

# Agreement For Sale



# Regal Heights

Sector 8, Vasant Nagari,  
Vasai (East).



**Suvidha**  
**ENTERPRISES**

Off. : 103/D, 1st Floor, Regal Heights, Sector 8, Vasant Nagari, Vasai (E).  
Tel. : 0250 - 2460492 / 0250 - 3266226

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350/3410  
Wednesday, April 19, 2017  
12:57 PM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 4224 दिनांक: 19/04/2017

गावाचे नाव: आचोळे  
दस्तऐवजाचा अनुक्रमांक: वसई3-3410-2017  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: टिना महेश --

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1240.00
पृष्ठांची संख्या: 62	
एकूण:	रु. 31240.00

आपणास मूळ दस्त  यंत्रनेल प्रिंट, सूची-२ अंदाजे  
1:14 PM ह्या वेळेस मिळेल.

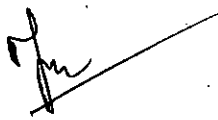
  
Sub Registrar Vasai 3

बाजार मूल्य: रु.3933000 /-  
मोवदला रु.4130000/-  
भरलेले मुद्रांक शुल्क : रु. 247800/-

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000508466201718S दिनांक: 19/04/2017  
बँकेचे नाव व पत्ता: IDBI  
2) देयकाचा प्रकार: By Cash रक्कम: रु 1240/-





महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१७ २०१८

वसई - ३  
दस्त क्र. ३४९०/२०१७

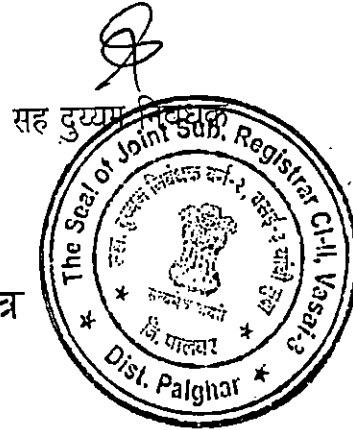
१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५ व  
२. मादर कर्त्याचे नाव : दिना मेश  
३. तालुका : वसई  
४. गावाचे नाव : आचोळे  
५. नगरभुमापन क्रमांक सर्व्हे क. अंतिम भुखंड क्रमांक : २  
६. मुख्य दरविभाग झोन : ७ उपविभाग :  
७. मिळकतीचा प्रकार : निवामी अनिवासी

वसई - ३  
दस्त क्र. ३४९०/२०१७  
१६२

56100

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ६६.७५ चौ.मीटर विल्ट अप  
९. कारपार्किंग : \_\_\_\_\_ गच्ची : \_\_\_\_\_ पोटमाळा : \_\_\_\_\_  
१०. मजला क्रमांक : प्राचवा उदवाहन सुविधा : आहे  
११. वांधकाम वर्ष : \_\_\_\_\_ घसारा : नाही  
१२. वांधकामाचा प्रकार : आर आर मी  
१३. वाजारमुल्य तक्त्यातील मार्गदर्शक मुचना क. : \_\_\_\_\_ ज्याअन्वये दिलेली घट वाढ  
१४. लिढ नायसन्मचा दस्त : \_\_\_\_\_  
१५. निर्धारित केलेले वाजारमुल्य : रु. ३९,३३,०००/-  
१६. दस्तात दर्शविलेला मोवदला : रु. ४१,३०,०००/-  
१७. देय मुद्रांक शुल्क : रु. २,४७,८००/- भरलेले मुद्रांक शुल्क : रु. २४७,८००/-  
१८. नोंदणी फी : रु. ३०,०००/-

लिपीक



प्रतिज्ञापत्र घोषणापत्र

१. दिना मेश  
२. मेश कु. ७६२

सत्य प्रतिज्ञेवर कथन करितो की दस्तऐवजाची विषयवस्तु असलेली मिळकत ही यापुर्वी खरेदी देणाऱ्याने किंवा विक्री गहाण दान लीज मुद्रत्यार पोटगी वा इतर अन्य प्रकारे कोठेही जडजेखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा १९०८ मधील अयणाया शोध तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. पावावत सुद्धा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जवाबदारी माझी आमचीच राहिल याची मी माझी हमी देतो.

१. [Signature]  
२. [Signature]

खरेदी घेणार

दिनांक :

[Signature]

न्यायकन पत्रक ( राहस्य क्षेत्र - वापस )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 201704191479

19 April 2017, 01:27:15 PM

वसई - ३

मूल्यांकनाचे वर्ष 2017  
जिल्हा पालघर  
मूल्य विभाग तालुका : वसई  
उप मूल्य विभाग 7- सभास्य विनशेतीच्या जमिन  
क्षेत्राचे नांव Vasai-Virar Municipal Corporation

सर्व्हे नंबर / न. भू. क्रमांक :

सर्व्हे नंबर#4

घसा क्र. 3890/2017

2182

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
17800	56100	64100	77700	64100	
<b>बांधीव क्षेत्राची माहिती</b>					
मिळकतीचे क्षेत्र-	66.75 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.56100/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		

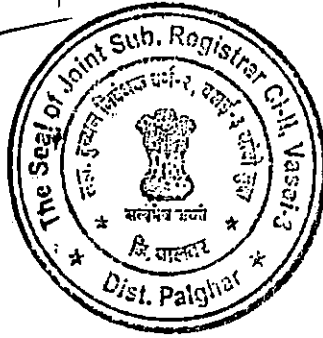
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार नविन दर) \* मजला निहाय घट/वाढ  
= (56100 \* (100/100)) \* 105/100  
= Rs.58905/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 58905 \* 66.75  
= Rs.3931908.75/-

एकचित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + धरील गच्चीचे मूल्य + बंदिल्ल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
= A + B + C + D + E + F + G + H  
= 3931908.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.3931908.75/-

Home Print

*[Handwritten signatures]*



वसई - ३  
 दस्त क्र. 3890 / 2017  
 3182

**Data of ESBTR for GRN MH0005084662017185**  
**Bank - PUNJAB NATIONAL BANK**

Branch : Vasai  
 Stationary No : 16102260272521  
 Id : 170417M1235383  
 Print Dt/Time : 17/04/2017 16:52:34  
 Name : 17/04/2017 16:27:43  
 GRAS GRN : MH0005084662017185  
 No : 03006172017041750436  
 Office Name : IGR135 / VSI3\_VASAI NO 3 JOINT SUB REGISTRA  
 : 1201 / THANE

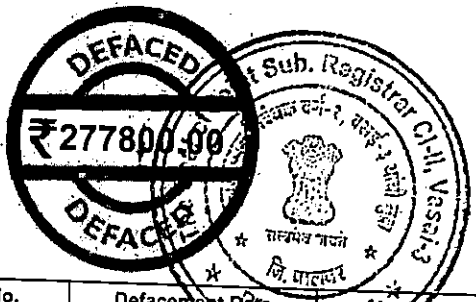
Schm : 0030046401-75 / Stamp Duty(Bank Portal)  
 Amt : Rs 2,47,800.00/- (Rs Two Lakh Forty Seven Thousand Eight Hundred Rupees Only )

Schm : 0030063301-70 / Registration Fee  
 Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

**Only for verification-not to be printed and used**

Category : A25  
 Property : Immovable  
 Consideration : 41,30,000.00/-  
 Description : FLAT NO. 501 H,REGAL HEIGHTS,SECTOR NO 8,VASANT NAGARI , VASAI EAST  
 : PALGHAR,Maharashtra  
 : 401208  
 Buyer : PAN-AKPPM6062M TINA MAHESH  
 Party : PAN-AARFS6316E SUVIDHA ENTERPRISE

Roll No : 1  
 Roll Date : 18/04/2017  
 Edit Date : --  
 Number : 8698977419



**Defaced Details**

Remarks	Defacement No.	Defacement Date	Defacement Amount
(IS)-350-3410	0000349968201718	19/04/2017-12:55:25	30000.00
(IS)-350-3410	0000349968201718	19/04/2017-12:55:25	247800.00
<b>Total Defacement Amount</b>			<b>2,77,800.00</b>

*[Handwritten signatures]*

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Bank/Branch: PNB/VASAI (4792) Stationery No: 16102260272521  
 Pmt Txn id : 170417M1235383 Print DtTime: 17-04-2017@16:52:34  
 ChallanIdNo: 03006172017041750436 GRAS GRN : MH0005084662017188  
 District : 1201/THANE Office Name : IGR135/VSI3\_VASAI NO 3 JO

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps See  
 StDuty Amt : R 2,47,800/- (Rs Two, Four Seven, Eight Zero Zero only)  
 RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

वस्तु क्र. 3890/2017  
 182

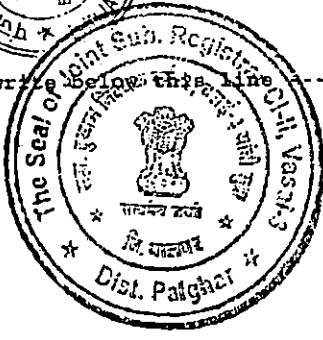
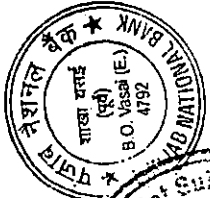
Article : A25/Conveyance/Sale/Transfer/Assignment Deed  
 Prop Mvblty: Immovable Consideration: R 41,30,000/-  
 Prop Descr : FLAT NO. 501 H,REGAL HEIGHTS,SECTOR NO 8,VASANT NAGARIVASAI EASTPAL  
 GHAR,Maharashtra

Duty Payer: (PAN-AKPPM6062M) TINA MAHESH  
 Other Party: (PAN-AARFS6316E) SUVIDHA ENTERPRISE

M.S. PRABHU  
 Bank official Name & Signature

Bank official Name & Signature

----- Space for customer/office use ----- Please write below this line -----



Handwritten signatures and marks.

*Regal Heights*

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वसई - ३
दस्त क्र. 3890/2017
4/1/17


### AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at Vasai on this 17<sup>TH</sup> day of APRIL 2017

BETWEEN

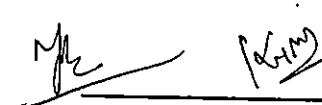
M/S. SUVIDHA ENTERPRISES a Partnership Firm Registered under the Provision of Indian Partnership Act 1932 and having its business office at 102, Yellow Ribbon, L.M. Road, Dahisar (West), Mumbai-68 hereinafter referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners thereof for the time being and the heirs, executors, administrators, assigns, legal representatives of the survivors or of the last survivor of the said partners and their successors and assigns) of the ONE PART.

AND

SHRI/SMT. TINA MAHESH  SHRI. MAHESH K.V.  
an /both adult/s, Indian Inhabitant/s, residing at 102 VASANT PARK CHS LTD, OM NAGAR, VASAI (W), DIST. PALGHAR - 401202

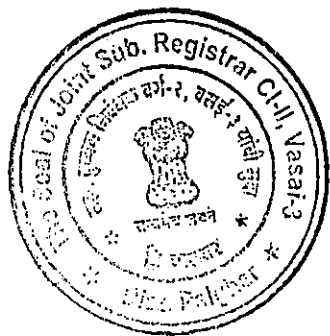
hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heir/s, executor/s, legal representatives/s, administrator/s, assign/s and trustee/s)/(in case of the partnership firm its successors and assigns and business, and the partners thereof for the time being and the heirs, executors, administrators, legal representatives, assigns and trustees of the survivors or the last survivor of the said partners, its successors and assigns as the case may be) of the OTHER PART.

  
Builders

  
Purchaser/s

 **Suvidha ENTERPRISES**

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Regal Heights

WHEREAS

i) By virtue of an Agreement dated 7<sup>th</sup> June 1992 made and executed between one Dewan Investments Private Limited, a Company therein referred to as "the Vendors" of the First Part and Shri Rakeshkumar Wadhawan, therein referred to as "the Confirming party" of the part and one Renuka Builders and Developers Pvt.Ltd also a company Registered under the provisions of Companies Act, 1956, therein referred to as "the Purchasers" of the Third part. The said Renuka Builders and Developers Pvt.Ltd. (hereinafter described in short as "Renuka Builders") agreed to purchase several pieces and parcels of the lands situated in Revenue Villages Manikapur and Achole of Taluka Vasai District Thane and also acquired right to develop the said several properties described in the first schedule thereunder written on the terms and conditions set out therein.

ii) By and under a separate Agreement dated 11th DECEMBER 1995 executed between the said Dewan Investments Private Limited of One part, R.K.WADHWAN as Confirming party and the said Renuka Builders, of the other part, the said Dewan Investments Pvt. Ltd, agreed to grant unto the Renuka Builders additional FSI benefits in form of Transfer of Development Rights (TDR) to the extent of 1,89,000 sq.ft for the development of the said several properties situated at village Manikpur and Achole, Taluka Vasai District Thane.

iii) The about recited agreement inter alia included an area admeasuring 12991.23 Square Metres, old S.No.2/4, 13/12, 13/13, 15/4, 15/12, 14/2, 3/5 & 3/6 (all of which Survey No. are now forming part of the reconstructed Survey No. 2 in terms of the Kami jast patrak No. 24/2001 Dated 23/08/2002 of the Taluka Inspector of Land Records, Vasai and recorded in terms of Mutation Entry No.5057 of village Achole, Taluka Vasai, Dist.Thane, within the limits of the Municipal Council of Nallasopara and within the jurisdiction of the Sub-Registrar of Assurances Vasai more fully and particularly described in the First Schedule hereunder written.

iv) All the properties agreed to be purchased and acquired by the said Renuka Builders, form part of the Sector 'C and' D' of original sanctioned Layout Plan of a Group Housing Scheme by the City and Industrial Development Corporation of Maharashtra Limited (CIDCO in brief), the Special Town Planning Authority for the Vasai-Virar Sub-region, under its Order dated 6<sup>th</sup> September, 1991 bearing No.CIDCO/VVSR/BP/ZCC/20/826.

Builders

Purchaser/s

 Suvidha ENTERPRISES

# Regal Heights

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व. १०१

The Collector Thane has vide his Order No. Revenue/Secton 1/Desk/9/ NAB/SR/13/91 dated 4.6.1992, granted necessary permission to put the said several properties described in the said First Schedule hereunder written.

- vi) The said two Sectors, "C" and "D" of the said Group Housing Scheme have been described by the said Renuka Builders as "VASANT NAGRI HOUSING COMPLE". In the circumstances, the said properties described in the First Schedule hereunder written is a part of the Vasant Nagari Housing Complex.
- vii) Prior to commencing the development, the said Renuka Builders have divided the said Vasant Nagri Housing complex in 10 different internal Sectors for development. The said properties described in the First Schedule hereunder written is a part of the Internal Sector No.8 of the said Vasant Nagri Housing Complex.
- viii) Pursuant to the Order made on 23<sup>rd</sup> December 1994 by the High Court, Mumbai in the application No. 232 of 1994 in Company Petition No. 343 of 1994 (in the matter of scheme of arrangement between Renuka Builders And Sheth Developers Ltd. which was filed by Sheth Developers Ltd. hereinafter referred to as the Developer) the scheme of arrangement was approved by the Bombay High Court.
- ix) By the above- mentioned High Court Order the said pieces of land comprising the VASANT NAGRI layout became vested in the said Sheth Developers Ltd.
- x) By an Agreement dated 24<sup>th</sup> March, 2007 made and executed between the said Sheth Developers Ltd, of the one part and the Builders herein of the other part, the Builders have acquired the right to put up and construct Building No.57 (Wings A,B,C & D) & Building No.58 (Wings A & B) on the said properties, described in the First Schedule hereunder written on the terms and conditions setout therein by consuming FSI admeasuring 13503.90 Square Mtrs. The owner had put up for revision of building plan to CIDCO and the CIDCO by its Order No.CIDCO/VVSR/REVI/BP/ZCC-20/E/3755 Dated 16/4/2009 has approved building plan alongwith shipline having type X,XX,X1,Y & Z and issued a commencement Certificate of even date for commencement of the construction of the said buildings.

Builders

Purchaser/s

  
Suvidha ENTERPRISES

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## Regal Heights

xi) The Builders herein have in the circumstances become entitled to put up and construct a building on the said properties described in the First Schedule hereunder and the said buildings would be known and described as "REGAL HEIGHTS" The said building having A to H wing has Ground and Seven upper floors.

xii) The Builders being the owners of the said buildings REGAL HEIGHTS, have an absolute right to sell and or otherwise with the Shops and Flat in the said building and to receive and to appropriate to themselves the consideration arising from the said transactions.

xiii) The Purchaser/s has /have made an offer to purchase and acquire the Shop / Flat No. 501 on the 18th floor in wing H with /without stilt Parking Space No. .... of the building. "REGAL HEIGHTS" and the Builders have agreed to allot to the Purchaser/s the said Flat/Shop on the terms and conditions hereinafter appearing and at and for a total sale price of Rs. 41,30,000/- (Rs. forty One lakhs thirty thousand only) only).

xiv) The Purchaser has taken inspection of the documents and plans herein before recited and has acquainted and conditions and convenient there in contained and also other documents such as layout scheme referred to herein and plans, designs and the specifications of the said buildings proposed to be constructed and/or under construction.

xviii) The Builders have supplied to the purchaser such other documents in rule of the Maharashtra Ownership Flat Rules 1964 (hereinafter called "The said Rules") as demanded by the purchaser. The Builder is entering into separate Agreement similar to this Agreement with such modifications or variations as may be necessary with various persons in respect of other flats in the said buildings.

xix) Prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) the Purchaser has /have made a declaration to the effect that neither the Purchaser/s nor the members of his /her their family (family as defined under the said Maharashtra Co-operative Societies Act of 1960 ) own Flats, house or building within the limits of the local authority.

xx) Relying upon the said application, declaration and agreement, the Builders have agreed to sell to the Purchase/s the Shop / Flat No. 501/H at the price and on the terms and conditions hereunder contained.

Builders

Purchaser/s

# Regal Heights

5.

xxi) The Builders have entered into a standard Agreement with Messrs Shafi Gattani Consultants Architects registered with the Council of Architects and the said Agreement is as per the Agreement prescribed by the Council of Architects and the Builders have also appointed, Shri Anil Gattani, Regn. No. STR/G/51 Structural Engineer, as a Structural Engineer for preparation of structural design and drawings of the Builders and the Builders have agreed to accept the Professional supervision of the Architects and Structural Engineer during and till the construction of the Buildings;

xxii) The Builders propose to provide the amenities to the Purchaser/s as also to other purchasers of Shop/Flat in the said Buildings as per details mentioned in the Second Schedule hereunder written;

xxiii) In pursuance of the provisions of Section 4 of the said Ownership Flat Act for the time being in force, an Agreement for Sale of the Flat is required to be executed and the same is also required to be registered under the provisions of Registration Act, 1908 and this Agreement is accordingly entered into and agreed to be registered as expressly provided hereinafter.

## NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The purchaser hereby agreed to purchase flats/shops/garages/ No. 501 on the 6<sup>th</sup> floor, admeasuring 55.63 sq. mtrs. Carpet inclusive of the area of balconies in wing H with /without stilt Parking Space No. .... in the building known as REGAL HEIGHTS (which shall hereinafter be called the said flats/shops/garages/stilt in the said building) and as per plans and specifications seen and approved by his/her/them and also agreed that the builder may make such variations and modification therein as may be necessary required to be done by government, CIDCO, Gram Panchayat or any other local authority.
2. The Purchaser hereby agree to Purchase from the Builders and the Builder hereby agree to sell to the Purchaser Flat/Shop No. 501 admeasuring 55.63 sq.mtrs Carpet area on 6<sup>th</sup> floor H wing, with /without stilt Parking Space No. .... in the building known as "REGAL HEIGHTS" and as shown in the floor plan and specification seen and approved by him/her/them and hereto annexed (hereinafter

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Rs. 4130000/-	(Rupees <u>forty One lakhs</u> )
<u>thirty thousand only</u>	<u>99/82</u>

referred to as "The Flat") for the total consideration of Rs. 4130000/- (Rupees forty One lakhs thirty thousand only)

only) the purchase price is inclusive of the proportionate price of common area and facilities of the said building. The purchaser has already paid to the builders a sum of Rs. 3130000/- (Rupees Thirty One lakhs thirty thousand only)

only) in part payment of purchase price on or before execution of this Agreement. The purchaser hereby agrees to pay to the builders the balance amount of Rs. 1000000/- (Rupees Ten lakhs only)

only) in the following manner, time being the essence of this agreement.

- i) Rs. .... /- on or before completion of Plinth.
- ii) Rs. .... /- on or before completion of First Slab.
- iii) Rs. .... /- on or before completion of Second Slab.
- iv) Rs. .... /- on or before completion of Third Slab.
- v) Rs. .... /- on or before completion of Fourth Slab.
- vi) Rs. .... /- on or before completion of Fifth Slab.
- vii) Rs. .... /- on or before completion of Sixth Slab.
- viii) Rs. .... /- on or before completion of Seventh Slab.
- ix) Rs. .... /- on or before completion of Eighth Slab.
- x) Rs. 8800/- /- on or before completion of Brick Work.
- xi) Rs. 247800/- /- on or before completion of External & Internal Plaster.
- xii) Rs. 247800/- /- on or before completion of Flooring.
- xiii) Rs. 206500/- /- on or before completion of Doors/Windows.
- xiv) Rs. 206500/- /- on or before completion of Plumbing work.
- xv) Rs. 82600/- /- on or before possession.



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3. The purchaser agrees to pay all amounts payable under the terms and conditions of this agreement as when due, time in this respect of this agreement being the essence of the contract. The builder will not be bound to give any notice of payment of the amount due under this agreement and the absence of notice shall not be taken as an excuse for non-payment of any amount or amounts on due dates. The builder will not be responsible for delay in the completion of the building and possession of the flats/shops/garages/stilt/unit caused due to delayed payment of purchaser/s.

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4. The builders agrees to handover the possession of the said flat to the purchaser on or before ..... 20 ..... subject to however to availability of cement, steel and other building material and subject to any act of god such as Earth quake, flood or any other natural calamity, act of a animity, war or any other cause beyond the control of the builder and as subject to the payment of all the amount due and payable by the purchaser/s under this agreement and under similar agreements with other purchasers in due time.

5. The purchaser hereby agree to pay to the builders interest @ 24% p.a. on all the amount which become due and payable by the purchaser to the builders under the terms of this agreement and all taxes and other outgoing which become payable by the purchaser to the builders till the realization of the said amount.

6. The fixtures, fittings and amenities to be provided by the builders in the said building and the said flat are these that are set out in the Third Schedule hereunder written.

7. The tenure of the said land is free hold.

8. The purchaser shall on or before the execution of this agreement pay a sum towards the stamp duty chargeable to the Government and its incidental cost for flat, at the prevailing rates as applicable from time to time.

9. The Flat/Purchasers shall take possession of the Flat within seven days of the Builders giving written notice to the Flat/Purchasers intimating that the said flats are ready for use and occupation.

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10. It is expressly agreed by the purchasers that right of the purchaser under this agreement is only restricted to the premises agreed to be acquired by the purchaser and builder shall be entitled for all other premises in the said building or property including terrace of the buildings, layout roads, garden and portion of hoardings, advertisement or to construct the structure including additional floors as permitted by authority and also to develop the same in manner the builders deems fit and also to use and occupy the terrace/open space for the purpose of installing, cable for T.V. pager/mobile station without any reference, recourse, consent or concurrence from the purchaser in manner whatsoever.
11. It is hereby agreed that the builders shall be entitled to sell the premises in the said building/s for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, tuition classes, or commercial hall, stalls or any non-residential use as may be permitted by the concerned authority and said purchaser shall be entitled to use the said premises agreed to be purchase by him/her/them accordingly and similarly the purchaser shall not object to the such use by the respective purchaser thereof. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building if any shall belong exclusively to the respective purchaser of terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the purchaser till permission in writing is obtained from the concerned local authority and the builder and/or society as the case may be.
12. On the Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchasers to the Builders under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other out goings) and on the Flat Purchasers committing breach of any of the terms and conditions herein contained the Builders shall be entitled at their/his own option to terminate this Agreement PROVIDED ALWAYS THAT THE POWER of termination herein before contained shall not be exercised by Builders unless and until the Builders shall have given to the Flat Purchasers Fifteen days prior notice in writing of his/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to made by the Flat Purchasers in remedying such breach or breaches within a reasonable time after the giving of such notice.

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13. The Flat Purchaser's along with the other purchasers of Flat in the building shall all join in forming and registering the Society or a Limited Company to be known as "REGAL HEIGHTS CO-OP. HSG. SOCIETY LTD." The Purchasers shall from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or Limited Company and for becoming a member including the Bye-Laws of the propose society and duly fill in, sign and return to the Builder's of the same being forwarded by the Builder's to the Flat Purchaser's so as to enable Builder's to register the organization of the Flat Purchaser's under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, sale, management and transfer) Rule, 1964. No objection shall be taken by the Flat Purchaser's if any changes or modifications are made in the draft byelaws or the memorandum and/or Articles or Association, as may be required by the Registrar of Co-op. Soc. or the Registrar of Companies, as the case may be or any other competent authority. It is clearly understood by the purchasers that builder herein are entitle to make one or more society of the building as they deem fit and purchasers has/have irrevocably consented for the same.

14. The Builders have expressly informed and the Flat Purchaser/s doth hereby admit and to have been so informed by the builders that to enable the said Sheth Developers Pvt. Ltd., to maintain the common areas of the Vasant Nagari layout, the builders, as the SUB DEVELOPER have paid unto he said Sheth Developers Pvt. Ltd. at the rate of 10/- per sq. ft. towards Corpus fund. The Corpus amount shall be used and appropriate by the Sheth Developers Pvt. Ltd. for maintenance and management of infrastructure facilities of the common areas of the Vasant Nagari layout such as roads, street, lights, storm water drainage, drainage system, sewerage filtration plant, gardens and external layout security only. Sheth Developers Pvt. Ltd. have made a covenant that no further amounts shall be claimed and demanded by the it either from the builders or the persons purchasing flats/ shops and other units in the said building constructed by the builders and/or their Co-Operative Housing Society. The Sheth Developers Pvt. Ltd. have further covenanted that the aforesaid amount received by them shall be handed over by it, the said Sheth Developers Pvt. Ltd., to

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Purchaser/s



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the Apex Body to whom the said facilities may be delivered by them, the said Sheth Developers Pvt. Ltd., The builders have for themselves and all persons claiming by through and under them, including the Purchaser/s herein, and their nominees not to raise and claim, demands, actions against the Sheth Developers Pvt. Ltd., in respect of the aforesaid amount paid by them as long as the Sheth Developers Pvt. Ltd., shall maintain the Common Area of the Vasant Nagari layout and handover such funds to Apex Body.

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15. Commencing a week after notice in writing is given by the Builders to the Flat Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of outgoing in respect of the said land and building namely local taxes, betterment changes or such other levies by the concerned local authority, and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land buildings. Until the Society Limited Company is formed and the said land and buildings transferred to it, the Flat Purchasers shall pay to the Builders such proportionate share of outgoing as may be determined. The Flat Purchasers further agree/s that till the Flat Purchaser's share towards the outgoing. The Flat Purchaser agrees to pay Rs. 24300/- ...../- being his share of outgoing for one year at the time of possession. Such proportionate shares of outgoing for one year shall be paid in advance and shall not withhold the same for any reason whatsoever. It is agreed by purchasers that builder has full rights & absolute authority to hold possession of flat/shop agreed to be purchased by purchaser till the above amount is paid.

16. Flat Purchaser's himself/themselves with intention to bring all persons into whosoever hands the Flat may come doth hereby covenant with the Builders as follows :-

i) To maintain the Flat/Shop at his/her own cost in good tenable repair and condition from the date of possession of the Flat/Shop and shall not do or suffered to be done anything in or to the building in which the Flat/Shop is situated staircase or any passages which may be against the rules, regulation or byelaws or concerned local or any other authority or change or alter or make addition in or to the building in which the Flat/Shop is situate and Flat/Shop itself or any part thereof.

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- ii) Not to store in the Flat/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors
- iii) which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Flat Purchasers shall be liable for the consequences of the Breach.
- iv) To carry at his/their own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop the same conditions, state and order in which it was delivered by the Builders to the Flat Purchaser's and shall not do or suffering to be done anything in or to the building in which the Flat/Shop is situated or the Flat which may be given the rules and regulation and bye-laws of the concerned local authority or other public authority and in the event of the Flat purchasers committing any act contravention of the above provision, the Flat Purchasers shall be responsible and able for the consequence thereof to the concerned local authority and/or other public authority.
- v) Not to demolish or cause to be demolished the Flat/Shop or any part thereof, nor at time make or cause to be make any addition or alteration of whatsoever nature in or to the Flat or any part thereof, nor any alteration in the elevation and out side colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains pipes in the Flat/Shop the and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited company.
- vi) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and

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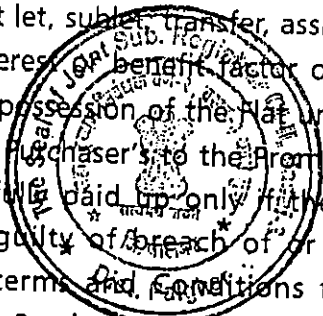
# Regal Heights

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the building in which, the Flat/Shop is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

- vii) Not to throw dirt, rubbish, rages, garbage, or other refuse or permit the same to be throw from the said Flat in the compound or any portion of the said land building in which the Flat is situate.
- viii) Pay to the Builders whenever demanded by the Builders, his/their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building to which the Flat/Shop is situate.
- ix) To bear and pay increase in local taxes, water charges, insurance and such other laves, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser's viz. user for any purposes other than for residential purpose.
- x) The Flat Purchaser's shall not let, sublet, transfer, assign or part with Flat purchaser interest, benefit, factor of this Agreement or part with the possession of the Flat until all the dues payable by the Flat Purchaser's to the Promoter's under this Agreement are fully paid up only if the Flat Purchaser's has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser's has intimated in writing to the Promoter's.
- xi) The Flat Purchaser's shall observe and perform all the rules and regulation which the Society or Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the said building rules, regulations Bye-Laws for the being of the concerned local authority and of Government and other public bodies. The flat Purchasers shall also observe and perform all the stipulation and conditions laid down by the Society/Limited Company

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regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- xii) Till a Conveyance/lease as permitted by law of Building in which Flat is situate is executed the Flat Purchaser's shall permit the Builders and their surveyors and agents, with or without workmen and other the land building or reasonable times, to enter into upon the land building or any part thereof to view and examine the state and conditions thereof.
17. The purchaser hereby agrees to deposit with the Builder a sum of Rs.350/- (Rs.Three Hundred Fifty Only) for application and membership fee and subscription of share and further undertakes to be a member of the Co-op Soc. or Limited Company to be formed as hereinabove mentioned outgoing expense etc.
18. The Builder, without effecting or prejudicing the rights or interest of the said flat under this agreement, shall be at liberty to sell assign, and/or otherwise deal with their interest in the aforesaid land and building and any part thereof.
19. If hereinafter any charges are levies by or payment required to be made any government authorities of local body either on the building or otherwise the purchaser on being called upon by the Builder will pay to the Builder his/her/their share thereof at or before or after taking possession of the same flat as may be required or demanded by the builder.
20. The Builder shall in respect of any amount liable to be paid by the Purchaser under these terms and conditions of this Agreement, have a first lien and charges on the said flat to be acquired by the purchaser till all the amounts due and payable by the purchaser under this agreement are paid to the Builder he/she/they shall have not interest and/or right of whatsoever nature and the purchaser shall not let, sublet, sell, transfer, assign, convey, mortgage, charges or in any way encumber or deal with or dispose of or assign under let or part with the possession of the said flat or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever his/her/their rights, benefits of this Agreement or any part thereof

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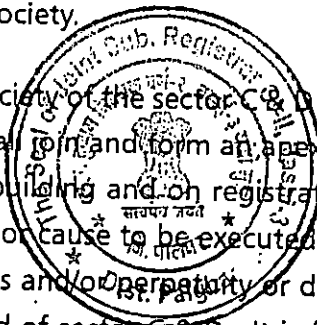
# Regal Heights

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until he/she/they obtained previous consent on writing of the Builder or the Co-op. Soc. or Limited Company which may be formed as the case may be.

21. The purchaser shall not be entitled to claim partition of his/her their share in the said land and/or the said Building and the same shall always remain undivided and impartible.
22. The purchaser here by convent with the Builder to pay all the amount to be paid by the purchaser and reserved under the Agreement and keep the Builder indemnified against the said convent and conditions except so far as the same ought to be observer and performed by the Builder.
23. The purchaser alongwith the other purchasers of flat/shop in the building shall join in forming and registering the society to be known as **REGAL HEIGHTS** or other name as approved by registering authority and for this purpose also from time to time sign and execute the application for registration and/or membership, bye-laws and other papers and documents necessary for the formation and registration of the society.
24. The said society alongwith other society of the sector C & D within the said Group Housing scheme shall join and form an apex body, a federal Co-op Hsg society of the building and on registration of apex body the owner shall execute or cause to be executed either lease deed for a period of 999 years and/or Operatory or deed of conveyance in respect of entire land of sector C & D. It is further irrevocably confirm by the purchaser that purchaser or society to be formed in respect of the said building shall not be entitle to claim lease or conveyance of individual building and same shall be granted only to the apex body.
25. The said Building shall always be knows as "REGAL HEIGHTS" is name shall not be change at any reason whatsoever.
26. In the event of the Society or the Limited Company being formed and registered before sale and disposal of all the flats or before utilization of the full F.S.I. in the said BUILDING by the Builder, as aforesaid, the powers and authority of the society or the Limited

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Company shall be limited subject to the over all control of builder and any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular but without pertaining generality of the fore goings, the Builder shall have absolute authority and regards the unsold flat building and the disposal thereof and also entitled to utilize the balance of F.S.I. if any.

27. The Builder shall have a right to make additional structure in the said Building or in open space as may be permitted by government and other competent authorities. Such additional structures will be the sole property of the Builders and the Builder shall be entitled to dispose off such additional story and structure put up by him in any way he chooses to the same. The open ground spaces, garden, common amenities, terrace of the building, the compound walls in the said property and also the outer walls of all the flat shall be property of Builder and this Agreement with the purchaser and all other purchasers of flat in the said Building of any purpose including the purchasers shall not be entitled to raise any objection, to any betterment in the price of the flat agreed to be acquired by him/her/them and/or to any compensation or damages on the ground of inconvenience on any other ground what so ever.
28. The purchaser have no claim save and except in respect of the particular flat hereby agreed to be acquired, i.e. all open spaces, garden, parking place, stilts, lobbies staircase, terrace, etc., will remain the property of the Builder until the land is transferred to the formation of Society or the Limited Company.
29. The transfer Deed and/or the Conveyance and all other documents shall be prepared by the Advocates and Solicitors of the Builder and shall contain the Covenants and conditions in this agreement with such modifications, alteration therein as the Builder deems fit and proper and other clause which may think necessity and desirable.
30. Until the transfer as aforesaid, the purchaser shall hold the said flat subject to the same obligations and conditions and provisions contained in the Agreement and the purchaser shall pay to the Builder his/her/their proportionate share of all the existing future assessment taxes, and outgoings of every description for the time

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being payable by the land lord or the tenants or by the Building therein and premises and anything for the time being thereon.

31. The purchaser here by agrees that in the event of the amount by way of betterment charges or development tax or any other tax or payment a similar nature becoming payable by the Builder the same shall be reimbursed by the purchaser to the Builder to the builder in proportion of the areas of the flat agrees to be acquired by the purchaser and in determining the amount, the decision of the builder shall be conclusive and binding on the purchaser. The purchaser has to pay any contributions/deposits/charges/property taxes etc.demanded either by Municipal authorities or any other Govt department/ outside Agencies for providing Municipal water connections to the said buildings. The consideration mentioned in this Agreement does not include any of such charges and Builders does not have any commitments/responsibilities/obligations in this regards. It is agreed by purchasers that builder has full right & absolute authority to hold possession of flat/shop agreed to be purchased by purchaser till the above amount is paid.

32. Until such time the transfer is executed as aforesaid the purchaser agrees to abide by all the rules and regulations framed or to be framed by the Builder at any time and from time to time and at all times generally to do all and every reasonable act that the Builder may call upon the purchaser to do in the interest of said property and the holder of other flat.

33. The purchaser shall sign all papers and document and do all other things that builder may think necessary and reasonable for carrying out the purposes of this Agreement from time to time.

34. The costs, charges and expenses in connection with the formation of the society or Limited Company a well as the costs of preparing engrossing and stamp duty on conveyance, assignment to transfer Deed and registration charges of the same and of all the agreement, writing, transfer and all other documents required to be made and executed by the Builder as well as the professional costs payable by the Builder in preparing and approving all such document shall be done and paid by the purchaser along with other acquires in the said society or the Limited Company as the case may be. The Builder shall not be liable to contribute any thing towards any of the said expenses

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	the flat. The costs of this Agreement including the Stamp and
	Registration shall be borne and paid by the purchaser alone.

35. The purchaser shall also pay his/her/their proportionate share of Insurance premium to keep the building in the said property insured against loss or damages by the fire and to get any capital redemption policy in sum equivalent to total price of all flats in the said Building on a company to be approved by the Builders All moneys as and when received by the virtue of any such insurance shall be spent in rebuilding or repairing. Whenever during the said terms and said Building or any reason whatsoever the purchaser shall pay his/her/their proportion share of expenses for repairs and for keeping the said Building in good conditions to the satisfaction of the Builder.

36. The Purchaser shall not at any time do or cause to be done or permitted to do any nuisance or annoyance in or upon the premises or any thing which shall cause unnecessary annoyance, inconvenience, hindrance or disturbance to the Holders of other flat and/or the property in the neighborhood.

37. The Builder shall not be responsible in any manner whatsoever if the purchaser of the flat fail to Co-operate to form a Society or Limited Company as hereinabove mentioned.

38. The Purchaser agrees to pay all the amounts payable under the terms and conditions of this Agreement and a when due, time in this respect of this Agreement being the essence of the contract. The Builders shall not be bound to give any notice of payment of the amount due under this Agreements and the absence of notice shall not be taken as an excuse for non-payment of any amounts and due date. The Builder will not be responsible for delay in the completion of the Building and possession of the flat caused due to the delayed payment of the purchaser.

39. The Builder shall have full right to sell, let out or allot open ground, space adjoining the flat space below the staircase, stilt as mezzanine floor parking space terrace Filling adjoining to the concerned flat

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loading unloading platform to any purchasers and purchaser shall have no objection of any nature whatsoever in respect thereof.

40. If the Builders are not able to give possession of the said flat owing to any unavoidable circumstance to those beyond the control of the Builder, the purchaser shall not be entitled to claim any damages and/or or compensation of the nature whatsoever but shall be entitled to receive back the money paid by him/her/ them with 9% Interest p.a. This provision is without prejudice to the rights to the Builder and in event all Money paid towards the stamp duty, Registration fees, legal cost of this Agreement with all expenses outgoings which stand forfeited & the purchaser shall have no claim for refund or repayment whatsoever.

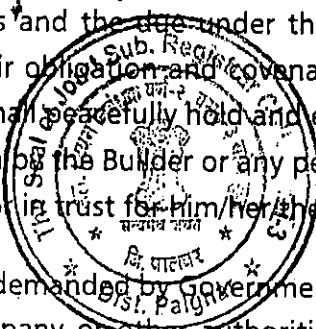
41. The purchaser agrees that he/she/they shall not hold the Builder liable for the additions or improvements that they may be made in the Original plans which improvements shall not materially affect the position or dimensions of the flat agreed to be acquired by the purchaser.

42. The Builder hereby covenant, with the purchaser that subject to purchaser paying all monies and the due under this Agreement and carrying out his/her/their obligation and covenant under this Agreement, the purchaser shall peacefully hold and enjoy the said flat without any interruption by the Builder or any person lawfully claiming by through under or in trust for him/her/ them.

43. In case any security Deposit demanded by Government, local body or Electricity supplying company or other authorities concerned before or after giving the water connection and/or electric connection to the proposed Building the same shall be paid by the purchaser in proportion to the share to be decided by the Builder. Further in case the Authorities require meters to be fix for individual flat or otherwise in this respect the charges for the same and for such connection shall be paid by the purchaser alone. The purchaser shall pay his/her/their share of the security Deposit water Bill, Electric charges & meters within a week of the demand being made by the Builder.

44. Any delay, indulgence on the part of the Builder in enforcing the terms and conditions of this Agreement or any for absence of or

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<i>[Signature]</i>	<i>[Signature]</i>



*[Signature]*  
\_\_\_\_\_  
Builders

*[Signature]* *[Signature]*  
\_\_\_\_\_  
Purchaser/s



**Suvidha ENTERPRISES**

# Regal Heights

19

वसई - ३
दस्त क्र. 3790, 2018
15/11/18

the grant of time to the purchaser shall be not be consider as a waiver on the part of the Builder, or breach of any of the terms and conditions of these presents nor the same shall in any way prejudice to the right of the Builder.

45. IT IS ALSO HEREBY AGREED that in case any additional F.S.I .is sanctioned for the said property Builder alone has right to develop the said additional F.S.I. as per his choice & purchaser shall have no right to raise any objection and shall not raise any objection.
46. This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Act. 1963, and the Maharashtra Ownership Rules 1964 or any other provision of law application from time to time.
47. The purchaser agrees and undertakes to lodge this Agreement for registration immediately after execution with the Sub-Registration of Assurance Vasai and to admit execution thereof and give intimation thereof in writing with serial no. and date of enable the Builder to admit the execution thereof, and to take all necessary steps for getting the same registered in accordance with the provisions law at his/her/their own costs an expenses. The Builder will admit execution but not bear and/or pay and part such fees; costs and/or expenses.
48. It is also agreed that the flat purchaser along with other Owner of the flats shall pay the water charges as decided by the Builder and shall continue the water supply through water tankers till water connection is given to the said building AND that flat purchaser shall arrange the sewerage plant or shall arrange for drainages system on their own.
49. All notices to be served on the Flat Purchasers as contemplated by this Agreement shall be deemed to have been served if sent to the Flat Purchaser, by Registered Post A./D/Under Certificate of posting at his/her address specified below:-

MRS. TINA MAHESH & MR. MAHESH. K. V.  
G/103, Vacant Park CHS, Om Nagar,  
Vasai(W), Dist. Palghat - 401202

Builders

Purchaser/s

  
Suvidha ENTERPRISES

# Regal Heights

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50. The consideration amount mentioned herein above is purely on lumpsum basis. No dispute whatsoever shall be entertained at any time relating the said sale price with aggregate area of premises as mention in the plan the aggregate area mentioned herein shall be used for determining the proportionate distribution amongst the various premises holders of any taxes, maintenance charges, expenses, or deposits levied or to be levied/incurred or be incurred on the whole building and land as one only.

51. The lumpsum cost of Purchase of this flat as agreed to be purchased by the purchaser dose not include sales tax, service Tax any other Government tax, levies and same if determined to be payable on this transaction at any time by concerned authorities the same shall become payable by the purchaser along with other purchaser on demand on or before possession. Similarly any additional statutory levies imposed by Government which may affect this deal shall also be fully recovered by the builders from the purchaser. It is agreed by purchasers that builder has full right & absolute authority to hold possession of flat/shop agreed to be purchased by purchaser till he above amount is paid.

52. If the purchaser shall neglect, omit or fail for any reason whatsoever to pay to the builder any amount due and payable by the purchaser under the terms and condition of this agreement including those referred to hereinabove, whether before or after occupation of the said flat/shop/garage/unit within stipulated time therein provided or if the purchaser in any other way fail and neglect to perform and/or observe any of the stipulation on his/her/their part to the performed or to be observed herein contained, the builder shall be entitle to rescind this agreement and on such recession by the builder, this agreement shall absolutely be forfeited to the builder and the purchaser have no claim for refund or repayment of the earnest money and/or other amount already paid by the purchaser and the purchaser hereby irrevocably agrees for such forfeiture of the amount paid by him/her/them and purchaser further irrevocably consent to lose and forfeit all his/her/their benefits under this agreement and shall be liable to immediate ejection from the said premises and it is further expressly agreed that right to the builder shall without prejudice to the other rights, remedies and claims whatsoever of the builder against the purchaser.

Builders

Purchaser/s

 Suvidha ENTERPRISES

दस्ता क्र. 3890/2019

# Regal Heights

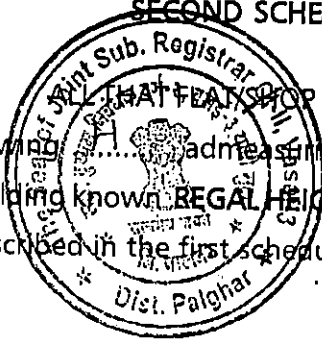
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

### FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece and parcel of Non-Agricultural Land admeasuring 13503.90 out of old S.Nos, 4/14(p), 4/16(p), 5/2, 5/5, 5/11, 5/14, 12/2, 12/3, 12/4, 12/6, 13/2, 13/3, 13/4 & 13/5 of Village Achole, Tal. Vasai, Dist. Thane. Lands described in the schedule above are forming part of the reconstituted S.No.2 in terms of Kami Jast partak No. 24/2001 dated 23/8/2001 of the Taluka Inspector of land records, Vasai and record in terms of Mutation Entry No.5057 of Village Achhole, Taluka Vasai, Dist.Thane, within the limits of Municipal Council of Nalasopara and within the jurisdiction of Sub-Registrar Vasai and part of sector 8 of Vasant Nagari Complex and larger sector CD of the Group Housing Scheme described in the records of CIDCO as ZCC-20 Scheme.

### SECOND SCHEDULE HEREINABOVE REFERRED TO:

FLAT No. 501 on 1<sup>st</sup> Floor, in ward ... admeasuring 55.63 sq.mtrs Carpet area in the building known REGAL HEIGHTS situated out of property more particularly described in the first schedule herein above written.



Builders

Purchaser/s

# Regal Heights

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22

SIGNED SEALED AND DELIVERED )

By the within named "DEVELOPER" )

M/S. SUVIDHA ENTERPRISES )

Through its partner Ajay Dave )

in the presence of

1. [Signature] )

2. [Signature] )

SIGNED SEALED AND DELIVERED )

By the within named "PURCHASER/S" )

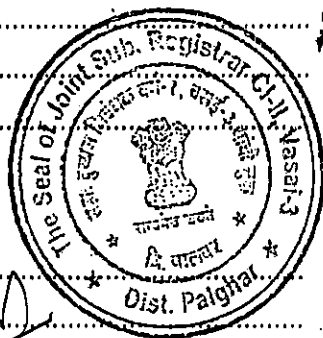
MRS. JINA MAHESH & )

MR. MAHESH K. V. )

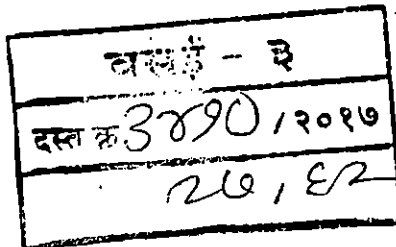
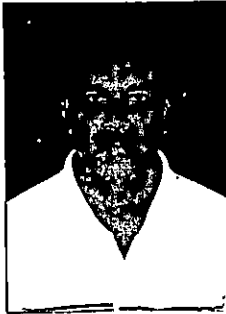
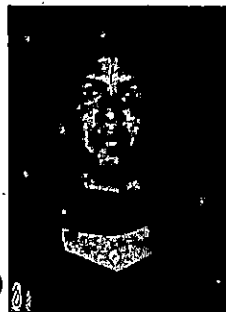
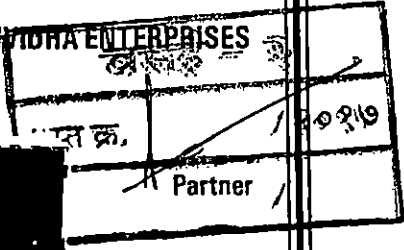
in the presence of..... )

1. [Signature] )

2. [Signature] )



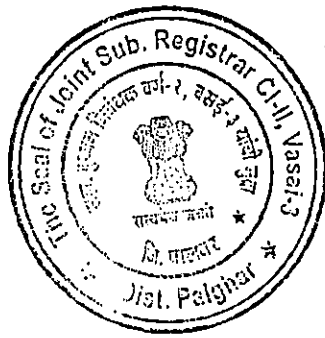
For SUVIDHA ENTERPRISES



Builders

Purchaser/s

बसं - ३  
बसं क्र. 3890/2020  
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A

*[Handwritten signature]*

# Regal Heights

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## RECEIPT

RECEIVED the day and the year first hereinabove written of and from the withinnamed Purchaser/s a sum of Rs. 31,30,000/- (Rs. Thirty One Lacs Thirty Thousand Only) Only) by Cash/Draft/Cheque No. .... Date ..... Drawn on AS UNDER to be paid by him/her/them. As per Details given herein below.

WE SAY RECEIVED

WITNESS :

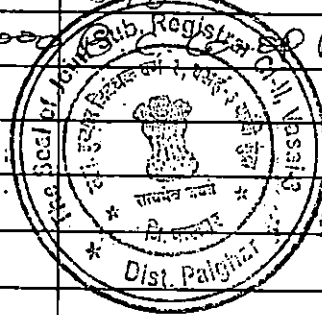
FOR SUVIDHA ENTERPRISES.

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वसई - ३
दस्ता क्र. 3890/2017
22/12

  
Partner/Authorised Signatory.

Date	Cheque No.	Amount	Drawn on
28/3/17	000022	51000	JDF Bk Ltd
17/4/17	100352	307900	JDF Bk Ltd

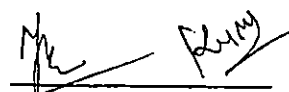


Builders

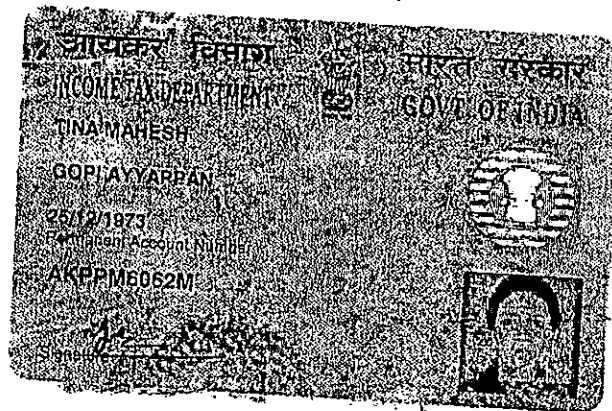
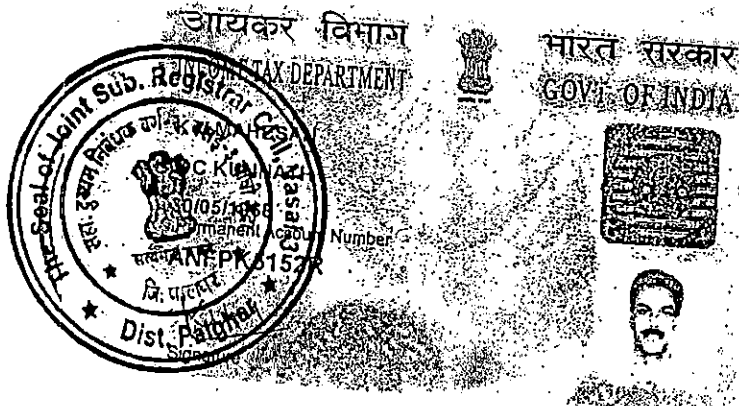


**Suvidha ENTERPRISES**

Purchaser/s



वसई - ३
दस्ता क्र. 3890/2017
30/12





# Regal Heights

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## AMENITIES & SPECIFICATIONS

### WINDOWS :

HEAVY SECTION Powder Coated Aluminium Sliding Windows with coloured glasses.

MARBLE PATTI at all windows.

### DOORS :

The main doors will be sunmica finished door it will have a call bell, lock & brass fitting.

The Kitchen and Bedroom will have flush door with oil paint finishing.

The W.C. and Bath will have SINTEX DOOR.

### FLOORING

2'X2' Ceramic Tiles Flooring in Living Room, Bedroom & Kitchen

### KITCHEN :

"L" Shaped Kitchen Platform with stainless Steel Sink.

2' Ceramic Tiles dado over kitchen platform.

### BATHROOM :

Ceramic tiles Flooring in Bath.

Colourful designer tiles in bath upto full height.

R.C.C. Loft over bath for storage.

PVC Storage tank.

### PLUMBING :

Concealed plumbing work with standard fittings.

Hot & Cold Water Mixer.

Instant Geyser.

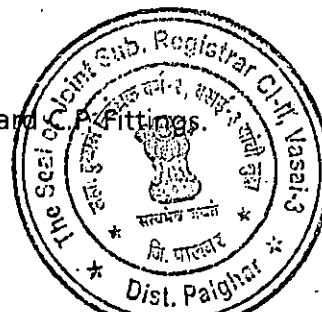
### ELECTRIFICATION :

All electrical points in concealed copper wiring with standard accessories.

Provision of 15A Power Point in Kitchen & Bath.

Common T.V. antenna.

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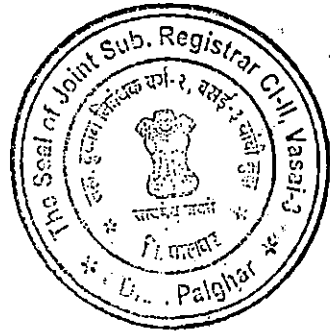


Builders

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**Suvidha ENTERPRISES**

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☎ : 0250- 3051345 / 3251296

# A. SANGHAVI & CO.

STATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI

ADVOCATE

203, Purvee Chambers, Behind Nagar Parishad, Vasai Road (W.) Dist. Thane - 401 202.

### TITLE CERTIFICATE

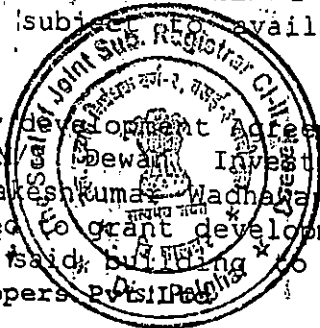
TO WHOM SO EVER IT MAY CONCERN

Sub: FSI admeasuring 13503.90 sq. m. thereabout out of Land bearing New old S.No.4/14(p), 4/16(p), 5/2, 5/5, 5/14, 12/2, 12/3, 12/4 12/6, 13/2, 13/3, 13/4 & 13/5 of Village Achole, Tal. Vasai, Dist. Thane.

वसई - ३
दस्तावेज नं. 3890/2010
S.No. 2
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-----  
This is to certify that we have taken search in respect of above property in Sub-Registrar office at Vasai from 1978 to 2009 in respect of above property and our title to the said land is clear, marketable and free from encumbrances in favour of SHRI.RAKESHKUMAR K WADHAWAN & M/S DEWAN INVESTMENT PVT LTD (subject to available records).

We further certify that by development agreement dated 07/07/1992 said M/S Dewan Investment Pvt.Ltd as owner, Shri Rakeshkumar Wadhawan as confirming party has agreed to grant development right in respect of the said land to M/S Renuka Builders and Developers Pvt.Ltd.



As per the scheme of arrangement M/S Renuka Builders and Developers Pvt. Ltd and M/S Sheth Developers Ltd., right, title and interest of the said M/S Renuka Builders and Developers Pvt. Ltd has vested with M/S Sheth Developers Ltd.

*AS*

वसई - ३  
दस्ता क्र. 3890/2010  
38182

(0) : 0250-3051345

KIRIT A. S

**K. A. SANGHAVI & CO.**


ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

203, Purvee Chambers, Behind Nagar Parishad, Vasai Road (W.) Dist. Thane - 401 20

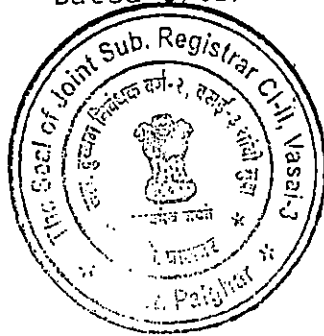
--2--

We further certify that by another development agreement dated 24/3/2007 said M/S Sheth Developers Ltd. has agreed to grant development right in respect of said FSI to M/S SUVIDHA ENTERPRISES with a right to construct the building and to sale the flats/shops in their own name and appropriate the consideration amount as they deem fit and proper.

For K. A. SANGHAVI & CO.

  
(KIRIT A. SANGHAVI)  
ADVOCATE.

Dated 5/02/2010.









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दस्त क्र. 3890/2019
3L/82



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOM/SR/REV/BP/ZCC-20/E/ 37 55

Date : 10/4/2009

65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205(249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manickpur, S.No.97-B, 105-B, 106-B of Village Gokhivare and New S.Nos.1, H.No.1, S.No.2, H.No.1, S.No.3, H.No.1, S.No.4, H.No.1 of Village Achole, S.No.101, 103, 104, 107 of Village Manickpur, Tal: Vasai, Dist: Thane as per the following details :-

**SECTOR-CD**

Sr. No	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m)	
1.	Resi. with Shopline	X	G/S+7	1514.80	01	28	08	1514.80	
2.	Resi. with Shopline	XX	G/S+7	3022.39	01	56	16	3022.39	
3.	Resi.	X1	G/S+7	1516.27	02	56	16	3032.54	
4.	Resi. with Shopline	Y	G/S+7	1515.36	01	28	08	1515.36	
5.	Resi.	Z	S + 7	1102.08	02	56	Nil	2204.16	
Total						07	224	48	11289.25

**F2 POCKET**

No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m)
Gr + 4	744.39	01	18	04	744.39
Gr. + 4	1148.55	01	22	09	1148.55
Gr. + 4	2500.97	01	50	Nil	2500.97
Gr. + 4	1835.30	01	35	Nil	1835.30
Total					6129.21

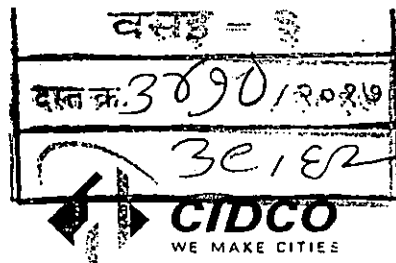
The amended plan duly approved herewith supersedes all the earlier approved plans where amendment to already approved buildings or new buildings are proposed. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VSR/BP/ZCC-20/1/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VSR/BP/ZCC-20/1/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VSR/BP/ZCC-20/1/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005, 26/05/2006 & 15/05/2008 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MPTP Act, distinctively for each building.

REGD. OFFICE : 'Nirmal' 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509  
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 3100 • Fax : 00-91-22-6791 8166

REGD. HEAD





**CIDCO**  
WE MAKE CITIES

**RA LIMITED**

**PLANNING AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

10/04/2009

Ref. No. CIDCON/VSRI/REV/IBP/ZCC-20/E/ 3755

Date : 16 /04/2009

Pardi No.9 & (49) & 257 of 109, 110, 111 and New Village Achole, as per the

No. of plots	Total B.U.A. (in sq.m.)
18	1514.80
6	3022.39
6	3032.54
18	1515.36
11	2204.18
18	11289.23

No. of plots	Total B.U.A. (in sq.m.)
14	744.39
9	1148.65
11	2500.97
11	1835.30
3	6129.31

approved plans proposed The ce letter No. ni Certificate ment Certificate plans approved 20/06/2005, al of amended

of issue of e revalidation ely for each

- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) All Development charges are paid for type X, XX, X1, Y, Z, SA1, SA2, N1 & N2 buildings as per the new rates.
- 7) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 8) You shall obtain NOC (Gr. + 7 Buildings) from Chief Fire Officer, CIDCO before approaching this office for plan completion certificate of new buildings or within 6 months from the receipt of this letter.
- 9) You shall submit built up area statement for actual ZCC 20 Scheme before approaching this office for first plan completion certificate of new building or within in 1 month from the receipt of this letter.

CERTIFIED TRUE COPY



C.C. to:-

M/s. Shah Gaftani Consultants, Architects  
103, Lucky Palace, Station Road  
Vasai (W), Taluka Vasai  
DIST : THANE.

Yours faithfully,  
  
ASSOCIATE PLANNER / ATPO (W)

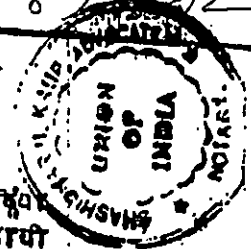
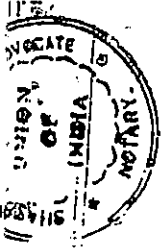
-22-2202 2509  
-22-6791 8166

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509  
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 3100 • Fax : 00-91-22-6791 8166



Photocopy

दस्तावेज - २  
दस्त क्र. 3890/2019  
२९/१२



प्रयोजनाधीन जिल्हाधिकारी ठाणे, यांच्याकडून तशा अधाची आगावु लेडी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.

३) अशा परवानगी देणा-या प्राधिकार-याकडून अशा म्हुण्डाची किंवा त्याचे वेळोवेळी उभारुन ठरवण्याबाबत मंजुरी मिळाली असेल त्या उभारुन ठाणी वोट विभागणी करिता कामा नये.

४) अनुज्ञाग्राहि व्यक्तिते [अ] जिल्हाधिकारी व तयारित नगरपालीका प्राधिकरणा यदी तमाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधुन आणि [ब] म्हुण्डातून विभागुन अशा म्हुण्डाची मोजणी व त्याचे सिमणुन करून ती जमिन या आदेशाचे तारखेपासुन एक वटाच्या आत मंजुर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाडीजे. आणि अशा रितीने ही जमिन विकसित केली जाईपर्यंत त्या जमिनीची कोणात्याही रितीने विक्रीवाट लावता कामा नये.

५) अनुज्ञाग्राहि व्यक्तिते अशा म्हुण्डा विभागाचे असेल किंवा त्याची इतर गटारे विक्रीवाट लावण्याची असेल तर अशा अनुज्ञाग्राहि व्यक्तिते तो म्हुण्डाची आदेशात आणि तयारीमध्ये नमूद केलेल्या शर्तिये मानून करून घेऊन किंवा अशा शर्तियेनुसारच त्याची अन्य प्रकारे विक्रीवाट लावणे आणि त्याने विक्रीवाट केलेल्या विक्रीवाट त्या बाबत यात उल्लेख करणे हे त्याचे कर्तव्य असेल.

६) या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्याप्रमाणे ३, ५९, ५३०, ६३ चौ. मी. इतक्या जोते क्षेत्रावर म्हुण्डाची उभारुन ठरवण्याबाबत ही परवानगी देण्यात आलेली आहे. म्हुण्डातील रूढता. ३६ चौ. मी. ते उर्वरीत क्षेत्रा विभा बांधाकाम

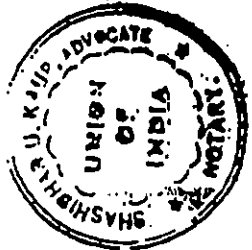
७) इमारत "ए" मध्ये तळमजला + ३ मजले इमारत "बी" मध्ये तळमजला + ३ मजले "सी" इमारत मध्ये तळमजला + ३ मजले "डी" इमारत मध्ये तळमजला + ३ मजले "ई" इमारत मध्ये तळमजला + ३ मजले "एच" मध्ये तळमजला - १ मजला यापेक्षा जास्त असेल नये.

८) प्रस्तावित इमारत किंवा कोणतेही काम [अतःपुढील] म्हुण्डाच्या आदेशात नुस्वात करण्यापुढी अनुज्ञाग्राहि व्यक्तिते [जेन्तीने] ग्रामपंचायत नगरपालीका महा नगरपालीका यांची असे प्राधिकार करण्याबाबतची आवश्यक ती परवानगी मिळविणे हे असा व्यक्तितेवर बांधाकारक राहील असेल

९) अनुज्ञाग्राहि व्यक्तिते सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमणुन ठरविलेले मोकळे अंतर [ओपन मार्किंग डिस्टन्सेस] तोडले पाडीजे.

१०) या आदेशाच्या दिनांकापासुन एक वटाच्या कालावधीत अनुज्ञाग्राहि व्यक्तिते अशा जमिनीच्या बिगररीतकी प्रयोजनासाठी वापर करण्यात नुस्वात केली पाडीजे. मात्रा वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर तो गोठट अलाहोदा. अनुज्ञाग्राहि व्यक्तिते उर्वरीतप्रमाणे न केल्यात ही परवानगी रद्द करण्यात आली असेल्याचे सतर्कण्यांत येईल.

३ पर





वापर  
 मि  
 चुकेल  
 काटणी  
 वाग्राहि  
 परवानगी  
 करण्या  
 मने  
 वाही  
 शेतकी  
 वा  
 वाकारणा  
 वागनेल्या  
 शेत  
 मणी  
 मुने वर  
 वाच्या  
 वाशा  
 वातुन  
 वात  
 वा  
 वाया  
 वाव्य

वसई - ३  
 दस्त क्र. 3890/२०१७  
 कोणाताही ३, १२

अनुवागाहिने कोणातीही भार घालता वाग्रा नये किंवा त्विगधम कोणाताही  
 बेरबदल करता कामा नये. मात्रा अशा अनुवागाहि भार घालण्यासाठी किंवा बेरबदल  
 करण्यासाठी जिम्हादिका-यांची परवानगी घेतली असेल आणि अशा शरीचे  
 किंवा बेरबादलाचे नकाशे मंजूर करून घेतले असतील तर ही गोष्ट वेगळी.

१७] जमिनीच्या विंगरशेतकी वापरात तुखात केल्याच्या दिनांकाबातुन  
 एक महिन्याच्या कालावधीत अनुवागाहि व्यक्तीने महाराष्ट्र जमिन महसुल  
 [जमिनीच्या वापरातील बदल व विंगर शेतकी आकारणी] नियम १९६९ यातील  
 अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक तपद करून देवून तीत या आदेशातील सर्व  
 शर्ती सामाविष्ट करणे त्यांत सुधारणकारक असेल.

१८] अनुवागाहि व्यक्तीने वाजुबाजुच्या परितरात अन्वच्छता व जाण  
 निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या वाचने आपली वाणी  
 सुरवेच्याची व सांडवाण्याचा विचरा करण्याची व्यवस्था केली पाहिजे.

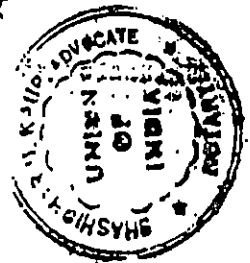
१९] या आदेशात आणि तपदीमध्ये नमुद केलेल्या शर्तीवकी कोणात्या  
 ही शर्तीचे अनुवागाहि व्यक्तीने उल्लंघन केल्यात उक्त अधिनियमाच्या उपधारा  
 मध्ये असा अनुवागाहि ज्या कोणात्याही भागतीत पात्रा करेल त्या भागतीत  
 वाधा न येण देता वाच्याच्या जिम्हादिका-यास तो निर्दिष्ट करेल असा वंड  
 आणि आकारणी भारल्यानंतर उक्त जमिन किंवा सुडांड अर्जदारच्या ताब्यात  
 राहू देण्याचा अधिकार असेल.

ब) वरील धांड [अ] मध्ये काढोडी अंतर्गत असले शरीही या परवानगीच्या  
 शरतीची विस्तृत जाणुन कोणातीही इभारत किंवा बांधकाम उभे करण्यात आले  
 असेल किंवा अशा शरतीची विस्तृत त्या इभारतीचा किंवा बांधकामाचा वापर  
 करण्यात आला असेल तर बिनीर्दिष्ट मुदतीच्या आत अशा रितीने उभारलेली  
 इभारत किंवा कातुन टाकण्याविषयी किंवा तीत बेरबदल करण्याविषयी  
 वाच्याच्या जिम्हादिका-यांचे निदेश देणे विधी तमत असेल. तसेच वाच्याच्या  
 जिम्हादिका-यांचा अशी इभारत किंवा बांधकाम करून घेण्याचे किंवा तीत  
 बेरबदल करण्याचे काग करवुन घेण्याचा किंवा त्या शरतीच्या वाचने  
 अनुवागाहि व्यक्तीकडून जमिन महसुलाची धाकल्यानी घेण्याचा  
 अधिकार असेल.

२७] दिलेली ही परवानगी मुंबई कुठ्यातिलेकी शरीही अति नियम १९७८  
 महाराष्ट्र शासनाच्या अधिनियम आणि नमून्यातिलेकी शरीही अति नियम इभारती  
 शरतीच्या शरतीवकी अन्वच्छता असलेल्या इभार कोणात्याची कोणात्याची  
 कोणातीचे उपधारा अन्वच्छताच्या संबंधित वाचनेच्या विषयितिलेकी शरीही  
 त्या उपधाराच्या अधिन असेल.

२७] परवानगी वाचनेची कुठ्यातिलेकी कलम ७३ वा पात्रा असलेल्या परिशिष्ट  
 "२" मधील जमिनीच्या नजराण्याती रक्कम रु. ५५१७.८० [वाच हबार  
 वाचने चौदा मने वरिे किमी मात्रा] या आदेशाच्या तारखेबातुन ७ रोजी  
 आत तद्विस्तदार वतई वाचनेई शरत त्याचे चलन अध्यावा वावती या कार्यालयास  
 तावर करावी.

.. ५ मर



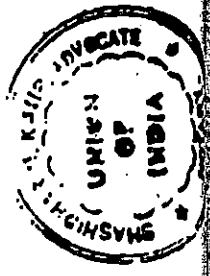
वसई - ३  
 दस्त क्र 3890 / 2019

निर्माणित केव्हाच्या दिनांकापासून तीन दिवसांच्या आत  
 विंगरणीतकी जाकारणीच्या त्रिप्लेट रचकम म्हुणजे रु १, २७, ५११.७३ जेव्हारी  
 ए एड लाकर तारखेच्या उबार पाचगे एववाहणांच म्हे वेते त्र्याउत्तर भाजा  
 जातकी रचकम खातिर कर (कन्व्हर्जन टॅक्स) म्हुणतुन जमुजोगादि खातिगी भारती  
 पाडीये. जर असे करण्यास तो कतूर करील तर हि धीगरणीतकी वावरावायत देण्यास असे  
 जातकी परवानगी रदद हीण्यास पाजा हेरेत, पा करांची रचकम तर्बुधित  
 तात शिल्लकाशाळडे मारली पाडीये.

स्वाक्षरी X X X  
 [मधुकर वाटील]  
 जिल्हाधिकारी ठाणे.

प्रत: श्री. परिशिष्ट ज मधील खातेदार व  
 त्यांचे कुमुभारपारी  
 राकेगाकुमार मधावन व इतर, दिवाण टॉवर  
 नमदर, वतई.

जिल्हाधिकारी ठाणे करिता  
 4/1/19





कसई - ३  
 दस्त क्र. 3890/2019  
 16/12

2- मोटे माण्ड्यापुर

क्र.	नाम	वै. क्र.	वै. क्र.	वै. क्र.
३२.	श्री. मदन अर्जुन पाटील	११७/पेकी	१-७१-०	११-८१
३३.	श्री. मधुकर मधुकर पाटील	१००/पेकी	०-७७-५	६-१६
३४.	श्री. मधुकर विठ्ठलराव मधुकर	१०१/पेकी	०-२०-२	२-५०
३५.	श्री. मधुकर विठ्ठलराव मधुकर	१०१/पेकी	०-२५-३	३/५०
३६.	श्री. मधुकर विठ्ठलराव मधुकर	१०१/पेकी	०-२१-३	४-८८
३७.	श्री. मधुकर विठ्ठलराव मधुकर	१०२/पेकी	०-०१-८	०-१५
३८.	श्री. मधुकर विठ्ठलराव मधुकर	१०२/पेकी	०-०४-३	०-३०
३९.	श्री. मधुकर विठ्ठलराव मधुकर	१०२/पेकी	०-३१-१	३-०२
४०.	श्री. मधुकर विठ्ठलराव मधुकर	१०२/पेकी	०-०४-०	०-३०
४१.	श्री. मधुकर विठ्ठलराव मधुकर	१०२/पेकी	०-३०-३	२-८१
४२.	श्री. मधुकर विठ्ठलराव मधुकर	१०४/पेकी	०-६६-०	६-२२
४३.	श्री. मधुकर विठ्ठलराव मधुकर	१०५/पेकी	०-२५-३	२-५०
४४.	श्री. मधुकर विठ्ठलराव मधुकर	१०५/पेकी	०-२५-३	२-५५
४५.	श्री. मधुकर विठ्ठलराव मधुकर	१०५/पेकी	०-२५-३	२-५५
४६.	श्री. मधुकर विठ्ठलराव मधुकर	१०६/पेकी	०-२०-०	२-१०
४७.	श्री. मधुकर विठ्ठलराव मधुकर	१०८/पेकी	०-०४-८	०-३१
४८.	श्री. मधुकर विठ्ठलराव मधुकर	१०८/पेकी	०-१०-०	०-६२
४९.	श्री. मधुकर विठ्ठलराव मधुकर	१११/पेकी	०-५३-१	५-००
५०.	श्री. मधुकर विठ्ठलराव मधुकर	११२/पेकी	०-८०-२	७-००
५१.	श्री. मधुकर विठ्ठलराव मधुकर	१०३/पेकी	०-५०-२	५-००
५२.	श्री. मधुकर विठ्ठलराव मधुकर	१०३/पेकी	०-१५-६	१-५०



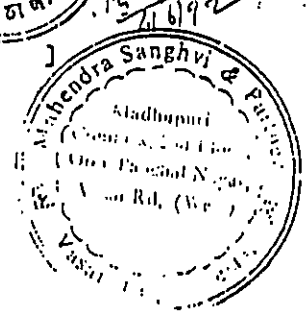
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७५.२०	x	४०	= २,२५८.००
६९.१७	x	४०	= २,५५६.००
१००.३०			५,५५४.८०



*Witness*

स्थान प्रमाणित मा. विल्याधिकारी कार्यालय, मोटे माण्ड्यापुर जिल्हा, महाराष्ट्र.

CERTIFIED TRUE COPY





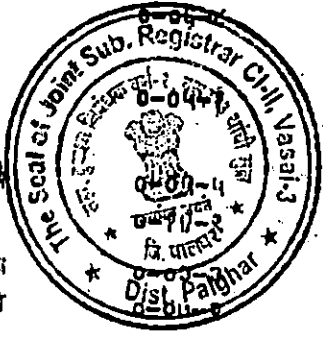
वसई - ३  
 जमीनीच्या जमिनीची  
 दस्त क्र. 3890/2027  
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श्री. जगदीश गोविंद व माणिकपूर येथील ठालीत सर्व जमीनीच्या जमिनीची  
 वसई - ३

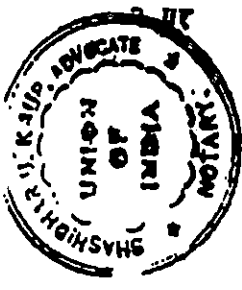
श्री. जगदीश गोविंद व माणिकपूर येथील ठालीत सर्व जमीनीच्या जमिनीची

१-५०  
 २-५०  
 ३-५०  
 ४-५०  
 ५-५०  
 ६-५०  
 ७-५०  
 ८-५०  
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 १०-५०  
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Advocate  
 निवृत्त अधिवक्ता, दाणे फॉर्म

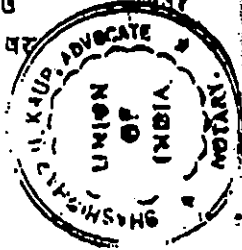


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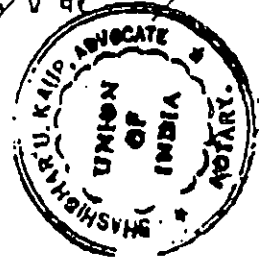
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८३.	मोतीभाई लखाराम पाटील व डार	३	१६	०-०१-३	०-०८
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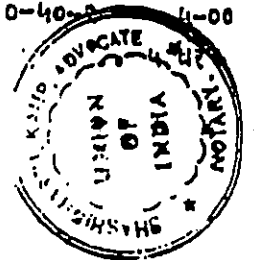
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१.	२.	३.	४.	५.	६.
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१००.	"-"	३	३	०-५-०३	१-००
१०१	"-"	३	६	०-२८-३	५-८२
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१०३	"-"	४	७	०-०८-०	०-१३
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११८.	राजेशकुमार मध्याधन व इतर	१०२	पैकी	०-०१-८	०-१४
११९.	राजेशकुमार मध्याधन व इतर	१०२	पैकी	०-०४-१	०-३७
१२०.	राजेशकुमार मध्याधन व इतर	१०२	पैकी	०-४१-१	३-०२
१२१.	राजेशकुमार मध्याधन व इतर	१०२	पैकी	०-०४-०	०-३७
१२२.	राजेशकुमार मध्याधन व इतर	१०२	पैकी	०-३०-३	२-८२
१२३.	राजेशकुमार मध्याधन	१०२	पैकी	०-४५-५	४-५०
१२४.	राजेशकुमार मध्याधन	१०३	पैकी	१-१४-४२	११-००
१२५.	राजेशकुमार मध्याधन	१०३	पैकी	०-५०-३	५-००

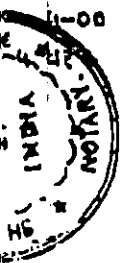
मीजे माहितीकपुर



वसई - ३  
 दस्त क्र. 3890 / 2019  
 99/12

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१२६.	भा.गुराण मर्यादा पार्टी	१०३	पैकी	०-१५-५ १-५८
१२७.	रा.वे.कुमार मर्यादा	१०४	पैकी	०-१५-२ १-५८
१२८.	सु.स.प.र.म. मर्यादा पार्टी व अंतर	१०५	पैकी	०-६६-० ६-२२
१२९.	सा.गु.प. मर्यादा पार्टी व अंतर	१०६	पैकी	०-२१-० २-०३
१३०.	म.स.प. मर्यादा पार्टी	१०७	पैकी	०-२५-२ २-५६
१३१.	म.स.प. मर्यादा पार्टी व अंतर	१०८	पैकी	०-५२-८ ५-५८
१३२.	म.स.प. मर्यादा पार्टी	१०९	पैकी	०-२५-३ २-५६
१३३.	रा.वे.कुमार मर्यादा	११०	पैकी	०-१८-६ २-२६
१३४.	म.स.प. मर्यादा पार्टी	१११	पैकी	०-५२-३ ५-२६
१३५.	ज.र.के. मर्यादा	११२	पैकी	०-२०-० २-१५
१३६.	म.स.प. मर्यादा पार्टी	११३	पैकी	०-०५-८ ०-३१
१३७.	म.स.प. मर्यादा पार्टी	११४	पैकी	०-१०-० ०-६८
१३८.	ज.र.के. मर्यादा	११५	पैकी	५१.५२
१३९.	ज.र.के. मर्यादा	११६	पैकी	८५१५.०० १०-३६
१४०.	ज.र.के. मर्यादा	११७	पैकी	०-२५-६ ६-५६
१४१.	ज.र.के. मर्यादा	११८	पैकी	२-५६-० ५-११
१४२.	ज.र.के. मर्यादा	११९	पैकी	१-२२-५ ८-५८
१४३.	ज.र.के. मर्यादा	१२०	पैकी	१-४८-६ १५-६
१४४.	ज.र.के. मर्यादा	१२१	पैकी	०-५३-१ ५-५८
१४५.	ज.र.के. मर्यादा	१२२	पैकी	०-१६-५ १-५६
१४६.	ज.र.के. मर्यादा	१२३	पैकी	०-१०-२ ५-०८
१४७.	ज.र.के. मर्यादा	१२४	पैकी	०-२५-३ २-०६
१४८.	ज.र.के. मर्यादा	१२५	पैकी	०-५३-० १-८८
१४९.	ज.र.के. मर्यादा	१२६	पैकी	०-५०-५ ३-५६
१५०.	ज.र.के. मर्यादा	१२७	पैकी	०-१३-० १-८८
१५१.	ज.र.के. मर्यादा	१२८	पैकी	१-११-३ १०-३६
१५२.	ज.र.के. मर्यादा	१२९	पैकी	१-५१-० १५-६
<b>मीले गोठिये</b>				
१५३.	म.स.प. मर्यादा पार्टी व अंतर	१३०	२	०-०५-१
१५४.	म.स.प. मर्यादा पार्टी	१३१	३	०-०५-० ५३-६
१५५.	रा.वे.कुमार मर्यादा	१३२	४	०-०८-१ १-२६
१५६.	म.स.प. मर्यादा पार्टी व अंतर	१३३	५	०-०५-६ ०-२६
१५७.	रा.वे.कुमार मर्यादा	१३४	६	०-०८-० १-३१
१५८.	म.स.प. मर्यादा पार्टी	१३५	७	०-५०-० ५-१३



वसई - ३  
 एन क्र. ३४९०/२०१७  
 ५२/६२

TYPE-Z  
 (N)

F.S.I. AREA STATEMENT

TYPE	FLOOR	BUILTUP AREA	BALCONY AREA	STAIRCASE AREA	TOTAL AREA
7	S+7	1166.57 (RESI)	146.65 sqm	129.39 sqm	1742.61 sqm

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP, FOR ANY DISPUTES IN ANY COURT OF LAW.  
 FORM II  
 CONTENTS OF SHEET  
 GROUND FLOOR & TYPICAL FLOOR PLAN, ELEVATION, SECTION ETC.

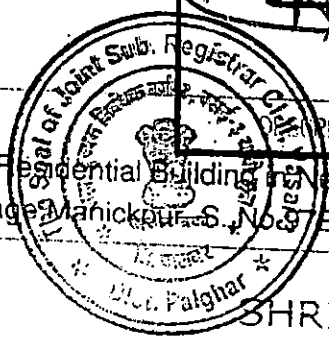
The amended plan duly approved herewith supercedes all the earlier approved plans

STAMP OF RECEIPT OF PLANS

Approved as amended in.....  
 Subject to the Conditions mentioned in this Office Letter No. C.D.C.P./N.V.S.R/ RDP/BP/200-20/E) 127  
 Dated: 20/04/10  
 REGISTRAR  
 CIVIL ENGINEER  
 AMBIKA COMMERCIAL COMPLEX  
 RECORD PLAN, VASAI (WEST), DIST. PALGHAR

STAMP OF APPROVAL OF PLANS

Proposed Residential Building in New S. No.1,2,3,4 of Village Achole, S. No.101,103,104,106, 107 of Village Manickpur S. No. 37 B.105B.106B of Village Gokhivare. Tal. Vasai, Dist.: Thane



NAME OF OWNER  
 SHRI. R. K. WADHAWAN R.k.wadhawan

IAS-SHOWN VIPIA

NORTH LINE

SIGNATURE NAME AND ADDRESS OF ARCHITECT



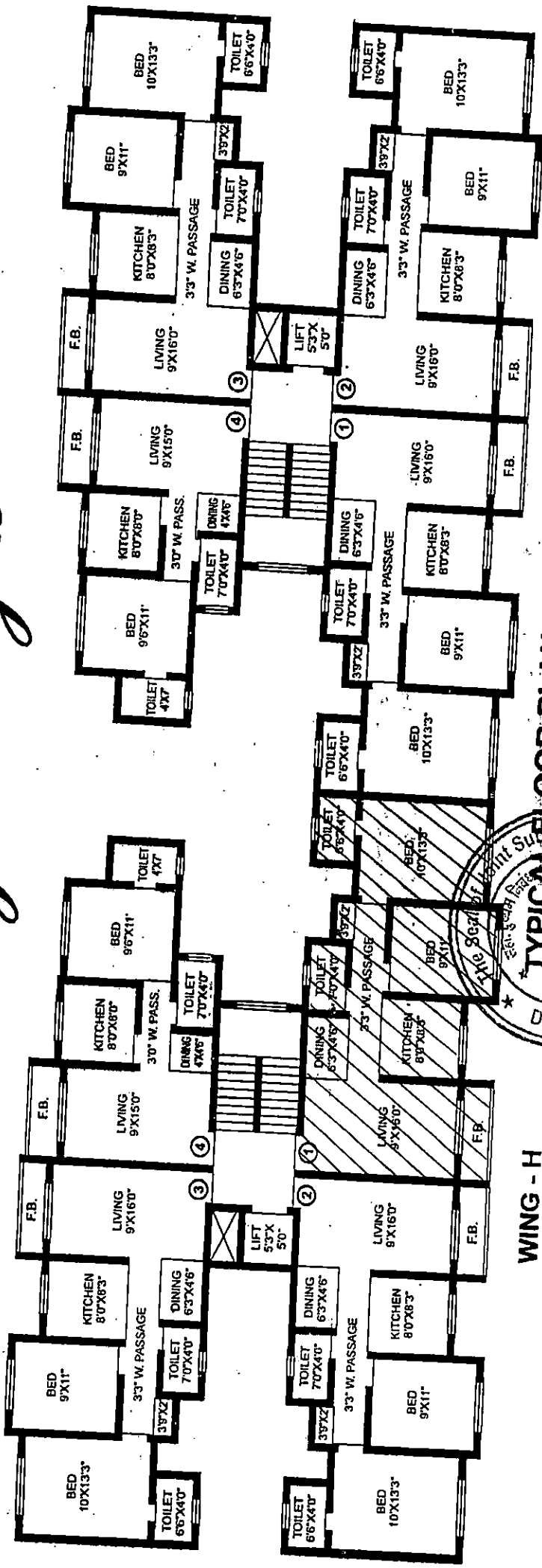
SHAH GATTANI CONSULTANTS  
 ARCHITECTS & ENGINEERS

107 LUCK PALACE STATION ROAD VASAI (WEST)  
 TEL. NO VASAI 0250-236000/02, MUMBAI 2389 3698, 2389 2796

Rena Heights

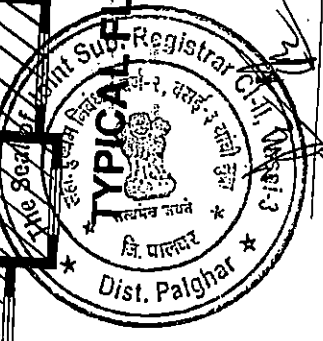
DE-Z  
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 AT ARPA  
 2.61 sqm  
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# Regal Heights



WING - G  
 For **5090** / 202  
**43182**  
 SHAMBA ENTERPRISES  
 Partner

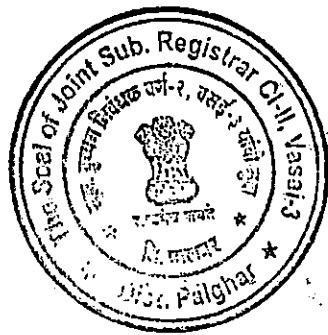
## TYPICAL FLOOR PLAN



PURCHASER'S SIGN.  
 (Signature)

WING - H  
 FLAT NO. **501**  
 FLOOR **5<sup>TH</sup>** FLOOR  
 WING **H**  
 AREA **55.63** sqm to carpet

वसई - ३
दस्त क्र. 3890/2016
५४ १८२



↓

*[Handwritten signature]*



वसई - ३  
 दस्त क्र. 3890 / 2019  
 ५५ / ६२ - वसई - ३  
 दस्त क्र. ६६६ / २००६  
 २ / ६

**GENERAL POWER OF ATTORNEY**

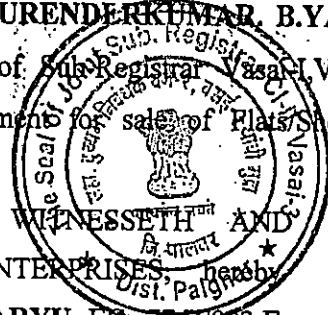
TO ALL TO WHOM THESE PRESENTS SHALL COME, I SHRI AJAY.N.DAVE, ADULT INDIAN INHABITANT, OCCUPATION: BUILDERS & DEVELOPERS, Partner of M/S SUVIDHA ENTERPRISES, having its office at 102/D, Regal Complex, Vasant Nagari, Sector 6, Vasai East, Dist- Thane 401202

SEND GREETINGS :

WHEREAS We are the Builders and Partner of M/S SUVIDHA ENTERPRISES, having constructed and to be constructed Residential/commercial/Industrial buildings with a view to sell the Flat and/or tenements/shops/Premises/Industrial Galas on ownership basis as per the sanctioned plans.

AND WHEREAS We are personally unable to attend the office of Sub-Registrar Vasai-I, Vasai II and Vasai III at Vasai, to present and lodge the Agreement for sale of Flats/Shops/Industrial Galas agreed to be acquired and purchased on ownership basis by the Purchaser/s in said Buildings and Therefore it is necessary for me to appoint any fit person to be my agent and attorney. And whereas I desire to appoint MR.GIRISH.J.ADHVARYU & MR SURENDERKUMAR. B.YADAV to be our agent & attorney to attend the office of Sub-Registrar Vasai-I, Vasai-II & Vasai-III and to present and lodge the Agreements for sale of Flats/Shops/Galas constructed or to be constructed.

NOW THEREFORE THIS INDENTURE WITNESSETH AND I SHRI AJAY.N.DAVE, Partner of M/S SUVIDHA ENTERPRISES, hereby appoint, Nominate and constitute MR.GIRISH.J.ADHVARYU, EC-77, B/003, Evershine city, Vasai East, aged 51 Years & MR.SURENDERKUMAR.B.YADAV, 204/D, Regal Complex, Sector 6, Vasant Nagri, Vasai (E) age 31 Years, Occupation: Service, to be my Agents and true and lawful Attorney for me and on our behalf to do and execute all or any of the following acts, deeds, matters and things



Rs. One  
 L.C.I.C.I Bank Ltd., Vimal Shopping  
 Centre, Main Road, Near Post  
 Office, Vasai Road (W) 401202  
 D-5/STF(V)/C.R. 1071120/2005/752  
 to 755  
 Authorised Signatory  
 ICICI BANK LTD.



17810  
 185006  
 R.00001001-8533  
 AUG 29 2007  
 SPECIAL ADHESIVE  
 STAMP DUTY MAHARASHTRA

वसई - ३  
दिनांक २४/०८/२००७

वसई - ३  
दिनांक २४/०८/२००७  
३/६

1. To admit, lodge, attest, and register and to do such other acts severally as may be necessary for the registration of the Agreements for Sale, Deeds of Cancellation and Allotment Letters with the purchasers of residential flats/Shops/Industrial Galas constructed or to be constructed .  
2. To do and perform and execute all acts, deeds, matters, documents and things necessary in relation to registration of the Agreement of Sale and other document.  
3. AND I DO HEREBY for myself, my successors and assigns agree to ratify and confirm all and whatsoever the said attorney shall purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I, Mr. Ajay.N.Dave has hereunto set my hand at Mumbai this 29<sup>TH</sup> day of AUGUST 2007.

SIGNED AND DELIVERED )  
By the withinnamed )  
Mr. Ajay .N. Dave )  
In the presence of )  
1. Sant )  
2. Chandra )

For SUVIDHA ENTERPRISE  
Partner ve Partner

Specimen Signature of our Attorney

1. [Signature]  
(Mr. Girish.J. Adhvaryu)  
Dist. Palghar

2. [Signature]  
(Mr. Surenderkumar.B. Yadav)



MT  
Elector's Name  
Full Name of Husband's  
Sex / लिंग  
Age As on 1-1-90

वसई - ३

३  
२००  
१६


Election Commission of India  
भारत निर्वाचन आयोग  
IDENTITY CARD  
ओम्बुड्समैन

MT 31/05/77285

Elector's Name  
मतदाताचे नाव  
KORDE MANESH  
कोरडे मनेश

Father's/Mother's/  
husband's Name  
वडील/आई/पतिचे नाव  
KIRAN  
किरण

Sex / लिंग  
M. पु.  
Age As on 1-1-90  
22



वसई - ३  
दस्ता क्र. ३०१०/२०१०  
५७/१६


Address / पत्ता  
GANESH DARSHAN  
NILEMORE  
HALASOPARA MUN.  
गाणेस दर्शन

विद्योगोरे  
नतासोपरा न गा

Electoral Registration Officer  
मतदाता नोंदणी अधिकारी  
For 061 VASAI  
031 पार्स  
Assembly Constituency  
विधानसभेचे मतदारसंघ/पत्ता  
VASAI पत्ता

Date/दिनांक  
01/01/98

This card may be used as an Identity card  
Under different Government schemes  
हे पत्र शासनाच्या विविध योजनांसाठी ओम्बुड्समैन म्हणून  
उपयोगात आणता येईल.



ISE  
1205

वसई - ३  
दस्ता क्र. २६२२०००  
२/६

आयकर विभाग  
INCOME TAX DEPARTMENT  
ASHISH MARATHE  
VISHWANATH BALWANT MARATHE  
08/09/1974  
Permanent Account Number  
ANNP/4582F  
Signature

भारत सरकार  
GOVT. OF INDIA



Seal of Joint Sub-Registrar Chh. Vasai-3  
Joint Sub-Registrar  
CHH. VASAI-3  
Vasai-3

वसई - ३  
 दात क्र. 3890 / 2017  
 य. 1. 18

अनुक्रम नं. काटे 3890  
 सन 2007 चे फोली  
 चे 20 तारखेस य. 30 ते 1  
 चे दरम्यान वसई - ३ चे  
 दुय्यम निबंधक यांचे फळेरीत  
 आणून दिला

*[Signature]*

वसई - ३  
 दात क्र. 22429006  
 य. 1. 18

खालील प्रमाणे फी घेतली  
 नोंदणी फी 900 =  
 नफलेची फी  
 (फोलीओज/पाने) (६) 920 =  
 शेन्नाचे नफलाची फी  
 यादी फी  
 जापा नफलेची फी  
 टपाल फी  
 एकूण फी 220 =

*[Signature]*  
 दुय्यम निबंधक, वसई - ३

शार  
 प्रविद्या डेव्हाप्राईस चे भागीदार  
 सजय शम्भू  
 न, धेवा- व्यापार  
 वसई



*[Signature]*  
 दुय्यम निबंधक, वसई - ३

धोळ्या

- 1) श्री - आशिष मराठे  
 वय - 34, धेवा-व्यापार  
 ब. विरार (घ)
- 2) श्री - मनेष कोरडे  
 सप्तान, धेवा- नोकरी  
 ब. नाजसोयय (घ)

दरम्यान वेत  
 22429006  
 दुय्यम  
 गारीस नं. 3

शार  
 गिरीश जे  
 मुंबईकुमार  
 सप्तान, धेवा-व्यापार  
 वसई



असे नियेदन करीत आहे की, तें  
 दरतऐयज करून देणाऱ्या उपर निर्दिष्ट  
 इसमास व्यक्तिशः ओळखतात व त्यांची  
 ओळख पटयितात.

99 AS @ mahish.

दिनांक : 22/1/2007

*[Signature]*  
 दुय्यम निबंधक, वसई - ३

*[Fingerprints]*  
*[Signature]*  
*[Signature]*



वसई - ३  
 दस्त क्र. 3890/२०१७  
 ५२१४२

वसई - ३  
 दस्त क्र. २६४/२००७  
 ६/६

१०० = ०  
 १२० = ०

S  
 २२० = ०

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हे  
 मायार

करवात घेतो की, या दस्तामखी  
 २६६ पाने आहून.

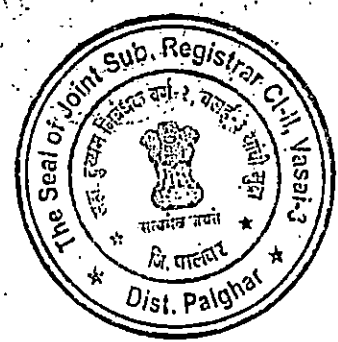
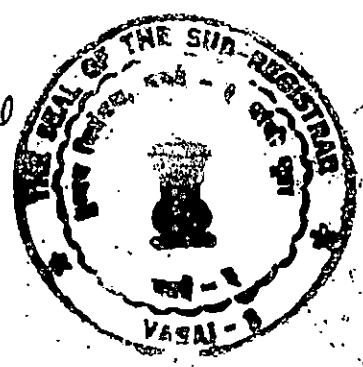
*[Signature]*

दुय्यम निबंधक, वसई-३,  
 वारीख १६ माहे २००७

दुस्तक क्रमांक... ४२५  
 २६६ क्रमांकावर नोंद घे.

*[Signature]*

दुय्यम निबंधक, वसई-३  
 वारीख १६ माहे २००७



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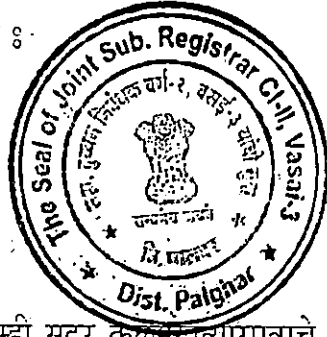
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वसई - ३
दस्त क्र. ३११०/२०१७
६०.६२

घोषणा पत्र

मी श्री. गिरीष जे. अध्वर्यु याद्वारे घोषित करतो की दुय्यम निबंधक वसई ३ यांचे कार्यालयारत करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. सुविधा इंटरप्राइजेस तर्फे भागिसर श्री. अजय एन. दवे यांनी दिनांक २९.०८.२००७ रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे निष्पादीत करून कवुलीजवाव दिला आहे. सादर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार गटद कंलंले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यार पत्र पुर्णपणे वैध्य असुन उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेम मी पात्र राहीन याची मला जाणिव आहे.

दिनांक :



*(Handwritten Signature)*

(गिरीष जे. अध्वर्यु)

कुलमुखत्यारपत्र धारकाची सही

मी आम्ही सादर कुलमुखत्यारपत्राचे मत्यतेविषयी संपुर्ण चौकशी केली आहे व ते खरे असल्या वदलची आम्ही मुल मुखत्यारपत्रावरून खात्री करून घेतलेली आहे.

PERMANENT ACCOUNT NUMBER  
ACEPV/9814  
NAME  
DHAVALI PRAKASHBHAI VYAS  
FATHER'S NAME  
PRAKASHBHAI MAHESHCHANDRA VYAS  
DATE OF BIRTH  
10-03-1972  
SIGNATURE  
DIRECTOR OF INCOME TAX (SYSTEMS)

सहाय्यक माणसाचा अधिकार  
Navanath Bhogaji Nalawade  
जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male  
6729 4914 1486  
आधार - सामान्य माणसाचा अधिकार

350/3410

बुधवार, 19 एप्रिल 2017 12:58 म.नं.

दस्त गोपवारा भाग-1

वसई 3

69/62

दस्त क्रमांक: 3410/2017

दस्त क्रमांक: वसई 3 /3410/2017

वाजार मुल्य: रु. 39,33,000/-

मोबदला: रु. 41,30,000/-

भरलेले मुद्रांक शुल्क: रु.2,47,800/-

दु. नि. सह. दु. नि. वसई 3 यांचे कार्यालयात

पावती:4224

पावती दिनांक: 19/04/2017

अ. क्र. 3410 वर दि.19-04-2017

सादरकरणाराचे नाव: टिना महेश --

रोजी 12:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

दस्त हजर करणाऱ्याची सही:

एकुण: 31240.00

दुय्यम विभागात वसई क्र. 3

सह. दुय्यम विभागात वसई क्र. 3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 19 / 04 / 2017 12 : 52 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 04 / 2017 12 : 54 : 10 PM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेले कागदपत्रे, कुलमुत्यारपत्रा मधील व्यक्ती इत्यादी थनावट आढळून आल्यास याची संपूर्ण जबाबदारी विध्यादकाची राहिल.

लिहून देणार

लिहून देणार



कार्या  
सुविधा  
रोजी  
प्रादीत  
खत्यार  
झालेले  
सदरचे  
आहे.  
अन्वये

अमत्या



दस्त गोपबारा भाग-2

वसई 3: ER ER  
दस्ते क्रमांक: 3410/2017

9/04/2017 1 00:30 PM

दस्ते क्रमांक : वसई 3/3410/2017  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: टिना महेश :- पत्ता: प्लॉट नं: जी/103, माळा नं: - इमारतीचे नाव: वसंत पार्क सीएचएस एलटीडी, ब्लॉक नं: ओम नगर, रोड नं: वसई-पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर: AKPPM6062M	लिहून घेणार वय: -48 स्वाक्षरी:-		
2	नाव: महेश के. ल्ही :- पत्ता: प्लॉट नं: जी/103, माळा नं: - इमारतीचे नाव: वसंत पार्क सीएचएस एलटीडी, ब्लॉक नं: ओम नगर, रोड नं: वसई-पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर: ANFPK5152R	लिहून घेणार वय: -49 स्वाक्षरी:-		
3	नाव: सुविधा एन्टरप्रायजेस तर्फे भागीदार अजय दवे तर्फे कु. सु. गिरीश जे. अद्यवर्तु :- पत्ता: प्लॉट नं: 102, माळा नं: - इमारतीचे नाव: एस्को रिबन, ब्लॉक नं: एल एम रोड, रोड नं: दहिसर-पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AARFS6316E	लिहून घेणार वय: -45 स्वाक्षरी:-		

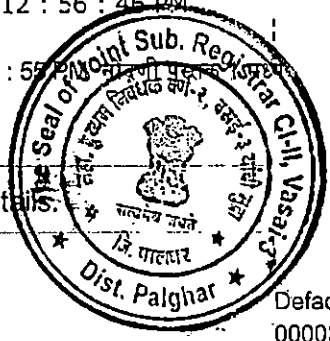
रील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शेड्युल क्र.3 ची वेळ: 19/04/2017 12:55:59 PM

ओळख:-  
शालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: धवल व्यास -- वय: 46 पत्ता: वसंत नगरी, वसई-पूर्व पिन कोड: 401208		
2	नाव: नवनाथ नलावडे -- वय: 46 पत्ता: निर्मल गाव वसई-पश्चिम पिन कोड: 401202		

वसई क्र.4 ची वेळ: 19/04/2017 12:56:46 PM

वसई क्र.5 ची वेळ: 19/04/2017 12:56:55 PM



दस्ताक क्रमांक: 3410  
दस्ताकार नाव: सुविधा एन्टरप्रायजेस  
दुसऱ्या मिनिंक, वसई-3  
तारीख: 9 एप्रिल 2017

Epayment Number: MH000508466201718S  
Defacement Number: 0000349968201718

3410/2017

Know Your Rights as Registrants  
Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
Get print immediately after registration.  
For feedback, please write to us at feedback.isarita@gmail.com





19/04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 3410/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) आचोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4130000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3933000

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मीजे आचोळे 4/14(पी), 4/16 (पी), 5/2, 5/5, 5/11, 5/14, 12/2, 12/3, 12/4, 12/6, 13/2, 13/3, 13/4, & 13/5, नवीन सर्वे नं. 2, विभाग क्र-7, सदनिका क्र-501, पाचवा मजला, एच-विंग, "रिगल हार्डिस बिल्डिंग", गाव-आचोळे, तालुका वसई, जिल्हा-पालघर, 66.75 चौ.मी (बिल्ट अप). ( ( Survey Number : 4/14 (p), 4/16(p), 5/2, 5/5, 5/11, 5/14, 12/2, 12/3, 12/4, 12/6, 13/2, 13/3, 13/4, & 13/5, New S.No.2 ; ) )

(5) क्षेत्रफळ

1) 66.75 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

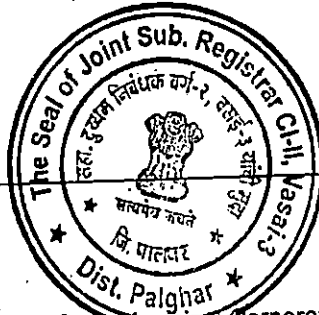
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव: सुविधा एंटरप्रायजेस, तर्फे भागीदार अजय दत्त तर्फे कु. मु. गिरीश जे. अध्वर्यु --- वय: 45 पत्ता: प्लॉट नं. 102, माळा नं. -, इमारतीचे नाव: एलो रिबन, ब्लॉक नं: एल एम रोड, रोड नं: दहिसर-पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड: 400068 पॅन नं: AARFS6316E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव: दिना महेश वय: 43 पत्ता: प्लॉट नं: जी/103, माळा नं: -, इमारतीचे नाव: वसंत पार्क सीएचएस-एलटीडी ब्लॉक नं: ओम नगर, रोड नं: वसई-पश्चिम, महाराष्ट्र, ठाणे. पिन कोड: 401202 पॅन नं: AKPPM6062M  
2) नाव: महेश के. व्ही वय: 49 पत्ता: प्लॉट नं: जी/103, माळा नं: -, इमारतीचे नाव: वसंत पार्क सीएचएस-एलटीडी, ब्लॉक नं: ओम नगर, रोड नं: वसई-पश्चिम, महाराष्ट्र, ठाणे. पिन कोड: 401202 पॅन नं: ANFPK5152R

(9) दस्तऐवज करून दिल्याचा दिनांक	17/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	19/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3410/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	247800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BETWEEN  
**Suvidha**  
**ENTERPRISES**  
BUILDERS

MR. / MRS. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PURCHASER/S

**AGREEMENT FOR SALE**

FLAT/SHOP NO. \_\_\_\_\_ ON \_\_\_\_\_ FLOOR, IN \_\_\_\_\_ WING

*Regal* \_\_\_\_\_  
*Heights*  
Sector 8, Vasant Nagari,  
Vasai (East).

*[Signature]*