातील मुदतीत दिलेल्या आदेशांची पूर्तता अर्जदार अगर फ्लॉटदारक यांनी न केल्यास जिल्हाधिकारी रायगड हे त्याप्रमाणे पूर्तता करून घेतील व अशी पूर्तता करून घेण्यात येणाऱ्या सर्व अर्जदार यांचेकडून घसूल करणेत येईल. अर्जदार यांनी ती सुरळीत न दिल्यास जमीन महसूलाची धकबाकी म्हणून तो घसूल केला जाईल.
१५. जमीनीचे कळोदार यांनी या जमीनीतील मोकळ्या जागी जास्तीत जास्त इमडे (बुद्ध) लावली पाहिजेत व त्यांचे घांगल्या तऱ्हेने संगोपन व रणेची दक्षता घेतली पाहिजे.
१६. जर अर्जदार घरीलपैकी कोणत्याही शर्तीचे उल्लंघन करील तर सदर कायदातील तरतुदी व सरकारी वरवान्याचे अर्जदार ज्या कोणत्याही इतर शिक्षेस पात्र असेल त्या शिक्षेस बाधा न देता जिल्हाधिकारी हे फर्मावितेल त्याप्रमाणे दंड किंवा आकारणी केली असता सदरहू जमीन अर्जदार यांच्या भोगवट्यात चालू ठेवण्याचा अधिकार जिल्हाधिकारी यांचा आहे.
१७. सदर विनशेती जमीनीवर इमारतीचे बांधकाम कलेवेळी सांडपाण्याची व्यवस्था गटाराद्वारे करून सदर गटारात मध्ये गंधीनाझे सोडणेत दावेत. जेणेकरून डासोत्पत्ती होणार नाही याची दक्षता घ्यावी.
१८. कार्यकारी अभियंता, अलिबाग त्वा.सं. विभाग, अलिबाग, वांजकडील पत्र दि. ३०/१०/२०१२ अन्वये प्रस्तुत शर्ती/अटी अर्जदार जमीनमालक यांच्यावर बंधनकारक राहतील.
- १८(१) सदर जागा विक्रीत करताना इमारती रेषा व नियंत्रण रेषा याबाबत शासन निर्णय दि. ९ मार्च २००१ चे उल्लंघन होणार नाही याची खाबरदारी घेण्यात यावी.



१८(२) सदर जमा विकसीत करताना बांधकाम खात्याचे ताब्यातील रस्त्यावर कोणत्याही प्रकारची बांधकामांची कोडी होणार नाही, तसेच रस्त्याचे नुकसान होणार नाही याची जबाबदारी संबंधीत अर्जदार/जमीनमालक/विकास/कंपनीची राहिल.

१८(३) विकसीत करण्यात आलेल्या जागेला शासनाकडून जागेसाठी तयार करण्यात आलेल्या परवानगी स्वतंत्रपणे सा.बां.खात्याशी करारनामा करून तसेच अनामिका करून व सरकार जागा घापरण्याचे भाडे जमा करून नंतरच करण्यात यावे.

१८(४) सदर जमा विकसीत करताना रस्त्याचे फडने पाहून जाणारे पाण्याचे निर्णय घ्याची दक्षता घेण्यात यावी तसेच जोडरस्ता त्या ठिकाणी मुख्य रस्त्याला जोडणे आवश्यक असलेल्या मोर्सीचे बांधकाम विकासकाने सा.बां. परवानगीने करणे राहिल.

१८(५) विकसीत करण्यात आलेल्या जागेवर उभारण्यात येणाऱ्या औद्योगिक कारखान्यामुळे अथवा निघासी संकुलामुळे भविष्यात रस्त्याचे फडने कोणतेही अतिक्रमण, टपण्या उभारण्यात नाही याची जबाबदारी विकासक/कंपनीची राहिल.

१८(६) कंपनीसाठी आवश्यक असलेले सुचनाफलक, इतर माहितीपत्रक रस्त्याचे हद्दीन्मध्ये शासनाने वेळोवेळी निर्गमित केलेले निर्णय, सूचना यांचे पालन करणे कंपनीवर बंधनकारक राहिल.

इमारतीचे संकल्पन, आराखडे व इतर आवश्यक बाबी, पाणीपुरवठा, विद्युत पुरवठा व इतर संबंधीत यंत्रणेकडून मंजूर करवून घेण्याची जबाबदारी विकासकाची राहिल. प्र.जि.मा.क्र.६ पासून जोडरस्ता मिळणेकरिता संबंधितांस सा.बां. खात्याची स्वतंत्र परवानगी घेणे आवश्यक असून जोडरस्ता परवानगी प्राप्त झाल्याशिवाय जोडरस्त्याचे बांधकाम सुरू करता येणार नाही.

१९. इमारत रेषा रस्त्याचे मध्यापासून ३०.०० मीटर अंतरावर असल्यामुळे सुधारीत रेषेच्या आत कोणतेही बांधकाम करण्यात येऊ नये.

२०. भविष्यात या सोबतच्या मंजूर रेखांकनामध्ये दुरुस्ती करून, सुधारीत रेखांकनास मंजूरी घ्यावयाची झाल्यास, सोबतच्या रेखांकनात दर्शविलेले रस्ते जर लगतच्या भूखंडांना जोडले असतील तर ते सुधारीत रेखांकनात त्याचप्रमाणे अबाधित ठेवण्यात यावेत.

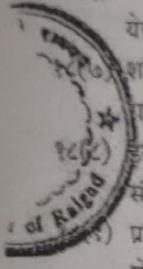
२१. सदर विनशेती आदेश हे उपलब्ध पीक, पहाणी दर्शविणारे गाव न.नं.७/१२ व त्यानुषंगाने उपलब्ध फेरफार यांचे आधारे देण्यात येत आहे, प्रकरणी अनुपलब्ध कागदपत्रांमुळे अथवा अन्य कोणत्याही बाबींमुळे भविष्यात जमीनीबाबत/बांधकामाबाबत/हद्दीबाबत/क्षेत्राबाबत/अधिकार अभिलेखाबाबत/मालकीबाबत/पांचरस्त्याबाबत हरकत/तक्रार/न्यायालयीन वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमीनमालक यांची राहिल. प्रकरणी हांगाचे न्यायनिर्णयांचे पालन करणे अर्जदारावर बंधनकारक राहिल.

२२. महाराष्ट्र शेतजमीन(जमीन धारणा कमाल मर्यादा)अधिनियम १९६३, मुंबई कुळबहिवाट व शेतजमीन अधिनियम १९४८, मुंबई धारणा जमीनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत अधिनियम १९४८, भारतीय वन अधिनियम १९२७, महाराष्ट्र खाजगी वन(संपादन)अधि नियम १९७५, वन(संरक्षण)अधिनियम १९८०, पर्यावरण संरक्षण अधिनियम १९८६, भूमी संपादन अधिनियम १८९४ मधील तरतुदींचा भंग झाल्यास सदरची परवानगी रद्द समजावी.

२३. प्रस्तुत विनशेती परवानगी ही प्रचलित मुंबई कुळबहिवाट व शेतजमीन अधिनियम १९४८ महाराष्ट्र व्हीलेज पंचायत ॲक्ट, म्युनिसिपल ॲक्ट व टाऊन प्लॅनिंग ॲक्ट व्हातील तरतुदींस अधिन राहून देणेत आलेली आहे.

२४. महाराष्ट्र अनुसूचित जमातींना जमीन प्रत्यापित (Restoration) करणे अधिनियम १९३७ व महाराष्ट्र अनुसूचित जमातींना जमीन प्रत्यापित (Restoration) करणे नियम १९७५ मधील तरतुदींचा भंग होणार नाही. तसेच महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ३६ व ३६अ चा भंग होणार नाही म्हणजेच अनुसूचित जमातीतील व्यक्तींकडून करणेत येणाऱ्या वहीटाटीचे हस्तांतरण होणार नाही याची अर्जदार यांनी दक्षता घ्यावी.

पत्र - ४  
२०१०



पु.व.ल. - १४  
२०८८  
२०१/२२

मालकीय वन अधिनियम १९२७ स्थलीय कलम ३५(३) व ३५(१) अथवा अन्य तरतुदीनुसार  
अथवा वनसंरक्षण कालगी वने संपादन अधिनियम १९७५ व वनसंवर्धन अधिनियम १९८०  
स्थलीय वनसंरक्षण कालगी वन जमीन वनजमिन अहल्याचे निर्देशनास आल्यास ही परवानगी  
आपणच रूढ झाली असे समजण्यात यावे.

जमीनीत वा आदेशाप्रमाणे अकृषक वापन सुरु करण्यापूर्वी व प्रत्यक्ष व्यक्तीचा हित  
विशेष निर्माण करण्यापूर्वी जमीनीच्या मालकीदस्ताव्यात Title Clearance प्रमाणपत्र  
संपादनपत्र Solicitor कडून प्राप्त करून घेणे आवश्यक राहिल.

श्रीलक्ष्मणे सार्व निघम, अधिनियम, शासन निघम, परिषदके यांना अनुसरून अर्जदार यांना  
सावर लेलेली माहिती अपुरी, चुकीची, खोटी असल्याचे, कोणत्याही टप्प्यावर निर्देशनास  
आल्यास वा आदेशावचे विलेती परवानगी आपणच रूढ होईल. याबाबतचे सर्व दाखिल  
दोस्त सादर राहिल. यास सावर अथवा कोणतेही शासकीय अधिकारी, कर्मचारी जबाब  
दार असणार नाहीत. अर्जदार हे जमीनदारी व दिवाणी प्रारंभपूर्वी पास राहतील.

जमीन बिनशेती परवानगी आदेशाप्रमाणे सर्व शर्ती अर्जदार/मालक/भूखंडधारक यांच्यावर बंधन  
कारक राहिल. वरील शर्तीचा अन्वय बंधवैती शर्तीचा अर्जदार यांना भंग केल्यास बिनशेती  
परवानगी रूढ करण्यात येईल व याखरीज अर्जदार हे जमीन मंडसुल कायदा व त्या खालील  
निघम, सरकारी ठराव व आदेशाप्रमाणे कायदा व दंडास पात्र होतील.



सही /XXX  
( एच.के.जावळे )  
जिल्हाधिकारी रायगड  
अतिरिक्त

प्रति- श्री.सगर सुरेश पाटील वीर ४, रा.००१, सॅक्टर, प्लॉट नं.११, सेक्टर १, नविन पनवेल, ता.  
पनवेल, जि.रायगड यांस माहितीसाठी.

२/- सोबत येजूर पॅनची प्रत जोडली आहे.

प्रति-तहसिलदार पनवेल यांचेकडे पुढील कार्यवाहीसाठी.

१/- याकामी अर्जदार यांचेसहून बिनशेती उपयोग सुरु झाल्याची समज येताच  
जरुरती पुढील कार्यवाही करणेत याची. तसेच वरील अट क्र.४(१) ते ४(५) च्या अनुषंगाने  
विषयगोपित कार्यवाही करावी व अहवाल या कार्यालयाकडे सादर करावा.

प्रति-उप अधिक्षक भूमी अभिलेख, पनवेल यांजकडे माहितीसाठी रवाना.

प्रति-सहाय्यक संचालक, नगर रचना, रायगड-अतिरिक्त यांजकडे माहितीसाठी सन्नेह रवाना.

प्रति-कार्यकारी अभियंता, अलिबाग सा.वा.विभाग, अलिबाग यांजकडे माहितीसाठी रवाना.

प्रति-तलाठी मजा व बजे, ता.पनवेल यांना माहितीसाठी व पुढील जरुर त्या कार्यवाहीसाठी.

प्रति-उप वनसंरक्षक, अलिबाग यांजकडे माहितीसाठी व जरुर त्या कार्यवाहीसाठी.

प्रति-मा.विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई यांजकडे माहितीसाठी  
सविनय सादर.

प्रति- सहाय्यक संचालक, नगर रचना, मुल्यांकन, कोकण विभाग, कोकण भवन, तिसरा मजला, कक्ष  
क्र.२१२, सीबीडी, नवी मुंबई ४०० ६१४ यांजकडे रवाना.

प्रति- एल.एन.ए. हेण्ड जॉईलसाठी.

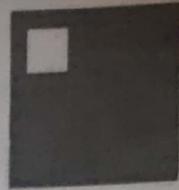
जिल्हाधिकारी रायगड करीता...

916  
7/10/20

# VASTUKALP

ARCHITECT  
R.C.C. CONSULTANT  
APPROVED VALUER  
LAND CONSULTANT  
PROJECT CONSULTANT

Head Off.: "Susheel Pride", F. P. 67/1, First Floor, Unit No.101,102,  
Near "Garden Hotel", Mumbai Pune Highway,  
Panvel 410 206, Phone / Fax 022 - 27450651  
E-mail : vastukalp1@gmail.com, vastukalp1@rediffmail.com



DATE  
27/07/2017

## COMPLETION CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

पवेल - ४  
२०१८  
७० / १००

This is to certify that the construction work of building No.1 in the project  
"VATSAL PARADISE" on S. No.1/1 at Wavanje, Tal: Panvel, Dist. Raigad is completed  
in all respect.



*[Signature]*  
**VASTUKALP**  
Architect & engineers

'साधर रायगड, स्वयंपूर्ण रायगड'  
॥ स्वच्छताकडून समृद्धीकडे ॥

# गुप ग्रामपंचायत वावंजे

(स्थापना : ०२/०३/१९५६)

ग्र.पो. वावंजे, ता. पनवेल, जि. रायगड - ४१०२०८



- पत्नी व पतीची वैधता दाखवणे आवश्यक आहे.
- पत्नी जन्म साधर.
- कायदेशीर दावा.
- पत्नी उच्चदून व मातुल रीती आदीप्रमाणे विवाहात.
- शांते शांत, शांते शांत.
- कुटुंब विवेकाने आहे.
- जन्म, मृत्यू व विवाह मीटर २२ फिटलाचे आहे.
- प्र.पं.कार्यालयात करा.
- एवढे कागद मनु.
- आगला परिवार सत्य ठेवा, आगले आदीप्रमाणे आगला आहे.
- पतीची वैधता दाखवणे आवश्यक आहे.

तारीख : २६/०६/२०१६

## बांधकाम पुर्णत्वाचा दाखला

प व ल - ४	
२०१६	२०१८
येत आहे/ की	

गुप ग्रामपंचायत वावंजे यांज कडून दाखला देण्यात येत आहे/ की

गुप ग्रामपंचायत वावंजे कार्यक्षेत्रातील मौजे वावंजे ता.

जि. रायगड येथील सर्वे नं. १/१ मध्ये मेसर्स व्ही. यु. वी.

यांनी वत्सल पॅराडाईस बी.-१ ए, बी, सी, वी.-२ अशा

बांधकाम केले असून सदर इमारतीमध्ये ८६ निवासी सदनिका

तरी श्री. सतिश मनोहर (वास्तुकल्प) आर्किटेक यांच्या प्रमाणपत्रानुसार

सदर इमारत वापरास आहे व त्यानुसार बांधकाम पुर्णत्वाचा दाखला गुप

ग्रामपंचायत वावंजे कडून देण्यात आला आहे.

सदरचा दाखला मेसर्स व्ही. यु. वी. लाईफ स्पेस यांच्या

दि. .... / ..... / ..... च्या मागणी अर्जानुसार देण्यात आला असे.

सौ. सुब्रह्मण्य वासुदेव चोब्रेकर

ग्रामविकास अधिकारी  
गुप ग्रामपंचायत वावंजे  
ता. पनवेल, जि. रायगड

सरपंच  
गुप ग्रामपंचायत वावंजे  
ता. पनवेल, जि. रायगड

# Himanshu Bheda & Co.

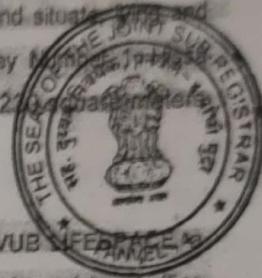
Advocate High Court, Mumbai

B-607/808, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 408 003  
 TEL. : 2766 6120 / 2055 0038 • MOBILE : 92207 23446  
 Email : himanshu.bheda@rediffmail.com

पवल - ४	
केस	२०१८
०२ / ११	

## REPORT ON TITLE TO WHOMSOEVER IT MAY CONCERN

Sub: - Report on Title in respect of all that pieces and parcel of land situate and being at Village Wavange, Taluka Panvel, District Raigad bearing Survey Number 1, containing by measurement 0 H- 42 R- 3 P equivalent to 4230 square meters or thereabouts.



THIS IS TO CERTIFY that we have perused the documents of M/S VUB LIFESPACE Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered office at 103 / 104, Business Park, Junction of Derasar Lane, Tilak Road, Ghatkopar (E), Mumbai - 400 077, in respect of all that piece and parcel of land situate, lying and being at Village Wavange, Taluka Panvel, District Raigad and bearing Survey Number 1, Hissa Number 1, containing by measurement 0 H- 42 R- 3 P equivalent to 4230 square meters or thereabouts (hereinafter referred to as the said property).

We have inspected the Certified True Copies of the following Documents:-

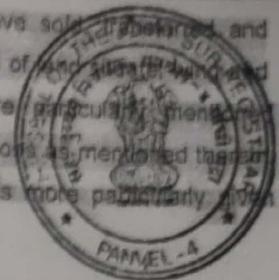
1. Deed of Conveyance dated 17<sup>th</sup> October, 2013.
2. The 7/12 Extract / Property Card in respect of the said Property
3. N. A. Order dated 16<sup>th</sup> February, 2013 passed by the Collector, Raigad.

The manner in which M/S VUB LIFESPACE have acquired Title in respect of the above property is narrated as under:-

1. By virtue of Deed of Conveyance dated 17<sup>th</sup> October, 2013, executed between 1) Shri. Suresh Deoram Chaudhari, 2) Shri. Yogesh Popatlal Thakkar, 3) Shri. Sunny Rajendra Jeswani, 4) Shri. Rajendra S. Jeswani (HUF) through its Karta Shri. Rajendra S. Jeswani, all adults, Indian inhabitants, Partners of M/S NISARG SAI DEVELOPERS, having their common address

पवल - ४	
२५२	२०१८

at Chaudhari House, Plot No. 9, Road No. 6, Sector - 1, New Panvel, Taluka Panvel, District Raigad 410 206 (as a Vendors therein) and the said M/S VUB LIFESPACE (as a Purchasers therein), the said Shri. Suresh Deoram Chaudhari & 3 others have sold and conveyed in favour of M/S VUB LIFESPACE all the piece and parcel of land being at Village Wavanje, Taluka Panvel, District Raigad more particularly mentioned hereinbelow for such consideration and upon such terms and conditions as mentioned herein. The details regarding the Survey Number, Hissa Number, Area is more particularly hereinbelow:



SURVEY NO.	HISSA NO.	AREA (H - R - P)	ASSESSMENT (RS - PS)
1	1	0-42-3	7-44

The above mentioned property is hereinafter referred to as the said property and which is more particularly described in the Schedule hereunder written. The said Deed of Conveyance is registered with Sub Registrar of Assurances under Serial No. PVL2-6764-2013 dated 17-10-2013.

2. The 7/12 Extract / Property Card in respect of the said property stands in the name of the said M/S VUB LIFESPACE.
3. The Collector, Raigad, by his Order dated 16<sup>th</sup> February, 2013, have granted the N. A. permission in respect of the said property upon such terms and conditions as mentioned therein.
4. At the request of the said M/S VUB LIFESPACE, we have also taken search through the Search Clerk Mr. Vinay Mankame, in respect of the said property. The Search Clerk has submitted his Report vide his letter dated 20/01/2013 wherein he has mentioned the above transaction and also mentioned that the records from 1984 to 2001 are in torn condition and that the records for the year 2013 was not ready.

प. व. ल. - ४	
४४०	२०१८

5. In the Circumstances, subject to the compliance of the terms & conditions of the said Deed of Conveyance dated 17<sup>th</sup> October, 2013, N.A. Order dated 10<sup>th</sup> February, 2013, the title of M/S VUB LIFESPACE to the above Property is clear & marketable, all registered encumbrances.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land situate, lying and being at Village Wavange, Taluka Panshet, District Raigad and the details regarding the Survey Number, Hissa Number, Area is more particularly given hereinbelow:

SURVEY NO.	HISSA NO.	AREA (H - R - P)	ASSESSMENT (RS - PS)
1	1	0 - 42 - 3	7 - 44

And bounded as follows: -

- On or towards the East :- Survey No. 21 & Road  
 On or towards the North :- Survey No. 2  
 On or towards the West :- Survey No. 1/2  
 On or towards the South :- Survey No. \_\_\_ / Road

DATED THIS 4<sup>TH</sup> DAY OF FEBRUARY, 2014.

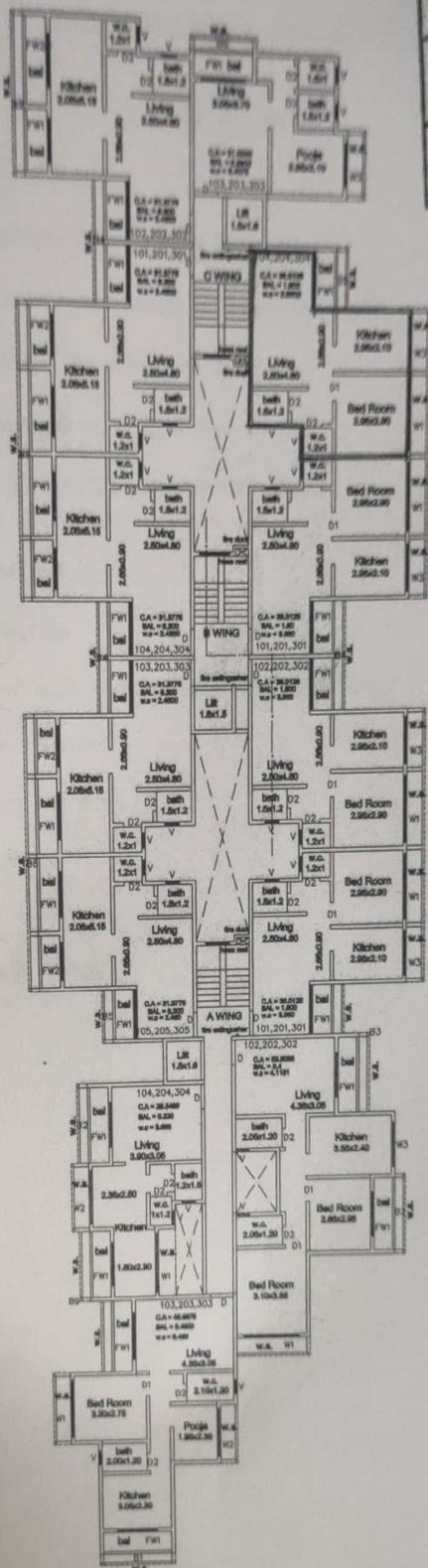
For Himanshu Bheda & Co.

*H. Bheda*

Proprietor

ANNEXURE - 'F'

पंचल - ४  
रैर २०१८  
७५ / १००



FIRST, SECOND, THIRD & FOURTH FLOOR PLAN (BLDG. 1)  
SCALE 1:100

\\server\321\ver\c\vastukalp\ishal\_chaudhary\wavanje\Rera\170925\_carpet area as per\_rera.dwg, 201

LIST OF AMENITIES: (Annexure "G")

LIST OF AMENITIES:

प व ल - ४	
२९४	२०१८
०९	/ ०९

**A] EXTERNAL AMENITIES:**

- Earthquake resistance RCC Frame structure.
- Quality constructions with excellent Elevation.
- Standard automatic lifts with Power back up.
- 100% acrylic paint for external surface.
- Provision of D. G. set for lift and common areas.



**B] INTERNAL AMENITIES:**

- Vitrified tiles flooring.
- Branded jaguar / ESS – ESS or equivalent bath fitting.
- Designer tiles in Toilets.
- Granite platform with sink.
- Aluminum windows.
- Safety railing.
- Flush doors with fittings.

प व ल - ४  
२०१८  
१०/११



528/11284

पावती

Monday, November 10, 2014

2:24 PM

Original/Duplicate

नोंदणी क्र. 39

Regn. 39

पावती क्र.: 12285 दिनांक: 10/11/2014

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल4-11284-2014

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: रोहित धोते - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 240.00

पृष्ठांची संख्या: 12

एकूण: ₹. 340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अदाजे 2:37 PM रोजी देऊन दिलेले:

Joint Sub Registrar Panel 4

बाजार मूल्य: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु. 1/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 240/-

Rohit Dhote

पवल-४  
२०१८



महाराष्ट्र MAHARASHTRA

पाचा दिनेक  
पागाराचे बाल-बनवेरा,  
वडगाड.  
कोषागार अधिकारी  
वडगाड.



पवल-४  
२०१८  
२०१८

**SPECIFIC POWER OF ATTORNEY**

(ONLY FOR ADMISSION PURPOSE)

TO ALL TO WHOM THESE PRESENTS SHALL COME, I  
M/S. VUB LIFESPACE, PAN No. AAKFV1195R, through its  
Partner MR. CHINTAN PRADEEP THAKKAR/DATTANI, Age  
Years, Indian Inhabitant, having its Registered Office at 103-104,  
Business Park, Junction of Derasar Road, Ghatkopar (E), Mumbai 400077.  
SEND GREETINGS :-



PANVEL - 4

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प्रबल-४

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को. ३-१ / Annexure - II  
३७१८७  
२९/१०/१४

प्राप्त करणारा अर्जात या होय / नाही  
प्राप्त करणारी सोडवण्यात येणाने  
पुढील विक्री घेणाऱ्याचे नांव व सही श्री. यू.बी. वाईफयेले - (हुंदाई)  
इस अर्जात या त्पांचे नांव, पत्ता व सही मनिषा दळवी  
दुसऱ्या पक्षकारचे नांव  
मुद्रांक शुल्क रक्कम ५००

प्राधान्य मुद्रांक विक्रीसाठी  
सही व पराध्या कर्तव्य  
तसेच मुद्रांक विक्रीचे ठिकाण व पत्ता  
श्री. सुमिल विठ्ठल परदेशी  
मुद्रांक कार्यालय, मुद्रांक कार्यालय, मुद्रांक कार्यालय



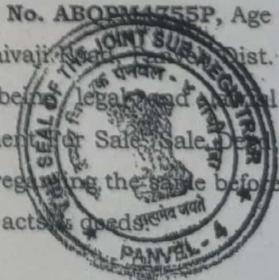
पवल-४  
2016  
10/11

पवल-४  
2016  
10/11

**WHEREAS :**

I am the Partner of M/s. **VUB LIFESPACE**, carrying on business of developing the properties by construction of residential and commercial flats & shops in the same style of M/s. **VUB LIFESPACE**, and sell of Flats/shops/office premises and such other premises in such building/s on ownership basis as contemplated by the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management and transfer) Act, 1963 hereinafter referred to as "The said Act" and as such we are required to admit **Agreement for Sale, Sale Deed, Conveyance Deed, Deed of Assignment, Deed of Rectification, Deed of Confirmation**, which are executed by any of us and all other documents regarding the same, in favour of the prospective purchasers of flats/ shops /office premises in the building(s)/Project known as "**VATSAL PARADISE**", Survey No. 1, Hissa No. 1, Village Wavanje, Tal. Panvel. Dist. Raigad, within the limits of Grampanchayat Wavanje, in the Jurisdiction of Registration Sub District of Panvel, District Raigad and to lodge such Agreements for registration before the Sub-Registrar, Panvel as required under section 4 of the said Act and Registration Act, 1908.

As we are unable to appear or present time to time before the Sub-Registrar Office, Panvel-I/II/III/IV/V to represent or regarding the transactions of sale of Flats/Shops/Office Premises in the buildings constructed by our firm, we hereby appoint, nominate or constitute  
**1)MR. ROHIT DHOTE**, Age 29 Years, PAN No. \_\_\_\_\_, Residing at 1001, Rameswar, Neelkanth Valley, Ghatkopar (E), Mumbai 400077,  
**2)MR. RAMESH PANACHAND MAJETHIA**, PAN No. AB0PM4755P, Age 50 Years, Residing at 1, 2, Saraswati Niwas, Shivaji Road, Panvel, Dist. Raigad 410206 (JOINTLY OR SEVERALY), being legal and actual ATTORNEY to lodge, submit, admit the Agreement for Sale, Sale Deed, Deed of Rectification or such other Documents regarding the same before the Sub-Registrar Panvel and to do all following acts and deeds as follows:



8 - 15 P  
पवेल-8  
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2018  
1/22  
1/22



Due to our business activities, we are unable to appear before the Sub-Registrar for admission of the Agreement for sale and/or other instruments as contemplated under the said Act.

We are therefore, desirous of appointing 1)MR. ROHIT DHOTE, 2)MR. RAMESH PANACHAND MAJETHIA (JOINTLY OR SEVERALLY) to admit executed documents such as Agreement for Sale and/or other instruments as required to the registered under the said Act, which the said Attorney has agreed to do on our behalf.

NOW KNOW YOU ALL AND THESE PRESENTS WE HEREBY that we do hereby nominate, constitute and appoint 1)MR. ROHIT DHOTE, 2)MR. RAMESH PANACHAND MAJETHIA (JOINTLY OR SEVERALLY) to be our true and lawful attorney for the purpose expressed that is to say :-

1) To present and lodge Agreements, Deeds which are executed by any of us in the office of the Sub-Registrar, Panvel and to admit the Agreement for Sale and/or other instruments as required to be registered under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 and the Registration Act, 1908 entered into by us in favour of the prospective purchasers of flats/shops/office premises and such other premises in the building/s constructed by us and to do all acts and things necessary for effectively registering the such Agreements.

2) AND we do hereby agree to ratify and confirm all and whatever my said attorney shall or purport to do on our behalf to be done by virtue of these presents.

पवल-४  
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पवेल-४  
पवेल-४  
१२०४/२०१४  
२०१४/१२



पवल-४  
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 ७४ १९  
 पवल-४  
 २०१६ २०१९  
 ७ १२

We hereby agree that all acts, deeds, matters, lawfully done or  
 cause to be done by our ATTORNEY HOLDER or any substitute  
 shall be construed to be as acts, deeds, matters and things done by  
 me and we hereby RATIFY AND CONFIRM and agree to ratify and  
 whatever our attorney shall do or cause to be done in pursuance of  
 these presents. I will bind for all actions taken or to be taken by our Attorney  
 of Attorney Holder.



In witness whereof, we do hereby set & subscribed with respective  
 hands on the day & the year hereinabove mentioned.

SIGNED AND DELIVERED BY THE  
 withinnamed

M/S. VUB LIFESPACE

Through its Partners -

MR. CHINTAN PRADEEP THAKKAR/DATTANI

*Chintan Pradeep Thakkar*



1) MR. ROHIT DHOTE

*Rohit Dhote*



2) MR. RAMESH PANACHAND MAJETHIA  
 (POWER OF ATTORNEY HOLDER)  
 (JOINTLY OR SEVERALLY)

*Ramesh Panachand Majethia*



In the presence of ...

1) Karaman K. Chughary

*Karaman K. Chughary*

2)



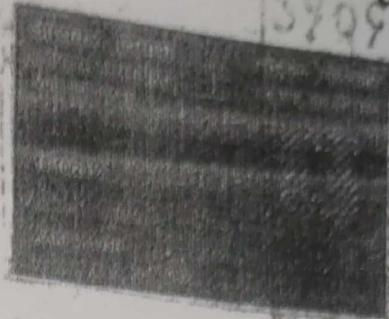
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PERMANENT ACCOUNT NUMBER  
 P 10014755P  
 HASENI PANDURANG MAJETHA  
 PANASURU ENAYATHUJI  
 MAJETHA  
 24.07.2024



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 [Heavily obscured and darkened area]

पबल-४  
२०१८  
१०/०८/१८



पबल-४  
२०१८  
१०/०८/१८

PERMANENT ACCOUNT NUMBER  
ACCEPT 2005D  
महाराष्ट्र शासन  
CHITRA KHADGE THAKUR  
DATTAR  
महाराष्ट्र शासन  
CHITRA KHADGE THAKUR  
DATTAR  
15-05-1982  
Director of Social Welfare

आयकर विभाग  
INCOME DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
RITESH SUDHIR SANGHVI  
SUDHIR VRAJ L SANGHVI  
13/04/1982  
ARBP5606B

आयकर विभाग  
INCOME DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ROHIT DOTE  
SHANKAR DOTE  
10/08/1982  
Account Number  
111100795D



४ - लल्लु

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पवल - ६

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Summary I (GoshwaraBhag-1)

528/11284

सोपबारा, 10 नोव्हेंबर 2014 2:24 म.नं.

दस्त सोपबारा मान-1

पानव  
दस्त क्रमांक: 11284/2014

दस्त क्रमांक: पानव4 /11284/2014

बाजार शुल्क: ₹. 00/-

सोबदला: ₹. 01/-

भरलेले मुद्रांक शुल्क: ₹.500/-

दु. नि. सहा. दु. नि. पानव4 चांचे कार्यालयात

अ. क्रं. 11284 चर दि.10-11-2014

रोजी 2:23 म.नं. वा. हजर केला.

पानवती: 12285

सादरकरणाचाचें नाव: रोहित भात

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 240.00

पृष्ठांची संख्या: 12

*Joint Shetu*

दस्त हजर करणाऱ्याची सही:

एकूण: 340.00

*[Signature]*  
Joint Sub Registrar Panvel 4

*[Signature]*  
Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्यादर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 10 / 11 / 2014 02 : 16 : 59 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 11 / 2014 02 : 17 : 15 PM ची वेळ: (फी)

दस्त पंजगासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र  
व्यक्ती इत्यादि मनावट आडमून जाह्यास पायी  
संपूर्ण जबाबदारी नियादकाचे सहीत.

*[Signature]*  
लिहून देणार

*Joint Shetu*  
लिहून देणार



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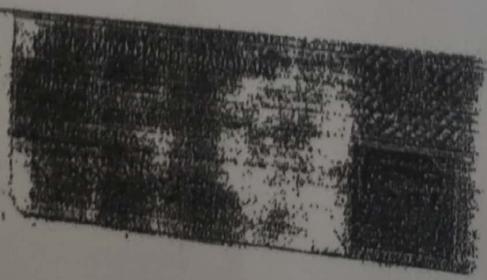
10/11/2

वस्तु क्रम  
 वस्तुनामा

अनु क्र  
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Summary-2(दस्त गोपवारा भाग - २)

10/11/2014 2 27:53 PM

दस्त गोपवारा भाग-2



दस्त क्रमांक : पवेल4/11264/2014  
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

- | अनु. क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार                                    | छायाचित्र |
|-----------|--|--|-----------|
| 1         | नाव: रोहित धोते -<br>पत्ता: प्लॉट नं: 1001, रामेश्वर निळकंठ<br>वेणी, घाटकोपर, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं:<br>नं: -, रोड नं: -, महाराष्ट्र, मुंबई.<br>पिन नंबर:  | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय :- 29<br>स्वाक्षरी:- |           |
| 2         | नाव: रमेश पानाचंद मजेडीया -<br>पत्ता: प्लॉट नं: 1, 2, सरस्वती निवास, शिवाजी<br>रोड, पनवेल, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं:<br>-, रोड नं: -, महाराष्ट्र, रायघर(एमएच).<br>पिन नंबर: ABQPM4755P  | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय :- 49<br>स्वाक्षरी:- |           |
| 3         | नाव: मे. व्ही. यु. वी. जाईफ स्पेस तर्फे भागीदार चिंतन<br>प्रदीप टड्कार/दत्तानी -<br>पत्ता: प्लॉट नं: ऑ. 103/104, विज्ञानेस पार्क, देरासर<br>लेन., माळा नं: घाटकोपर, इमारतीचे नाव: -, ब्लॉक<br>नं: -, रोड नं: -, महाराष्ट्र, मुंबई.<br>पिन नंबर: AAKEV1195R | कुलमुखत्यार देणारा<br>वय :- 40<br>स्वाक्षरी:-        |           |

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याने कुलमुखत्यारपत्र  
शिक्का क्र.3 ची वेळ: 10 / 11 / 2014 02 : 18 : 20 PM

ओळख:-  
खानील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस ओळखतात, व त्यांची ओळख पटविताने

- | अनु. क्र. | पक्षकाराचे नाव व पत्ता   | छायाचित्र | अंगठ्याचा ठसा |
|-----------|--|-----------|---------------|
| 1         | नाव: गज के चौधरी -<br>वय: 25<br>पत्ता: हुंदरपडा, पनवेल<br>पिन कोड: 410206        | स्वाक्षरी |               |
| 2         | नाव: गिनेश मंघवी -<br>वय: 33<br>पत्ता: 66, टिळकनाथ रोड, पनवेल<br>पिन कोड: 401006 | स्वाक्षरी |               |



शिक्का क्र.4 ची वेळ: 10 / 11 / 2014 02 : 20 : 39 PM

शिक्का क्र.5 ची वेळ: 10 / 11 / 2014 02 : 20 : 50 PM नोंदणी पुस्तक 4 मध्ये

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Summary-2(दस्त गोपवारा भाग - २)

Joint Sub Registrar Panvel 4

11284 /28



Know Your Rights as Registrants  
Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.  
Get print and mini-CD of scanned document along with original document, immediately after registration.  
For feedback, please write to us at feedback.sarita@gmail.com

प्रमाणित करण्यात येते की सदर दस्त  
नं. १२८ पथी... पाने आहेत  
पुस्तक क्रमांक... सर गोदला  
दिनांक १२/१२/२०१८  
सह. मुख्य निबंधक पनवेल-४

पवेल-४  
११२८/२०१८  
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पवेल-४  
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१२/१२



30

पवल - ४	
2016	2016
2016 / 2016	

कूलमुखत्यार पत्राबाबत घोषणा पत्र

मी श्री. शिवाजीराव महेन्द्र याद्वारे महाराष्ट्र शासन याचे कार्यालयात महाराष्ट्र शासन करतो की, दुय्यम निबंधक महाराष्ट्र शासन याचे कार्यालयात महाराष्ट्र शासन

या शीर्षकाच्या दस्त नोंदणीसाठी सादर करण्यात आला श्री. शिवाजीराव महेन्द्र याद्वारे महाराष्ट्र शासन याचे कार्यालयात महाराष्ट्र शासन

दिनांक ३०.१२.१६ रोजी मला दिलेल्या मुखत्यार पत्रा आधारित महाराष्ट्र शासन सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कवूली जबाब दिला आहे.

सादर कूलमुखत्यारपत्र लिहून देणार व्यक्ति पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कूलमुखत्यारपत्र रद्द बदल ठरलेले नाही. सादरचे कूलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णत सक्षम आहे.

सादरचे कथन चूकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

कूलमुखत्यारपत्र धारकाचे नाव

Shubhash  
सही

सादरचे कूलमुखत्यार पत्र मी वाचले असून त्याची सत्यता पडताळली आहे.



पवेल - ४  
२०१८  
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आयकर विभाग  
INCOME TAX DEPARTMENT  
MUMBAI  
10/10/2012  
AAAJ VI 1988



आयकर विभाग  
INCOME TAX DEPARTMENT  
CHINTAN PRADEEP THAKKAR DATTANI  
PRADEEP HATHALAL THAKKAR  
DATTANI  
15/05/1982  
Permanent Account Number  
AOPRT2005D  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
LAXMAN KALURAM CHAUDHARY  
KALURAM MAHADU CHAUDHARY  
08/08/1988  
Permanent Account Number  
ANJPC4640A  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAROJ AKARAM KADAM

AKARAM SAKHARAM KADAM

01/06/1978  
Permanent Account Number

AORPK2193K

*Sarajam*  
Signature



31072010

पबल - ४	
२९४४	३०१८
०४ / ११	



आयकर विभाग  
INCOME TAX DEPARTMENT  
स्वरा सरोज कदम  
SWARA SAROJ KADAM  
प्रकाश स्वामिदेव फुतने  
PRAKASH SWAMIDEV PHUTANE  
17/12/1985  
Permanent Account Number  
BENPP3562A  
*Kadam*  
Signature



पं. नं - ४
२०८ २०९८
cy / ee

*Kadam*





RUPESH DHURI

*[Handwritten signature]*

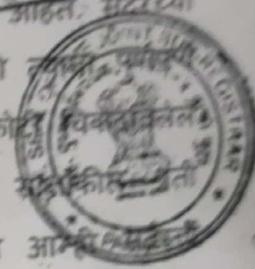
पंवल - ४	
२०१८	
२२ / ११	



**:-ओळख देणार:-**

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की मा.मोदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकीय आदेशानुसार सदर दस्तातील लिहून देणार / लिहून घेणार व सार मध्ये निष्पादक पक्षकार हे आमच्या ओळखीचे व परिचयाचे आहेत व आमच्या पूर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावर त्यांचे स्वतःचे फोटो अंगठ्याचा ठसा उमटविला आहे. व त्यांनी स्वाक्षरी/अंगठा केलेला आहे. साक्षात्कीत केलेल्या ओळखपत्राच्या प्रती दस्तासोबत जोडल्या आहेत. सदरच्या सर्व व्यक्ती या त्याच असून ख-या आहेत. त्यामुळे आम्ही त्यांच्या ओळखत असल्याचा सहया/ अंगठा केलेला असून आमचे फोटो आहेत. तसेच या कामी आम्ही आमचे ओळखपत्राचे दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तींच्या ओळखीस आम्ही जबाबदार आहोत.

2024  
12/08/24



अ.क्र.	ओळखदाराचे नाव व पूर्ण पत्ता	ओळखदाराचे फोटो	सही
1)	एम.के. चौधरी, वय - 29, मप्ला - 542, प्रिन्स इन्स्टीट्यूट (ए) पुणे, महाराष्ट्र मि - 411 004		
2)	RUPESH.B.DHURI, SHREE GANESH.H.Q'S HANUMAN NAGAR VIKHROD PARC SITE VIKHROD (WEST) MUMBAI - 400079		

बुधवार, 07 मार्च 2018 4:39 म.नं.

दस्त गोश्वारा भाग-1

पवेल 4  
दस्त क्रमांक: 2944/2018

दस्त क्रमांक: पवेल 4 /2944/2018

बाजार मूल्य: ₹. 17,06,874/- मौबदला: ₹. 18,28,400/-

भरलेले मुद्रांक शुल्क: ₹. 1,09,800/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती: 4162

पावती दिनांक: 07/03/2018

अ. क्रं. 2944 वर दि. 07-03-2018

मादरकरणाराचे नाव: सरोज आकाराम कदम - -

रोजी 4:17 म.नं. वा. हजर केला.

नोंदणी फी

₹. 18300.00

दस्त हाताळणी फी

₹. 1980.00

पुष्टांनी संख्या: 99

Radson

दस्त हजर करणाऱ्याची सही:

एकूण: 20280.00

Sodha  
Joint Sub Registrar Panvel 4

Sodha  
Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 07 / 03 / 2018 04 : 17 : 30 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 07 / 03 / 2018 04 : 18 : 20 PM ची वेळ: (फी)

दस्त ऐवजासोबत जोडलेले कागदपत्रे कुलमुखत्यार पर व्यक्ती इत्यादी बनावट आढळून आल्यास यांचे संपूर्ण जबाबदारी निष्पदकाराक राहिल.

लिहून देणारा

लिहून घेणारा

Rubakar

Radson





2



07/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. पनवेल 4

दस्तावेज क्रमांक : 2944/2018

नोंदणी :

Regn 63m

गावाचे नाव : 1) वावजे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1828400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1706874
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्जन ; इतर माहिती: , इतर माहिती: विभाग क्र. ग्रामीण क्षेत्र. 6, वर 39,500/- सर्वनिका क्र. 304, तिसरा मजला, विल्डींग नं. 01, श्री ब्रिंग, "कन्सल पॅराडाईस विल्डींग", सर्व्हे नं. 1, हिस्सा नं. 1, क्षेत्र. हे. आर. पॉ. 0-42-3, आकार 7.44 व. पैने, मीने- वावजे, ता. पनवेल, जि. रायगड, क्षेत्र. 36.01 चौ.मी. कारपेट वा मिळकतीचे. (( Survey Number : 1/1 ; ))
(5) क्षेत्रफळ	1) 36.01 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:- मे. व्ही.यु. वी. लाईफस्पेस लॉफे भागीदार वित्तन प्रदीप ठक्कर/दत्तानी यांचे अखत्यारी श्री. रमेश पानाचंद मजेठिया - - वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 103, विजनेस पार्क, जंक्शन ऑफ डेरॉसर लेन व तिलक रोड, घाटकोपर-पश्चिम, मुंबई, ज्लांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAKFV1195R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सरोज आकाराम कदम - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 302, घर नं. 0326, श्री निर्मल गणेश अपार्टमेंट, गावदेवी वाडी, घनसोली नवी मुंबई, ज्लांक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AORPK2193K 2): नाव:-स्वरा सरोज कदम - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 302, घर नं. 0326, श्री निर्मल गणेश अपार्टमेंट, गावदेवी वाडी, घनसोली नवी मुंबई, ज्लांक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BENPP3562A
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2018
(10) दस्त नोंदणी केल्याचा दिनांक	07/03/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2944/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	109800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18300
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-२.  
पनवेल-४.



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Handwritten text in a non-Latin script, possibly Indic, including a circular stamp or seal on the left side.